



Camden Council

Attachments

Ordinary Council Meeting
12 October 2021



ORDINARY COUNCIL

ATTACHMENTS - ORDINARY COUNCIL

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Camden Council

General Purpose Financial Statements

for the year ended 30 June 2021

Statement by Councillors and Management

Statement by Councillors and Management made pursuant to Section 413(2)(c) of the Local Government Act 1993 (NSW) (as amended)

The attached General Purpose Financial Statements have been prepared in accordance with:

- the *Local Government Act 1993* (NSW) (as amended) and the regulations made thereunder,
- the Australian Accounting Standards and professional pronouncements, and
- the *Local Government Code of Accounting Practice and Financial Reporting*.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 12/10/2021

Therese Fedeli
Mayor
12/10/2021

Rob Mills
Deputy Mayor
12/10/2021

Ron Moore
General Manager
12/10/2021

Paul Rofe
Responsible Accounting Officer
12/10/2021

Camden Council

Special Purpose Financial Statements

for the year ended 30 June 2021

Statement by Councillors and Management

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:

- the NSW Government Policy Statement '*Application of National Competition Policy to Local Government*',
- the Division of Local Government Guidelines '*Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality*',
- the Local Government Code of Accounting Practice and Financial Reporting,

To the best of our knowledge and belief, these statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year, and
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 12/10/2021.

Therese Fedeli
Mayor
12/10/2021

Rob Mills
Deputy Mayor
12/10/2021

Ron Moore
General Manager
12/10/2021

Paul Rofe
Responsible Accounting Officer
12/10/2021

ORD02

Attachment 1



Integrated urban design
and planning



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Prepared for:
Hixson Pty Ltd

Client: Hixson Pty Ltd
Document Type: Planning Proposal
Document Title: New Local Provisions for Residential Building Design Standards:
Stage 6 | Catherine Park
Version: Final (version 4)
Issue Date: 8 September 2021

Prepared by:  Guy Evans | Director

If this document is not signed it is a draft.



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BACKGROUND

1.1 Introduction

On behalf of Hixson Pty Ltd, this Planning Proposal seeks to insert additional local planning provisions relating to building height in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP), the principal Environmental Planning Instrument (EPI) applying to the site.

The site is in Catherine Park Estate, which is the largest individual residential development project within the Catherine Fields Part Precinct of the South West Growth Area.

Catherine Park has a diverse range of housing from larger more traditional residential lots, where purchasers of a lot build the home of their choice, to small lot housing where the developer (Harrington Estates) partners with quality builders to coordinate the design of lots with the built form. Harrington Estates imposes specific building design guidelines for every dwelling within the project to maintain quality in design. It is conditional that every dwelling design is reviewed and approved by Harrington Estates before applications for planning approvals can be submitted.

Catherine Park contains a State listed heritage item, an early European settlement homestead, named Catherine Park House (aka Oran Park House). The Precinct Planning for the Catherine Fields Part Precinct implemented special development standards around Catherine Park House to deliver a transition in development between the heritage item and surrounding urban development. The Growth Centres SEPP includes principal development standards for minimum lot sizes, floor space ratio and maximum building height. Camden Growth Centre Precincts Development Control Plan (DCP) includes site-specific development controls for the design of residential development within the land surrounding Catherine Park House. The land surrounding Catherine Park House forms a transition area where dwellings are to be single storey 'stately' houses on large allotments with greater separation between the dwellings than typically allowed in new urban areas.

The maximum building height development standard applied to land surrounding the heritage item and adopted in the Growth Centres SEPP does not enable the proper design of residential dwellings as was intended. The current maximum building height of 5 metres does not provide a sufficient building height to deliver a quality roof form in the design for the dwellings subject to the 5 metre height restriction. The 5 metre building height also does not allow compliance with the endorsed site-specific development controls in Schedule 4 of the Camden Growth Centre Precincts DCP.

Residential allotments have been approved and constructed within the area subject to the 5 metre height limit. As these allotments are nearing registration to create the Land Titles, there is a need to implement the building height standards that have been supported by Council and Heritage NSW. Accordingly, the Planning Proposal applies to the land subject to the 5 metre height limit where the residential allotments have been constructed.

This Planning Proposal seeks to allow an appropriate building height within the SHR curtilage that permits a quality house design and respects the heritage significance of Catherine Park House. A maximum building height of up to 7 metres within a defined 3-dimensional building envelope is proposed that will enable the construction of simple roof forms for single storey dwellings on large lots with wide frontages. This building envelope will apply to areas with a permitted building height that is less than 9 metres around Catherine Park House.

A heritage assessment by Tropman & Tropman Architects is included with this Planning Proposal. The heritage assessment concludes that allowing a building height over the existing 5 metre standard will facilitate improved quality in house design with roofs that will enhance the heritage significance of Catherine Park House and its surrounds.

Pre-lodgement engagement with Camden Council and Heritage NSW was undertaken to present the problems with the building height standard for designing dwellings on the residential allotments surrounding Catherine Park House. There has also been further engagement and consultation with Council and Heritage NSW following lodgement of the Planning Proposal. This Planning Proposal is revised to adopt the outcomes of the consultation following lodgement.

Planning Proposal | Stage 6 Catherine Park

ORD02

The proposal has strategic merit and also satisfies the criteria in the site specific merit test. There are no significant adverse impacts on heritage values or nearby existing and future residential uses and the proposal is entirely consistent with the existing R2 Low Density Residential zoning.

1.2 Subject Site

1.2.1 Land Details

The site includes 59 landholdings that are all in DP1235007 and were developed by Hixson Pty Ltd. Many of the landholdings have been sold and there are multiple landowners. The land details subject to this proposal are summarised in Table 1 and shown in Figure 1.

Table 1: Land Details

Land Details	Address	Land Details	Address
Lot 6001 DP1235007	16 Connor Way, Oran Park 2570	Lot 6031 DP1235007	73 Banfield Drive, Oran Park 2570
Lot 6002 DP1235007	14 Connor Way, Oran Park 2570	Lot 6032 DP1235007	19 Gleeson Rise, Oran Park 2570
Lot 6003 DP1235007	12 Connor Way, Oran Park 2570	Lot 6033 DP1235007	21 Gleeson Rise, Oran Park 2570
Lot 6004 DP1235007	10 Connor Way, Oran Park 2570	Lot 6034 DP1235007	23 Gleeson Rise, Oran Park 2570
Lot 6005 DP1235007	8 Connor Way, Oran Park 2570	Lot 6035 DP1235007	25 Gleeson Rise, Oran Park 2570
Lot 6006 DP1235007	6 Connor Way, Oran Park 2570	Lot 6036 DP1235007	27 Gleeson Rise, Oran Park 2570
Lot 6007 DP1235007	4 Connor Way, Oran Park 2570	Lot 6037 DP1235007	29 Gleeson Rise, Oran Park 2570
Lot 6008 DP1235007	2 Connor Way, Oran Park 2570	Lot 6038 DP1235007	31 Gleeson Rise, Oran Park 2570
Lot 6009 DP1235007	8 Gleeson Rise, Oran Park 2570	Lot 6039 DP1235007	33 Gleeson Rise, Oran Park 2570
Lot 6010 DP1235007	6 Gleeson Rise, Oran Park 2570	Lot 6040 DP1235007	35 Gleeson Rise, Oran Park 2570
Lot 6011 DP1235007	4 Gleeson Rise, Oran Park 2570	Lot 6041 DP1235007	37 Gleeson Rise, Oran Park 2570
Lot 6012 DP1235007	2 Gleeson Rise, Oran Park 2570	Lot 6042 DP1235007	39 Gleeson Rise, Oran Park 2570
Lot 6013 DP1235007	1 Gleeson Rise, Oran Park 2570	Lot 6043 DP1235007	41 Gleeson Rise, Oran Park 2570
Lot 6014 DP1235007	3 Gleeson Rise, Oran Park 2570	Lot 6044 DP1235007	43 Gleeson Rise, Oran Park 2570
Lot 6015 DP1235007	5 Gleeson Rise, Oran Park 2570	Lot 6045 DP1235007	45 Gleeson Rise, Oran Park 2570
Lot 6016 DP1235007	7 Gleeson Rise, Oran Park 2570	Lot 6055 DP1235007	25 McEvoy Street, Oran Park 2570
Lot 6017 DP1235007	9 Gleeson Rise, Oran Park 2570	Lot 6056 DP1235007	27 McEvoy Street, Oran Park 2570
Lot 6018 DP1235007	11 Gleeson Rise, Oran Park 2570	Lot 6057 DP1235007	47 Gleeson Rise, Oran Park 2570
Lot 6019 DP1235007	13 Gleeson Rise, Oran Park 2570	Lot 6058 DP1235007	49 Gleeson Rise, Oran Park 2570
Lot 6020 DP1235007	15 Gleeson Rise, Oran Park 2570	Lot 6059 DP1235007	51 Gleeson Rise, Oran Park 2570
Lot 6021 DP1235007	17 Gleeson Rise, Oran Park 2570	Lot 6060 DP1235007	73 O'Keefe Drive, Oran Park 2570
Lot 6022 DP1235007	4 Tribe Avenue, Oran Park 2570	Lot 6081 DP1235007	75 O'Keefe Drive, Oran Park 2570
Lot 6023 DP1235007	2 Tribe Avenue, Oran Park 2570	Lot 6084 DP1235007	5 Mary Fairfax Drive, Oran Park 2570
Lot 6024 DP1235007	77 Banfield Drive, Oran Park 2570	Lot 6085 DP1235007	7 Mary Fairfax Drive, Oran Park 2570
Lot 6025 DP1235007	79 Banfield Drive, Oran Park 2570	Lot 6086 DP1235007	9 Mary Fairfax Drive, Oran Park 2570
Lot 6026 DP1235007	81 Banfield Drive, Oran Park 2570	Lot 6087 DP1235007	11 Mary Fairfax Drive, Oran Park 2570
Lot 6027 DP1235007	83 Banfield Drive, Oran Park 2570	Lot 6088 DP1235007	13 Mary Fairfax Drive, Oran Park 2570
Lot 6028 DP1235007	85 Banfield Drive, Oran Park 2570	Lot 6089 DP1235007	15 Mary Fairfax Drive, Oran Park 2570
Lot 6029 DP1235007	87 Banfield Drive, Oran Park 2570	Lot 6070 DP1235007	17 Mary Fairfax Drive, Oran Park 2570
Lot 6030 DP1235007	89 Banfield Drive, Oran Park 2570		

Attachment 1

Planning Proposal | Stage 6 Catherine Park



Figure 1 – Land Details (Source: ePlanning Spatial Viewer)

1.2.2 Site Description

The site contains a State Heritage Listed item known as Catherine Park House (aka Oran Park House). The House is elevated on a knoll and surrounding land generally slopes downwards in all directions. The State Heritage Listing also includes a disused silo and coach house which are to the east of the House and are to be preserved.

Land surrounding Catherine Park House is comprised of newly created residential allotments, public roads, pathways, a large local park and a future neighbourhood centre (see Figure 2). Catherine Park House is more elevated than the surrounding residential allotments, which ensures its prominence in the locality. The House is within a single large allotment of 4.5 hectares. This large allotment contains the heritage item and surrounding gardens to provide separation from new housing on all frontages.



Figure 2 – Site Plan (Aerial source: Nearmap)

All residential lots within the site front public roads and DAs for new housing within the lots forming the site are being lodged with Council.

1.2.3 Local Context

The site is in the northwest portion of Catherine Park Estate within the suburb of Oran Park. Land surrounding the site is new urban growth within the suburbs of Oran Park, Harrington Park and Catherine Field (see Figure 3).

A future local neighbourhood centre is planned to the east of Catherine Park House, which has an allowable maximum building height of 12 metres. A new public school named Barramurra Public School is located immediately to the northeast of the site. The public school was approved under delegation by the Department of Planning Industry & Environment (DPIE) on 17 June 2020. It is noted that an additional 5.8 metres in excess of the 9 metre building height limit was approved for the public school.

O'Keefe Drive and Banfield Drive provide direct connections to the major roads of Oran Park Drive and Catherine Park Drive, and South Creek is to the east.

The site forms the residential transition between the elevated Catherine Park House and its surrounds and the broader greenfield urban development area within the Catherine Fields Part Precinct.



Figure 3 – Local Context (Aerial source: Nearmap)

1.3 Project Description

1.3.1 Catherine Park Estate

The site is located within Catherine Park Estate. Catherine Park is the first residential development within the Catherine Fields Part Precinct, which was rezoned for urban development in December 2013.

Catherine Park is a master-planned community with over 2,000 new homes, a local neighbourhood centre, sporting facilities and local parks.

Catherine Park has a diverse range of housing from larger, more traditional residential lots where people can purchase a lot and build the home of their choice, to small lot housing where the developer (Harrington Estates) partners with quality builders to design lots with the built form. This approach ensures a fully integrated and site responsive residential development outcome for smaller lot housing from design to the delivery of new homes.



Figure 4 – Catherine Park Masterplan

Catherine Park House is a State Heritage Register listed homestead that has been restored as part of the development of Catherine Park. Its former driveway that extends to Oran Park Drive is being interpreted with a linear public green space with a pedestrian/cycle path in an avenue of trees. The linear green space is named 'Robbins Lane' and forms an important feature for the identity of Catherine Park.

1.3.2 Planning Context

There are two (2) Development Applications applying to the site relating to residential development. The residential subdivision for Stage 6 in Catherine Park was approved under DA/2017/491. A Concept DA (DA/2021/77) was submitted for residential allotments that were approved under DA/2017/491.

DA/2017/491 – Stage 6 Residential Subdivision DA

Residential allotments approved under DA/2017/491 are subject to this Planning Proposal. The Development Consent for DA/2017/491 initially approved residential subdivision, a local park, future local neighbourhood centre site, new public roads and drainage facilities in Stage 6 of Catherine Park in August 2017.

The subdivision layout approved under DA/2017/491 has since been revised twice under separate modification proposals, with the most recent approved on 8 December 2020. Figure 5 shows the current

Planning Proposal | Stage 6 Catherine Park

approved subdivision layout under DA/2017/491 and the stamped plans are in **Appendix 1**.

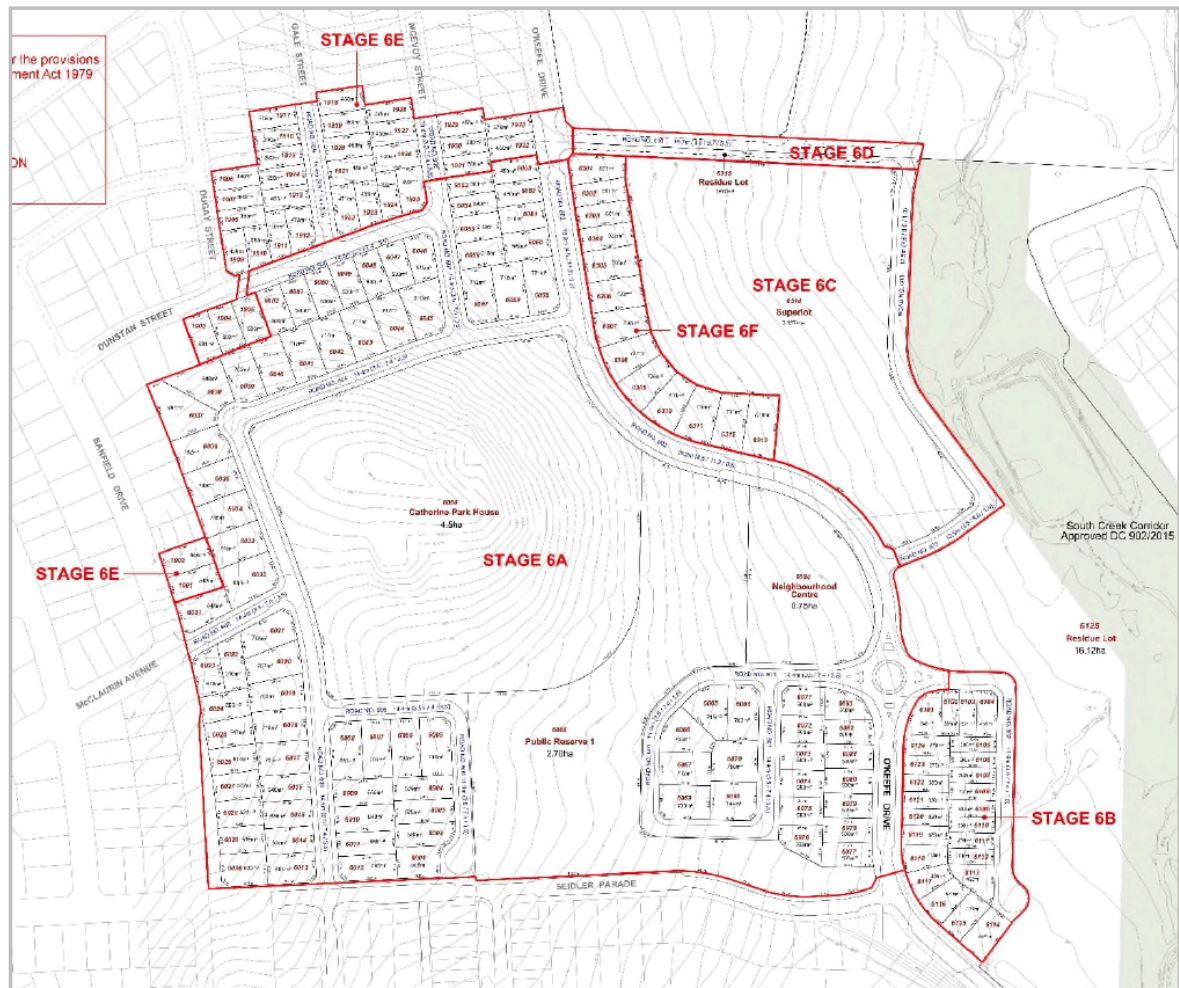


Figure 5 – Approved subdivision and staging under DA/2017/491

This Planning Proposal is to apply to the land in Stage 6A that is subject to the 5 metre height limit, as Stage 6A contains all the residential allotments that have been created and there is a urgent need to implement provisions to allow proper design and construction of residential buildings. Land in Stage 6F is to be excluded from the Planning Proposal as the residential allotments have not been constructed and there is more time to the design and develop the heritage response to the residential built form.

DA/2021/77 – Stage 6 Concept DA

The Concept DA was lodged with Council in January 2021 and it has been agreed between Hixson Pty Ltd and Council that the DA be withdrawn. The Concept DA sought to adopt a site-specific development standard for a maximum building height of 8 metres for residential allotments in Stage 6A approved under DA/2017/491 (see Figure 5).

DA/2021/77 was referred to Heritage NSW and following consultation between the proponent and Heritage NSW, General Terms of Agreement (GTAs) were issued to support residential dwellings with a building height greater than 5 metres in certain circumstances. A copy of the Heritage NSW GTAs is in **Appendix 2**.

This Planning Proposal also seeks adoption of the building height allowances detailed in the Heritage NSW GTAs, which is explained in greater detail in Section 1.6.1.

1.3.3 Heritage Context

The site contains Catherine Park House (aka Oran Park House) which has historic significance as one of a group of mid- nineteenth century pastoral properties in the Camden Local Government Area. The building is a two-storey Georgian Revival style homestead that was modified to include a Victorian Villa with a rear access, basement level and a two-storey rear wing in the 1940s.

Catherine Park House has State heritage significance and is listed on the NSW State Heritage Register and the heritage curtilage is shown in Figure 6. The heritage curtilage was Gazetted on 5 March 2015.

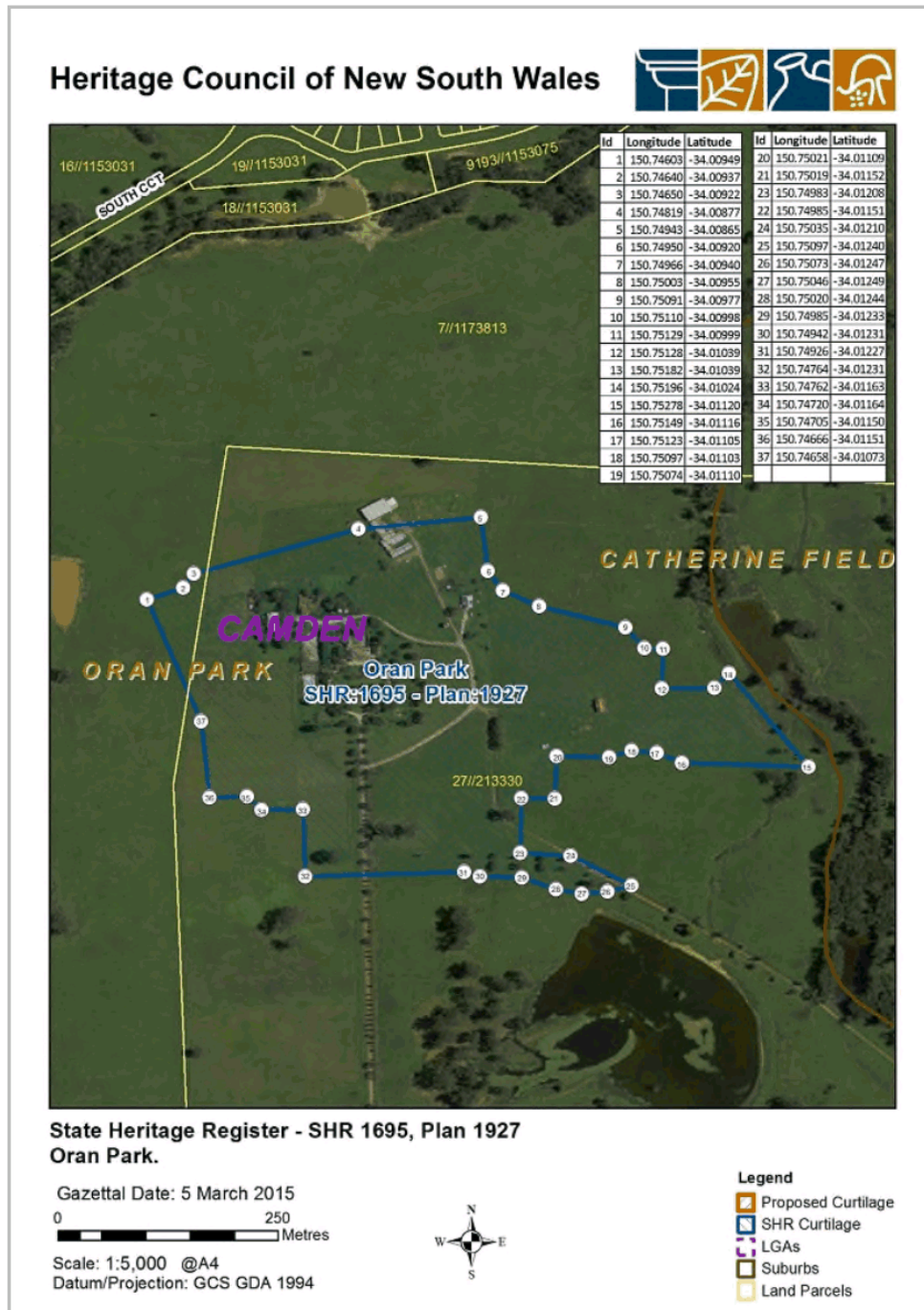


Figure 6 – Catherine Park House (aka Oran Park House) Heritage Curtilage

Planning Proposal | Stage 6 Catherine Park

A portion of the land subject to this Planning Proposal is within the State listed heritage curtilage (see Figure 7).



Figure 7 – Heritage Curtilage Overlay (Aerial source: Nearmap)

Various documents have been prepared to conserve and enhance the heritage significance of Catherine Park House, the silo and coach house, and the surrounds. These documents are listed in Table 2.

Table 2: Catherine Park House Heritage Document Library

Document	Status
Catherine Park House CMP (Tropman & Tropman)	Endorsed by NSW Heritage Council
Catherine Park House Heritage Curtilage Public Domain Strategy (Oculus)	Final version submitted to Heritage NSW & Camden Council
Revised DCP Amendment (September 2020) (Schedule 4 – heritage controls)	Adopted and effective as of 2 October 2020

All development within the curtilage and surrounding the heritage item has been prepared with consideration of these heritage policies and development controls.

The underlying objective of the adopted planning provisions from the initial Precinct Planning was to keep the new residential dwellings surrounding Catherine Park House to be stately homes that are subservient to the

heritage item. These dwellings are to be single storey houses on large allotments with greater separation between the dwellings than would typically be allowed in new urban areas.

The Camden Growth Centres DCP includes site specific controls for the built form by limiting residential dwellings to single storey construction only. In addition, a statutory development standard for a 5 metre building height limit and minimum lots sizes for 700m² and 500m² lots was also imposed in the Growth Centres SEPP to ensure a transition in residential development. The additional provisions in this Planning Proposal are to allow a building height over the 5 metre maximum building height limit principal development standard.

A key design objective for the residential dwellings in close proximity of Catherine Park House was to require a roof pitch over 22.5°. This would ensure that dwellings surrounding the heritage item would be well designed and not have flatter roof forms, which was considered detrimental to the heritage significance of Catherine Park House.

Heritage Exemption Guidelines under the *Heritage Act 1977* has also been adopted under the State Heritage Listing (see **Appendix 3**). The Guidelines provide a pre-assessment framework for the residential dwellings within the heritage curtilage. If the dwelling designs are consistent with the Heritage Exemption Guidelines, then Integrated Development referrals and approvals under Section 60 of the *Heritage Act 1977* are not required.

Two of the key criteria in the Heritage Exemption Guidelines include:

- Residential dwellings can only be single storey, and
- Roof pitch is to be between 22.5° and 35°.

There is no maximum building height limit specified in the Heritage Exemption Guidelines.

1.4 Pre-Lodgement Consultation with Council

There were two pre-lodgement meetings to discuss amendment to the 5 metre maximum building height standard. On 5 January 2021, the proponent and project team presented to Council the problems that prospective purchasers of residential allotments within the site were experiencing in designing a dwelling within the 5 metre height limitation.

On 15 January 2021, a second presentation to Council was made that also involved representatives from Heritage NSW. The proponent has since written to Heritage NSW seeking amendment to the building height development standard (**Appendix 4**).

The outcomes of the pre-lodgement consultation are now superseded by the further consultation that has occurred following lodgement of the Planning Proposal with Council.

1.5 Post-Lodgement Consultation with Council

Meeting on 9 June 2021

A meeting with the proponent and Council was held on 9 June 2021 to discuss the planning process to allow a building height that will enable good design for single storey dwellings in the area subject to a 5 metre maximum building height standard.

It was advised the Growth Centres SEPP needed to be amended by inserting new local provisions need to reflect the design parameters detailed in the Heritage NSW GTAs (see **Appendix 2**) and the 5 metre maximum building height standard in SEPP Mapping is to be retained. In addition, an amendment to the Camden Growth Centre Precincts Development Control Plan is to be submitted with the Planning Proposal.

Meeting on 18 August 2021

A meeting with the proponent and their project team and Council was held on 18 August 2021 to discuss the

Planning Proposal | Stage 6 Catherine Park

Council's Request for Information letter dated 3 August 2021.

It was determined that the Planning Proposal should include a new specific provisions layer over the building height mapping as it applies to the subject residential allotments in this proposal. In addition, the DCP needs to explain implementation of the provisions and an amendment to the Heritage Exemption Guidelines should be initiated, however this is a separate process to the Planning Proposal.

This revised Planning Proposal adopts the outcomes of the post-lodgement consultation with Council.

1.6 Proposal Description & Explanation

1.6.1 Proposal Summary

The Planning Proposal seeks to insert additional local provisions clauses for building height in Appendix 9 of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* for land subject to the 5 metre maximum building height standard surrounding Catherine Park House (aka Oran Park House) (see Figure 8).



Figure 8 – Building Height (Source: NSW Planning Portal)

The amendment proposes inclusion of a new clause under 'Part 6 Additional local provisions' that is specific to the area around Catherine Park House (aka Oran Park House) shown as having a 5 metre building height limit on the Height of Buildings Map. There are no changes to the general standards on the Height of Buildings Map in this proposal. However, a layer is to be added to the Height of Buildings Map to identify the land that is subject to the new local provisions.

The revised Planning Proposal seeks to insert a clause to allow building heights and forms in accordance with

the requirements detailed in the GTAs issued by Heritage NSW (see Appendix 2).

An extract from the GTAs showing the building envelope is in Figure 9 and the complete GTAs are in Appendix 2.

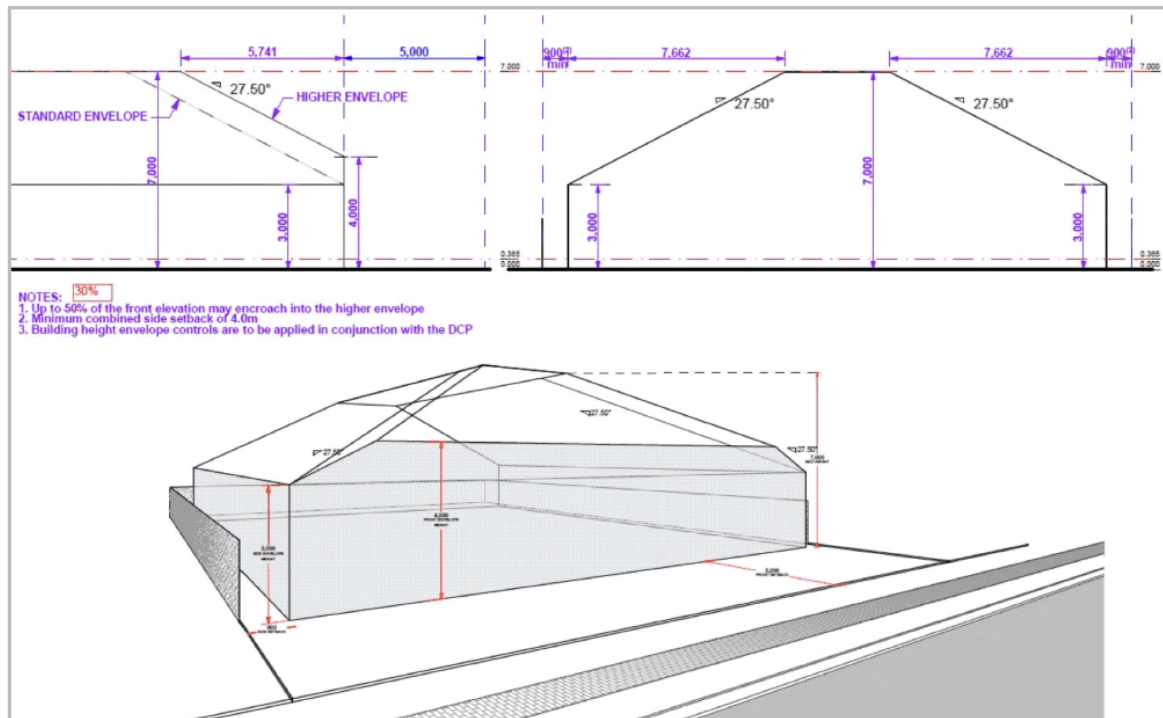


Figure 9 – Building Envelope in Heritage NSW GTAs

In addition to the building envelope issued by Heritage NSW, the following requirements were imposed as conditions in the GTAs.

- 4m height limit at the front building line to a maximum of 30% of the building frontage;
- Building height envelope which increases by 27.5 degrees from the building line to a maximum 7m height;
- The 7m height limit at the rear ridge height includes the approximately 0.4m building base; and
- New houses should not include dormer windows or skylights in roof spaces (except on corner lots, as outlined in the site-specific exemptions).

The building envelope design standards are to be inserted into a new clause under 'Part 6 Additional local provisions'. The development controls for setbacks and roof design are to be included in the amendment to the Camden Growth Centre Precincts DCP, which will accompany the Planning Proposal.

This Planning Proposal is to apply to land that is subject to a boundary the 5 metre height limit where the residential allotments that have been constructed, as there is a urgent need to implement provisions to allow proper construction of residential buildings for future owners. Land in Stage 6F (registered as Lot 6088 DP1235007) is to be excluded from the Planning Proposal as the residential allotments have not been constructed and more time can be afforded to the design and heritage response to the residential built form.

1.6.2 Discrepancy with Precinct Planning Development & Heritage Controls

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During the Precinct Planning for the Catherine Fields Part Precinct prior to the zoning and development standards being adopted for the site, the intended outcome for the residential land surrounding Catherine Park House was to have single storey dwellings with simple roof forms on large residential allotments. Hence minimum lot sizes of 500m² and 700m² were imposed and specific development controls were included in the Camden Growth Centre Precincts DCP to ensure this development outcome was realised. The heritage object was to ensure the housing surrounding Catherine Park House was subservient to the heritage item and would have roof forms that were not detrimental to the heritage significance and character of the House.

Schedule 4 in the Camden Growth Centre Precincts DCP includes site specific controls for the residential allotments surrounding Catherine Park House. The site specific controls include provision for roofs.

4.1.16 Roofs

Controls

1. *Roof pitches are to be between 22.5 degrees and up to 35 degrees.*
2. *Roofs are to be of simple design and form with either simple hips or gables. Federation detailing, symbolism and Victorian inspired gables are not permitted.*
3. *The minimum eave overhang is 450mm.*
4. *Roofs must use neutral colour tones such as greys, greens or browns.*

To satisfy the site specific design standards in the DCP, a dwelling is required to have a simple roof form with a minimum roof pitch of 22.5° and eaves of 450mm or larger.

There are also general development controls for roof pitch for all residential development in the DCP. Control 5 under Clause 4.2.2 'Streetscape and architectural design' states:

The pitch of hipped and gable roof forms on the main dwelling house should be between 22.5 degrees and 35 degrees.

A minimum roof pitch of 22.5° applies to all hipped roof forms for all detached dwellings within the Camden Council portion of the South West Growth Area.

Heritage Exemption Guidelines have been endorsed by the NSW Heritage Council and by order of the Minister for Heritage, granted an exemption from section 57(1) of Heritage Act 1977 in respect to all works and activities in accordance with 'Catherine Park Estate: Oran Park House Curtilage Exemption Guidelines' (prepared by Design & Planning for Hixson Pty Ltd, dated October 2014).

The Heritage Exemption Guidelines apply to the portion of allotments within the heritage curtilage and require the very low density lots directly fronting Catherine Park House to be single storey in height with the following provisions for roof forms.

4.5 Building Height

Controls

1. *Buildings are to be single storey in height within the Oran Park House heritage curtilage.*
2. *Variations to the building height on corner lots may be appropriate where attic rooms with dormer windows are proposed, and where there will be no impact on the views and vistas to and from Oran Park House and grounds.*

And:

4.6 Roofs

Controls

1. *Roof pitches are to be between 22.5 degrees and up to 35 degrees.*
2. *Roofs are to be of simple design and form with either simple hips or gables. Federation detailing, symbolism and Victorian inspired gables are not permitted.*

3. The minimum eave overhang is 450mm.

The development controls in the DCP and Heritage Exemption Guidelines demonstrate the intended outcomes for residential development surrounding Catherine Park House. Importantly, residential development is required to be single storey construction and roof pitches need to be at least 22.5° and up to 35°.

Figure 10 shows the relationship between the existing maximum 5 metre height limit and roof pitch for a single storey dwelling with a simple hipped roof form. The diagram adopts a typical wall height of 3 metres for a single storey dwelling and 450mm eaves, which is a required design standard. The diagram also assumes a 20 metre lot width, which is slightly less than the typical width of the larger lots facing Catherine Park House, and a minimum side setback of 0.9 metres and average side setback of 2 metres, which reflects the minimum setback requirements in Schedule 4 of the Camden Growth Centre Precincts DCP.

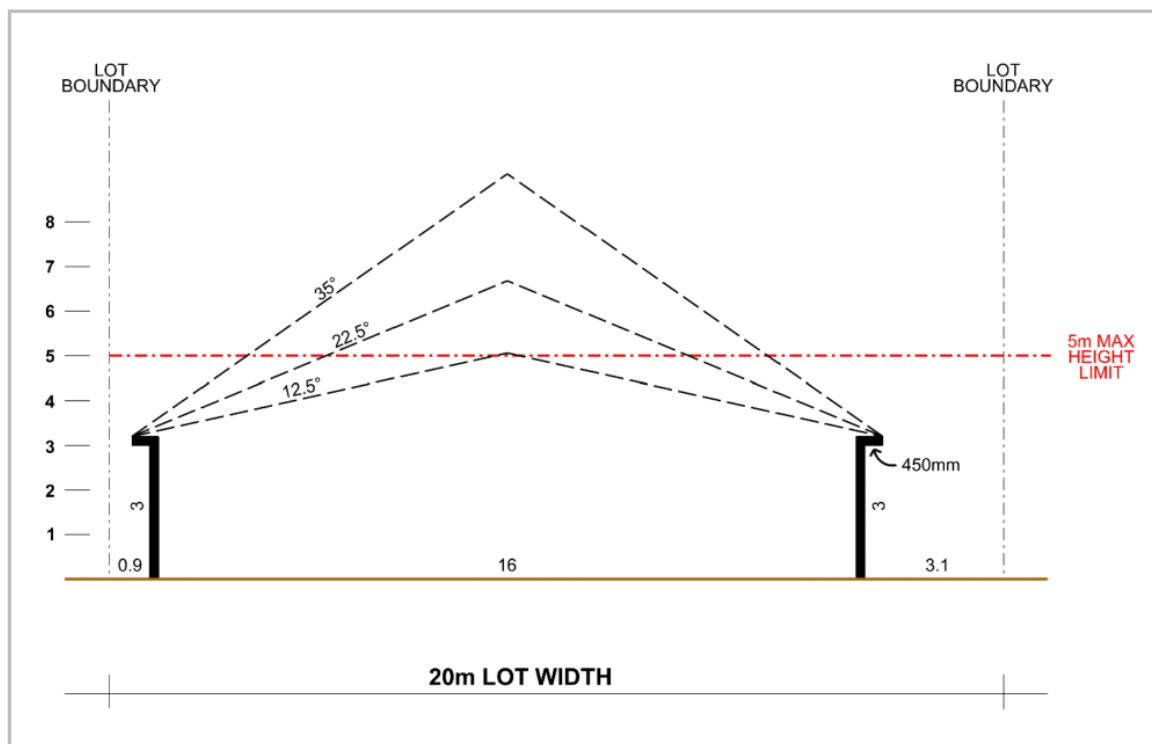


Figure 10 – 5m Maximum Building Height & Roof Pitch

Figure 10 demonstrates roof forms that would be achieved for a single storey dwelling with a simple hipped roof designed with a pitch between 22.5° and 35°. The design standards for the minimum roof pitch of 22.5° and the 5 metre maximum height limit for a single storey dwelling together cannot reasonably be achieved. It is evident that a single roof form from the outer side walls of the dwelling would not satisfy the building design standards with a roof pitch of 12.5°. A roof pitch for a hipped roof less than 22.5° is a poor design outcome, which is the reason the Camden Growth Centre Precincts DCP imposes a minimum roof pitch of 22.5° for all residential dwellings with a hipped roof.

It is evident that the 5 metre maximum building height limit does not allow properly designed residential development for single storey dwellings, and therefore, there is a discrepancy in achieving compliance with the 5 metre maximum building height development standard. Further, the widespread erection of dwellings with compromised roof forms will be detrimental to the current environmental character of the site and surrounds with respect to the heritage values of Catherine Park House. This would also be contrary to the intended outcomes for residential development around the heritage item resulting in a streetscape character of badly designed and out of proportion roof forms with repeating unsightly roof styles.

The additional building height proposed is necessary to achieve a quality design for the dwellings surrounding

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Catherine Park House, which are required to include simple roof designs with a pitch over 22.5°. This allows for properly designed dwellings with attractive roofs.

1.6.3 Better Designed Single Storey Dwellings & Quality Streetscapes

The Camden Growth Centre Precincts DCP sets a minimum standard for roof pitch for roofs (22.5°) is to ensure better house design. Single storey dwellings with a hipped roof present significantly better with a roof form that extends above the walls. The proportion of the roof form is balanced with the rest of the dwelling and the building mass presents a stronger residential character to the street, which improved the overall streetscape character.

Figure 11 shows examples of dwellings with a compliant roof form in terms of roof pitch (Dwelling A) and a compliant dwelling in regard to the 5 metre building height (Dwelling B).

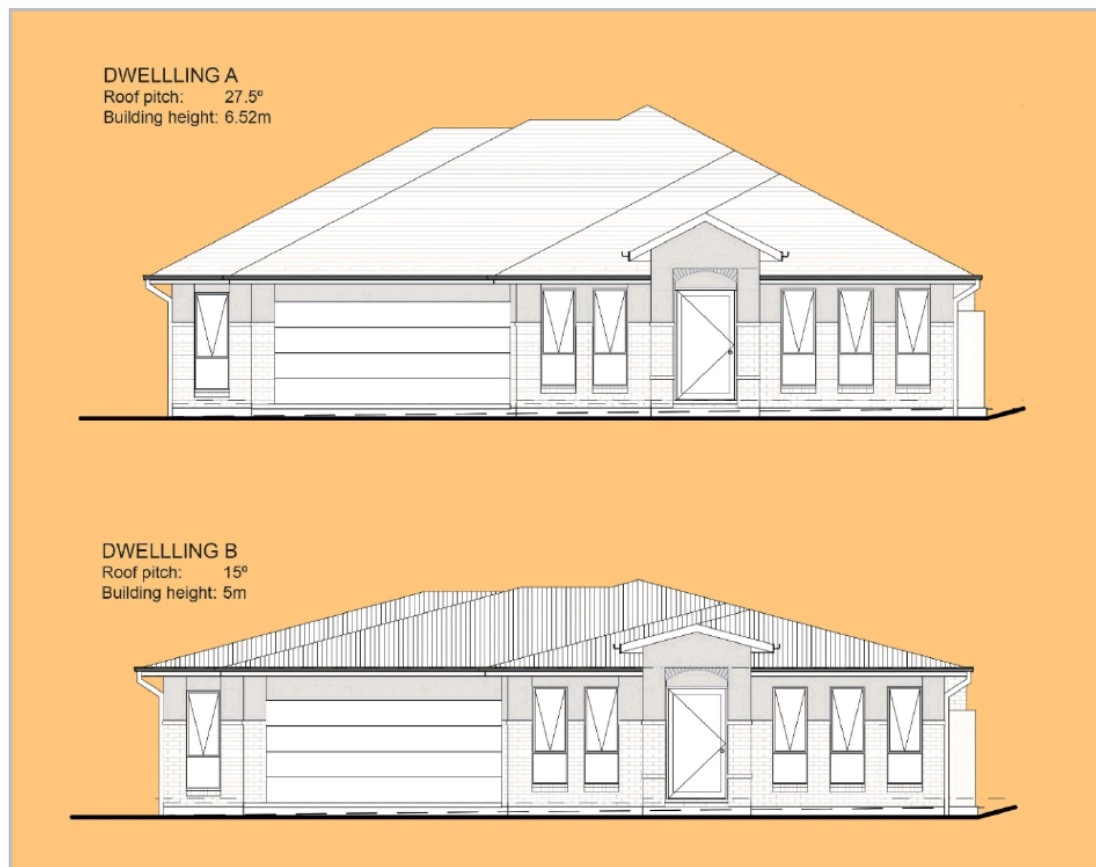


Figure 11 – Dwelling Roof Forms

The Dwelling B roof form design is compromised by a 5 metre building height standard and presents poorly as it is not in proportion with the building. It has an underwhelming residential character due to its inferior design quality. Conversely, Dwelling A is significantly more impressive and attractive due to its extended and better proportioned roof form.

As the site comprises numerous rows of residential allotments, the compounding effect of rows of dwellings with roof forms that satisfy the 5 metre height limit will be detrimental to the streetscape and exhibit an undesirable residential character. An unattractive streetscape will also be detrimental to the heritage significance of Catherine Park House and diminish the heritage values of a State listed heritage item. It would also be an outcome that the planning and heritage objectives and provisions are intending to prevent. Accordingly, the improved design quality and compliance with the heritage and planning design provisions provide justification to support the Planning Proposal.

1.6.4 Analysis of Views & Vistas from Catherine Park House

Catherine Park House is located on an elevated knoll and sits proudly above all new residential development surrounding the heritage item. An analysis of four (4) views from Catherine Park House and the surrounds that intersect the site in various locations is included in **Appendix 5**. The analysis shows Catherine Park House with section detail aligning with each of the four view lines. The section detail annotates the 5 metre and formerly proposed 8 metre building height limits within the site and also shows the adjoining 9 metre building height around the outer edge of the site.

Figure 12 is an extract of the views analysis and includes the section of View 4 from Catherine Park House to north towards Lot 6057 over a distance of approximately 250 metres.

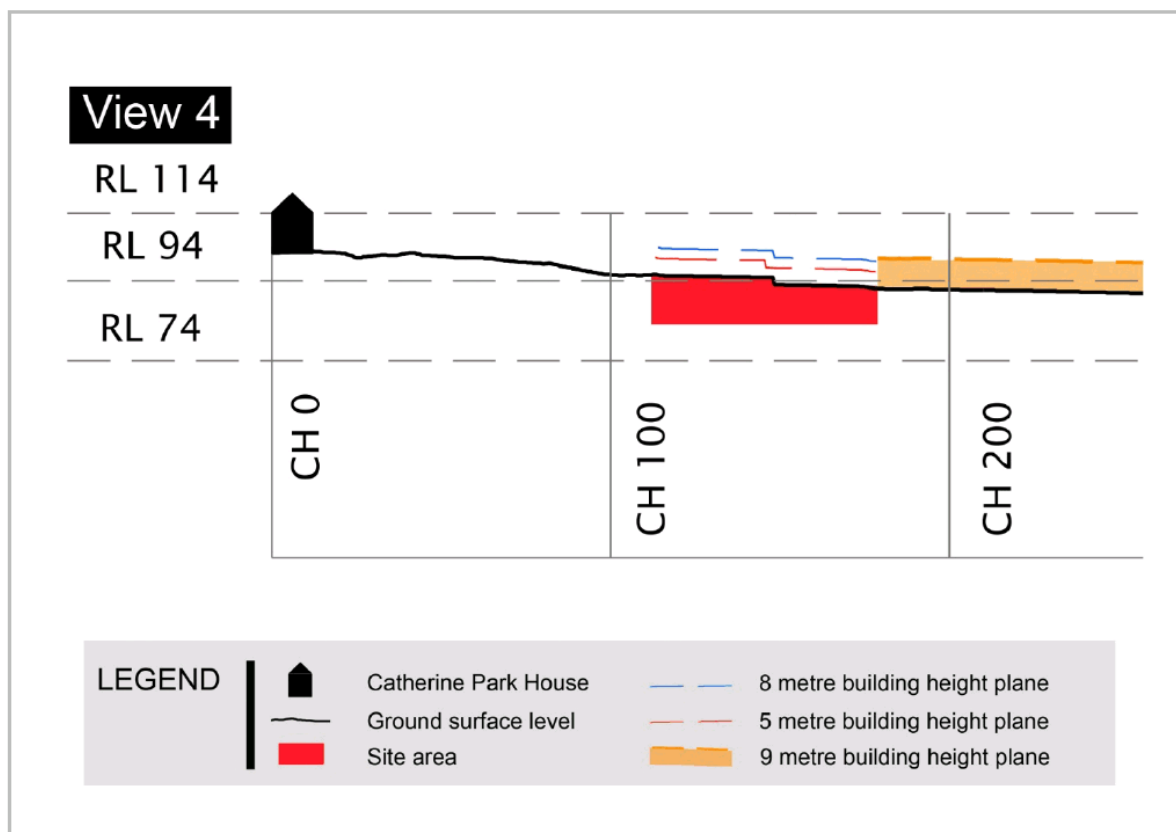


Figure 12 – Extract from Views Analysis

The section of View 4 illustrates that both the 5 metre and proposed 8 metre building height planes are eclipsed by the adjoining 9 metre building height. Moreover, the vistas and views from Catherine Park House are dictated by the built form within the 9 metre maximum building height area as opposed to the built form within the site. This is the case for all of the four view sections, and given the maximum building height limit in this proposal is 1 metre less than shown in the view analysis, the impacts will be less than in the assessment.

An image of the View 4 line is shown in **Figure 13**. A pole with markers showing the 5 metre and 8 metre heights at Lot 6057 demonstrates that the residential dwellings further north will eclipse the dwellings directly fronting the Catherine Park House lot. It was also evident during the onsite views analysis that existing trees within the House lot screen most of the views to and from the heritage item.

Regardless of the relationship with the adjoining 9 metre building height, the portion of the roof form that is above the 5 metre building height plane is relatively minor. Dwellings within the heritage curtilage require larger side boundary building setbacks than typical standards to create greater separation between the dwellings. Greater separation between the dwellings will also ensure greater separation between the roof forms. With a smaller portion of the roof form above the 5 metre height plane (see **Figure 10**) and the

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separation between buildings, wide view corridors between the roofs of adjoining dwellings are preserved and continue to allow open views within the heritage curtilage area.

The built form of new residential development around the outside of the site will dictate views and vistas for Catherine Park House and closer views within the heritage curtilage will be preserved within corridors between the roofs of the single storey dwellings.



Figure 13 – Image of View 4 to Lot 6057

The main planning and development outcome for the area subject to the 5 metre building height limit is that all residential dwellings are to be single storey construction with hipped or gabled roofs on large lots. The proposed inclusion of a 3D building envelope does not change the intended outcome for residential development surrounding Catherine Park House. The additional building height will improve quality of dwelling design and character around the heritage item. In addition, the transition of development intensity from Catherine Park House to the standards residential areas will be maintained.

1.7 Specialist Heritage Assessment

Specialist assessment has been obtained from Tropman & Tropman Architects (see **Appendix 6**). Tropman & Tropman has prepared numerous assessments and management documents and plans for Catherine Park House, including the current Conservation Management Plan. Whilst the assessment in **Appendix 6** considers an 8 metre building height standard, the approach to the new building height of up to 7 metres with the 3D building envelope is in keeping with the assessment by Tropman & Tropman Architects as:

- the 7 metre building height is less than 8 metres and is therefore of less impact, and
- simple hipped or gabled roof forms are endorsed.

The Heritage Assessment & Evaluation Report prepared by Tropman & Tropman includes assessment of the current and proposed building height, roof and dwelling design, and heritage views and vistas.

The Heritage Assessment & Evaluation Report also includes a heritage assessment against the site heritage specific controls in the DCP and the heritage management policies in the Conservation Management Plan.

The heritage assessment confirms there are no inconsistencies with the proposed 8 metre maximum building height with the heritage management and controls, and states there are heritage benefits resulting from the additional height.

The Heritage Assessment & Evaluation Report concludes that the proposed 8 metre maximum building height limit *"will enhance the heritage significance of the Catherine Park House item (aka Oran Park House)"* and will enable the roof pitch *"for the simple hipped roof forms that are considered critical for the dwellings in the context of the adjacent heritage items"*. (p.32)

Given the findings in the heritage assessment, the proposed 7 metre maximum building height within a 3-dimensional building envelope will improve the heritage values of Catherine Park House, enable better designed houses and create more attractive streetscapes, and will not significantly impact on heritage views and vistas. The Planning Proposal therefore has positive heritage benefits.

1.8 Conclusion

The Planning Proposal seeks to adopt the 3D building envelope standards supported by Heritage NSW for land subject to a 5 metre maximum building height limit in Stage 6 within Catherine Park that surrounds Catherine Park House. The proposed amendment relates to a maximum building height development standard in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

The maximum building height development standard applied to land surrounding the heritage item and adopted in the Growth Centres SEPP does not enable the proper design of residential dwellings as was intended. The current maximum building height of 5 metres does not provide a sufficient building height to deliver a quality roof form in the design for the dwellings subject to the 5 metre height restriction. The 5 metre building height also does not allow compliance with the endorsed site-specific development controls in Schedule 4 of the Camden Growth Centre Precincts DCP.

This Planning Proposal seeks to formalise an appropriate building height that permits quality house design and respects the heritage significance of Catherine Park House. A building height and form provided in the 3D building envelope issued by Heritage NSW will enable the construction of simple roof forms for single storey dwellings on large lots with wide frontages. It is also a building standard that is endorsed by Heritage NSW and supported by Council.

The Planning Proposal has been prepared in accordance with the Department of Planning Industry & Environment's 'A guide to preparing planning proposals'. There are improvements in housing design and enhancements in heritage values resulting from the proposal and there are no significant adverse impacts on nearby existing and future residential uses. Accordingly, the Planning Proposal should be submitted to the Gateway for approval to exhibit for public comment.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to amend the maximum building height for land surrounding Catherine Park House (aka Oran Park House) by inserting local provisions that allow a building height greater than 5 metres in accordance with a 3-dimensional building envelope and including an overlay in the Height of Buildings Map in the Growth Centres SEPP.

The intended outcomes of this Planning Proposal are as follows:

1. To allow a greater maximum building height than shown on the Height of Buildings Map for residential allotments surrounding to Catherine Park House that is subject to a 5 metre maximum building height.
2. To enable better designed dwellings and roof forms for single storey residential dwellings subject to a maximum building height of 5 metres.
3. To enable reasonable compliance with the design requirements in the Camden Growth Centres Precincts DCP for roof pitch and roof form/type that cannot be reasonably achieved under the existing maximum building height standard of 5 metres.
4. To enable reasonable compliance with the design requirements in the Oran Park House Heritage Exemption Guidelines for roof pitch and roof form/type that cannot be reasonably achieved under the existing maximum building height standard of 5 metres.

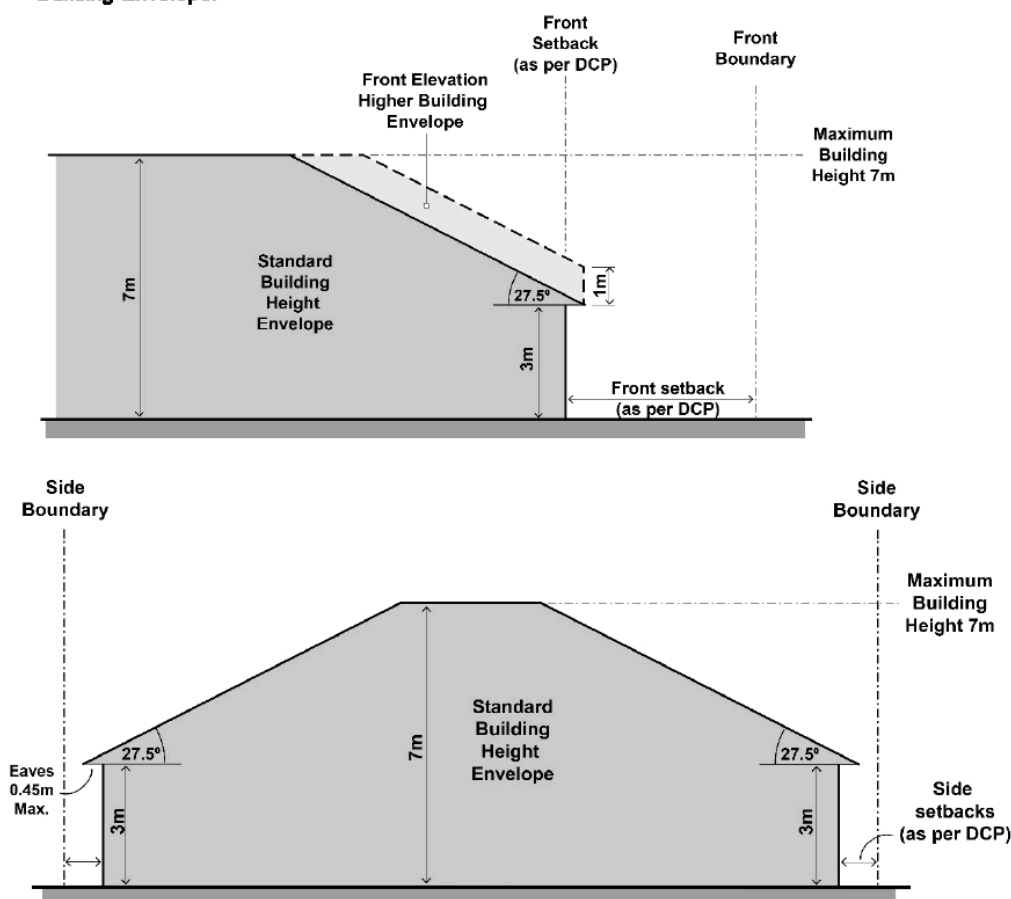
PART 2 – EXPLANATION OF PROVISIONS

To achieve the objectives and intended outcomes, 'Part 6 Additional local provisions' within Appendix 9 Camden Growth Centres Precinct Plan of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* is to be amended by inserting the following new clause:

Part 6 Additional local provisions

6.8 Height of Buildings for detached dwellings in the Catherine Fields Part Precinct near Oran Park House

- (1) The objectives of this clause are—
- (a) to permit, with development consent, detached dwellings affected by the 5 metre maximum building height standard to exceed the principal development standard in certain circumstances as allowed in subclause (2), and
 - (b) to permit building designs that enhance the significance of Oran Park House.
- (2) Development for the purposes of detached dwellings on land in Zone R2 Low Density Residential if the building height (in metres) shown on the Height of Buildings Map in relation to the land is 5 metres can exceed the maximum height limit as allowed in subclause (3).
- (3) Development for the purposes of detached dwellings can exceed the maximum building height if:
- (a) building height does not exceed 7 metres, and
 - (b) the building form is within the Standard Building Height Envelope, and
 - (c) no greater than 30 percent of the front elevation of the building is allowed within the Front Elevation Higher Building Envelope.



- (4) This clause does not apply to land at O'Keefe Drive, Oran Park, being Lot 6088, DP 1235007.

PART 3 – JUSTIFICATION

Section A— Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The amendments in this Planning Proposal are minor and are not the result of any broad strategic study or report. The site was comprehensively investigated under the Precinct Planning process and the outcomes in this Proposal are consistent with the outcomes in the initial Precinct Planning.

The site is subject to a development consent under DA/2017/491 which includes numerous approved and constructed residential allotments being subject to the 5 metre maximum building height limit. The Planning Proposal is a result of recent post-lodgement consultation with council and Heritage NSW following more detailed consideration of dwellings designs on new residential allotments approved under DA/2017/491 that are subject to the 5 metre maximum building height limit, which are nearing completion and registration.

The current 5 metre maximum building height development standard in the Growth Centres SEPP does not allow proper design of a single storey house, in particular on residential allotments with an area of 500m² or greater. The proposed amendment to allow a building height up to 7 metres in accordance with a 3D building envelope will allow single detached houses on larger lots and enable significantly better house designs and therefore more attractive streetscapes.

The Planning Proposal is seeking insertion of a new clause under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* in accordance with the intended outcomes for land surrounding Catherine Park House and development consent for DA/2017/491.

Q2. Is the Planning Proposal the best way of achieving the objectives or intended outcomes, or is there a better way?

The proposed insertion of new local provisions under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* relate to providing site-specific provisions to allow a better planning and design outcome than can be achieved by complying with the existing Principal Development Standard for building height. The Planning Proposal is best means of achieving the objectives and intended outcomes as it provides specific criteria for exceptions to the maximum building height limit.

The Planning Proposal will ensure residential development within the area that is currently subject to the 5 metre maximum building height limit is consistent and of a higher design standard.

Section B — Relationship to Strategic Planning Framework

Q3. 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 applicable regional and sub-regional strategies is 'A Metropolis of Three Cities - the Greater Sydney Region Plan' (2018) and the 'Western City District Plan' (2018).

A Metropolis of Three Cities - the Greater Sydney Region Plan (2018)

The Greater Sydney Region Plan sets the vision, strategic directives and objectives for Greater Sydney.

The Greater Sydney Region Plan is summarised as:

A Metropolis of Three Cities is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.

Key objectives supporting the Planning Proposal include:

Objective 10: Greater housing supply

The site is located within a 'land release area' that has been identified as contributing to increasing Greater Sydney's housing supply. The housing target for Greater Sydney is 189,100 new dwellings by 2021 and 725,000 new homes by 2036. The site is within the Western City which is targeted to deliver 39,850 new dwellings by 2021 and 184,500 new homes by 2036. Whilst the Proposal does not have direct impact on housing supply, it is supporting delivery of housing in a planned urban growth area.

Objective 11: Housing is more diverse and affordable

The housing subject to this Planning Proposal contributes to a mix of housing in Greater Sydney. The housing is typically single-storey dwellings on large lots to respond to the heritage significance of Catherine Park House and provides a housing product that is distinctive compared with more typical forms of housing in the locality.

Objective 12: Great places that bring people together

The creation of well-designed and attractive dwellings enhances the heritage response to Catherine Park House and ensures better streetscapes and high standards of architectural design.

Objective 13: Environmental heritage is identified, conserved and enhanced

The proposed allowable maximum building height will enable improved roof forms that better respond to the heritage of Catherine Park House. Better quality designs for housing within and adjacent to the heritage curtilage of Catherine Park House enhance the heritage significance of the State Heritage Listed Item.

Planning Proposal is consistent with the Greater Sydney Region Plan.

Western City District Plan (2018)

The Western City District Plan sets the planning priorities to deliver the vision, strategic directives and objectives for Western Sydney.

Key priorities supporting the Planning Proposal include:

Planning Priority W5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport

The land subject to this Planning Proposal is within a planned urban growth area and dwellings subject to the proposed 3D building envelope provide a type of housing that is unique in the locality, which provides greater choice in housing for South West Sydney.

Planning Priority W6 - Creating and renewing great places and local centres, and respecting the District's heritage

Improved housing designs that better respond to the heritage significance of Catherine Park House ensure greater respect between new housing and the heritage values of Catherine Park House.

Planning Proposal is consistent with the planning priorities within the Western City District Plan.

a) Does the proposal have strategic merit?

An assessment of the Site Specific Merit Test criteria is in Table 3.

Table 3: Strategic Merit Test Assessment

Strategic Merit Test Criteria	Response
<i>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,</i>	The Planning Proposal applies to land that is within an identified urban growth area in South West Sydney. The proposal will enable better dwelling designs for new housing that respects the heritage significance of a State

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Strategic Merit Test Criteria	Response
<i>including any draft regional, district or corridor/precinct plans released for public comment; or</i>	listed heritage item. The proposal is consistent with the relevant region and district plans.
<i>consistent with a relevant local strategy that has been endorsed by the Department; or</i>	Camden Council has prepared a Draft Housing Strategy that has been submitted to the Department of Planning Industry & Environment. The Planning Proposal does not affect housing supply or diversity. However, the Planning Proposal will enable better improved housing design that better respects the heritage significance of Catherine Park House. The Planning Proposal is consistent with the relevant strategies in the Draft Housing Strategy.
<i>responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognized by existing planning controls.</i>	The Planning Proposal is responding to prospective purchasers of larger lots with wide frontages unable to present well designed houses that meet the DCP standards whilst satisfying the 5 metre maximum building height limit. The need for additional building height for these large allotments has not been recognised by the existing height of building planning controls.

The proposed amendment to building height and form meets the strategic merits test requirements.

b) Does the proposal have site-specific merit, having regard to the following?

An assessment of the Site Specific Merit Test criteria is in Table 4.

Table 4: Site Specific Merit Test Assessment

Site Specific Merit Test Criteria	Response
<i>the natural environment (including known significant environmental values, resources or hazards)</i>	There is no significant impact on the natural environment resulting from the proposal. The land is zoned R2 Low Density Residential and has been constructed to support residential housing as planned for the Catherine Fields Part Precinct and the relevant Indicative Layout Plans have been delivered. There are no other natural environmental values present on the subject site.
<i>the existing uses, approved uses and likely future uses of land in the vicinity of the proposal</i>	The existing use of Catherine Park House will not be impacted by the change in building height. Single storey dwellings will surround the heritage item as was originally planned, and the quality of dwelling designs will be improved by the proposed amendment. As assessed by Tropman & Tropman, this will enhance the heritage values of Catherine Park House with better designed houses and more attractive streetscapes. Furthermore, key views and vistas are not affected. The housing on the outer edge of the 5 metre building height is subject to a maximum height of 9 metres and double storey dwellings are permissible. Single storey dwellings and a lesser building height within the site will not have any significant impact on the adjoining urban development.
<i>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</i>	There are no services and/or infrastructure demands resulting from the Planning Proposal and State and local contributions will be made for the residential allotments within the site.

The proposed amendment to the maximum building height has minimal impact and there are no adverse site specific effects demonstrating that the Planning Proposal does not meet the site specific merit requirements.

Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Local Strategic Planning Statement

The Camden Council Local Strategic Planning Statement (LSPS) has been adopted. The site is identified within the 'Future Urban Area (SWGA)' in the Camden Structure Plan and Liveability and is a key component of the LSPS with regard to housing and respecting heritage values.

The liveability priorities in the LSPS are to promote new housing in the identified future urban area and to respect the indigenous and non-indigenous heritage within the Local Government Area.

Local Priority L1 - Providing housing choice and affordability for Camden's growing and changing population

The housing affected by the subject building height development standard provide a special type of housing that responds to the heritage significance of Catherine Park House. The distinctive housing provides housing choice and with the increased building height will allow for better designed dwellings.

Local Priority L2 Celebrating and respecting Camden's proud heritage

Improved housing designs provided by the proposed building height better respond to the heritage significance of Catherine Park House ensure greater respect between new housing and the heritage values of Catherine Park House.

Evaluation of how the proposal better respects the heritage significance of a heritage items is included in the heritage assessment prepared by Tropman & Tropman (see **Appendix 6**).

This Planning Proposal is consistent with the LSPS and will better respond to the priorities to respect Camden's proud heritage.

Community Strategic Plan

The Planning Proposal is consistent with Camden Council's Community Strategic Plan, as it will:

- manage urban development around a State listed heritage item, and
- ensure care and appropriate urban development in close proximity to a heritage site.

Q5. Is the Planning Proposal consistent with applicable state environmental planning policies?

The in-force State Environmental Planning Policies (SEPPs) and Sydney Regional Environmental Plans (SREPs or Deemed SEPPs) which guide land use and planning outcomes across the State and Sydney Metropolitan Region. A review of the Planning Proposal and its intended outcomes and objectives against all relevant SEPPs is outlined in **Table 5**.

This review demonstrates that the proposal is consistent with all relevant and applicable state environmental planning policies.

Table 5: Consistency with State Environmental Planning Policies

SEPP / Deemed SEPP	Comment
State Environmental Planning Policy No 19—Bushland in Urban Areas	SEPP is not applicable.
State Environmental Planning Policy No 21—Caravan Parks	SEPP is not applicable.
State Environmental Planning Policy No 33—Hazardous and Offensive Development	SEPP is not applicable.

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SEPP / Deemed SEPP	Comment
State Environmental Planning Policy No 36—Manufactured Home Estates	SEPP is not applicable.
State Environmental Planning Policy No 47—Moore Park Showground	SEPP is not applicable.
State Environmental Planning Policy No 50—Canal Estate Development	SEPP is not applicable.
State Environmental Planning Policy No 55—Remediation of Land	The site was comprehensively investigated as part of the development consent for DA/2017/491 and relevant requirements in SEPP 55 have already been satisfied.
State Environmental Planning Policy No 64—Advertising and Signage	SEPP is not applicable.
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	SEPP is not applicable.
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	The proposal will not impede the assessment or delivery of development under this SEPP. The proposal is consistent with the SEPP.
State Environmental Planning Policy (Aboriginal Land) 2019	SEPP is not applicable.
State Environmental Planning Policy (Activation Precincts) 2020	SEPP is not applicable.
State Environmental Planning Policy (Affordable Rental Housing) 2009	The proposal will not impede the assessment or delivery of development under this SEPP. SEPP is not applicable.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Future residential development will be required to comply with BASIX standards. The proposal is consistent with the BASIX SEPP.
State Environmental Planning Policy (Coastal Management) 2018	SEPP is not applicable.
State Environmental Planning Policy (Concurrences and Consents) 2018	SEPP is not applicable.
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	The proposal will not impede the assessment or delivery of development under this SEPP. The proposal is consistent with the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The proposal will not alter or impede the exempt or complying provisions. The proposal is consistent with the SEPP.
State Environmental Planning Policy (Gosford City Centre) 2018	SEPP is not applicable.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	The proposal will not impede the assessment or delivery of development under this SEPP. The proposal is consistent with the SEPP.
State Environmental Planning Policy (Infrastructure) 2007	The subject site does not incorporate any identified infrastructure projects. The proposal is consistent with the Infrastructure SEPP.
State Environmental Planning Policy (Koala Habitat Protection) 2020	SEPP is not applicable.
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	SEPP is not applicable.
State Environmental Planning Policy (Kumell Peninsula) 1989	SEPP is not applicable.
State Environmental Planning Policy (Major Infrastructure Corridors) 2020	SEPP is not applicable.

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ORD02

Attachment 1

SEPP / Deemed SEPP	Comment
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	SEPP is not applicable.
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	SEPP is not applicable.
State Environmental Planning Policy (Primary Production and Rural Development) 2019	SEPP is not applicable.
State Environmental Planning Policy (State and Regional Development) 2011	SEPP is not applicable.
State Environmental Planning Policy (State Significant Precincts) 2005	SEPP is not applicable.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	SEPP is not applicable.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	The Planning Proposal seeks to amend the Height of Buildings maps this SEPP.
State Environmental Planning Policy (Three Ports) 2013	SEPP is not applicable.
State Environmental Planning Policy (Urban Renewal) 2010	SEPP is not applicable.
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	SEPP is not applicable.
State Environmental Planning Policy (Western Sydney Aerotropolis) 2020	SEPP is not applicable.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	SEPP is not applicable.
State Environmental Planning Policy (Western Sydney Parklands) 2009	SEPP is not applicable.
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	SEPP is not applicable.
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)	SEPP is not applicable.
Sydney Regional Environmental Plan No 16—Walsh Bay	SEPP is not applicable.
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	The site is within the Hawkesbury-Nepean River Catchment and can meet the requirements of this SEPP. The proposal is consistent with the SEPP.
Sydney Regional Environmental Plan No 24—Homebush Bay Area	SEPP is not applicable.
Sydney Regional Environmental Plan No 26—City West	SEPP is not applicable.
Sydney Regional Environmental Plan No 30—St Marys	SEPP is not applicable.
Sydney Regional Environmental Plan No 33—Cooks Cove	SEPP is not applicable.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	SEPP is not applicable.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (Section 9.1)?

The Planning proposal is consistent with the Section 9.1 Directions by the Minister.

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A review of the Planning Proposal and its intended outcomes and objectives against all current Ministerial Directions is outlined in Table 6.

Table 6: Consistency with Ministerial Directions

Ministerial Direction	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	Direction not applicable.
1.2 Rural Zones	Direction not applicable.
1.3 Mining, Petroleum Production and Extractive Industries	Direction not applicable.
1.4 Oyster Aquaculture	Direction not applicable.
1.5 Rural Lands	Direction not applicable.
2. Environment and Heritage	
2.1 Environment Protection Zones	Direction not applicable.
2.2 Coastal Protection	Direction not applicable.
2.3 Heritage Conservation	The Planning Proposal is subject to land that forms part of a heritage curtilage for a State listed heritage item (Catherine Park House aka Oran Park House). The SEPP already contains heritage provisions protecting the heritage item and the Camden Growth Centres DCP also contains site specific provisions to protect the heritage item. The Planning Proposal to introduce a building envelope is consistent with the heritage provisions in the SEPP and DCP. The proposal is consistent with the Direction.
2.4 Recreation Vehicle Areas	Direction not applicable.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Direction not applicable.
2.6 Remediation of Contaminated Land	Direction not applicable.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	The Planning Proposal affects land within the R2 Low Density Residential zones. The Planning Proposal is seeking to allow better design in housing which is supported by this direction. Therefore, the proposal will ensure residential development better meets the requirements of the Direction.
3.2 Caravan Parks and Manufactured Home Estates	Direction not applicable.
3.3 Home Occupations	The Planning Proposal has no impact on home occupations. The proposal is consistent with the Direction.
3.4 Integrating Land Use and Transport	Direction not applicable.
3.5 Development Near Regulated Airports and Defence Airfields	Direction not applicable.
3.6 Shooting Ranges	Direction not applicable.
3.7 Reduction in non-hosted short term rental accommodation period	Direction not applicable.
4. Hazard and Risk	
4.1 Acid Sulfate Soils	Direction not applicable.
4.2 Mine Subsidence and Unstable Land	Direction not applicable.

Planning Proposal | Stage 6 Catherine Park

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Attachment 1

Ministerial Direction	Comment
4.3 Flood Prone Land	The Planning Proposal does not apply to land zoned or provision that affects flood prone land. Direction not applicable.
4.4 Planning for Bushfire Protection	The Planning Proposal does not modify the zoning or provisions for land mapped bushfire prone. The proposal is consistent with the Direction.
5. Regional Planning	
5.2 Sydney Drinking Water Catchments	Direction not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Direction not applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Direction not applicable.
5.9 North West Rail Link Corridor Strategy	Direction not applicable.
5.10 Implementation of Regional Plans	Direction not applicable.
5.11 Development of Aboriginal Land Council land	Direction not applicable.
6. Local Plan Making	
6.1 Approval and Referral Requirements	The Planning Proposal does not introduce new or additional referral requirements. The proposal is consistent with the Direction.
6.2 Reserving Land for Public Purposes	The Planning Proposal does not alter any existing public recreation zones or land reservations. The proposal is consistent with the Direction.
6.3 Site Specific Provisions	The Planning Proposal will apply site specific provisions to new housing within and adjacent to a State Heritage Register listed curtilage. The provisions will allow greater flexibility in design and encourage better planning and design outcomes. The proposal meets the objectives of the direction and to discourage unnecessarily restrictive site specific planning controls and the provisions are of minor significance.
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	A Metropolis of Three Cities - the Greater Sydney Region Plan (2018) is the most recent Sydney-wide planning strategy and the Planning Proposal applies to land within the Western City District Plan (2018) area. A detailed response demonstrating consistency with relevant Directions and Policies is included in Section B of this Planning Proposal. The proposal is consistent with the Direction.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Direction not applicable.
7.4 Implementation of North West Priority Growth Area Land Use and Land Use and Infrastructure Implementation Plan	Direction not applicable.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim	Direction not applicable.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and	Direction not applicable.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Direction not applicable.
7.8 Implementation of Western Sydney Aerotropolis Plan	Direction not applicable.

Planning Proposal | Stage 6 Catherine Park

Ministerial Direction	Comment
7.9 Implementation of Bayside West Precincts 2036 Plan	Direction not applicable.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Direction not applicable.
7.11 Implementation of St Leonards and Crows Nest 2036 Plan	Direction not applicable.
7.12 Implementation of Greater Macarthur 2040	Direction not applicable.
7.13 Implementation of the Pymont Peninsula Place Strategy	Direction not applicable.

The objectives and intended outcomes are consistent with the relevant Ministerial Directions.

Section C — Environmental, Social and Economic Impact

Q7. 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?

The land is within the South West Growth Area under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

Biodiversity certification of the land outside the 1 in 100 year flood extent under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* was conferred in 2007 by the then Minister for the Environment.

The land subject to the Planning Proposal is of no ecological significance and approval to clear the land was granted under DA/2017/491.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The Planning Proposal will not result in any other likely adverse environmental impacts or effects and no further management or mitigation measures are necessary.

As the site is partly affected by a heritage curtilage for a State listed heritage item, a heritage assessment is included with this Planning Proposal (see **Appendix 6**). The heritage assessment by Tropman & Tropman confirms there is no significant impacts on the heritage values of Catherine Park House and the additional building height will allow roof forms that will:

“enhance the heritage significance of the Catherine Park House item (aka Oran Park House)” (p.31)

and provide:

“enhanced streetscapes and character of dwellings around the heritage lot [that] will contribute positively to the open space areas.” (p.32)

The intended outcomes of the Planning Proposal will therefore have a positive environmental effect on the heritage significance of Catherine Park House and its surrounds.

Q9. Has the planning proposal adequately addressed any social and economic effects?

There are no significant social or economic effects resulting from the proposal.

Section D — State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the Planning Proposal?

Planning Proposal | Stage 6 Catherine Park

The site is within the Catherine Fields Part Precinct which has been subject to comprehensive planning to ensure adequate infrastructure delivery and provision to support widespread urban growth. There are local parks, schools, district playing fields and other recreational facilities in close proximity to the site, including a large park with playground within the area subject to the Planning Proposal.

Furthermore, the proposal does not generate any significant increase on demand for public infrastructure or services.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The Gateway Determination will outline the State and Commonwealth public authorities to be consulted.

ORD02**Attachment 1**

PART 4 – MAPPING

The following maps in the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* are to be amended:

Height of Buildings Map – SEPP_SRGC_SW_HOB_004

Height of Buildings Map – SEPP_SRGC_SW_HOB_009

Amendment to the above SEPP Maps is to include an overlay that identifies the land where the site specific local provisions in Clause 6.8 under Part 6 Additional local provisions apply.

PART 5 – COMMUNITY CONSULTATION

It is expected that community consultation is to be undertaken in accordance with the Gateway Determination.

The Department of Planning and Environment's *A Guide to Preparing Local Environmental Plans* indicates that this Planning Proposal is of 'Low Impact'. It is therefore anticipated that this Planning Proposal be publicly exhibited for 14 days.

The final Community Consultation and exhibition requirements will be revised to reflect any change to the community consultation outcomes specified in the Department of Planning and Environment's Gateway Determination.

PART 6 – PROJECT TIMELINE

An indicative project timeline for the re-submitted Planning Proposal is outlined in Table 7. The estimated timeframe for the finalisation of the Planning Proposal is six (6) months from when the Gateway Determination is issued.

The timeline will be updated in response to any Gateway Determination issued by the Department of Planning and Environment.

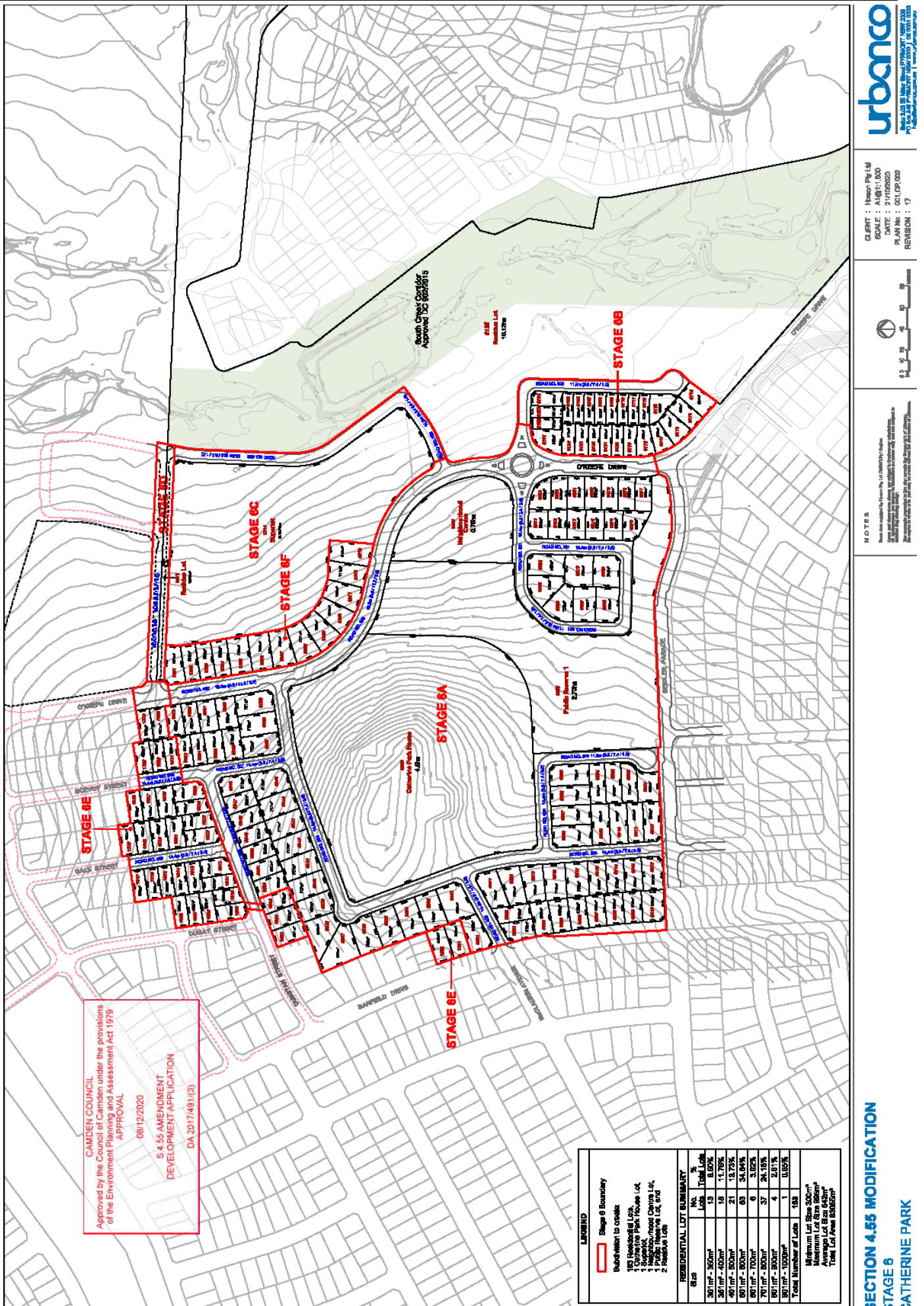
Table 7: Project Timeline

Action	Timeframe
Submission of Planning Proposal	February 2021
Council endorsement of Planning Proposal	October 2021
Gateway Determination	January 2022
Public exhibition period	January-February 2022
Consideration of submissions and final Council endorsement	March 2022
Submission to Department of Planning and Environment	April 2022
Making of Plan	May 2022

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APPENDIX 1
Stamped Subdivision Plan under DA/2017/491

Attachment 1



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APPENDIX 2
Heritage NSW GTAs

Attachment 1



Our ref: DOC21/74441

Mr Nicholas Clarke
Senior Town Planner
Camden Council
70 Central Avenue
Oran Park 2570 NSW

By email: nicholas.clarke@camden.nsw.gov.au

Dear Mr Clarke

HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL INTEGRATED DEVELOPMENT APPLICATION

Address: Oran Park
SHR Item: Oran Park (SHR No. 01695)
Proposal: Approval for site-specific development standards for building height on 66 residential allotments and erection of three (3) new dwellings on three (3) lots subject to this Concept DA.

IDA application no: IDA/2021/14, received 8 February 2021

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, the following general terms of approval are granted:

APPROVED DEVELOPMENT

1. Development must be in accordance with:

a) Concept Plan, prepared by Urbanco as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Concept Plan DA, Stage 6, Catherine Park			
001.CP.049	Concept Plan DA	21/01/21	01

b) Architectural drawings, prepared by Wisdom Homes as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Proposed Brick Veneer Dwelling – Lot 6017 Gleeson Rise, Catherine Park			
2	Site Plan	22/01/21	A-2
3	Benching Plan	22/01/21	A-2
4	Ground Floor Plan	-	-
5	East Front & North Right Façades	22/01/21	A-2
6	West Rear & South Left Façades	22/01/21	A-2
7	Section A-A & B-B	22/01/21	A-2
8	Details	22/01/21	A-2
9	Door & Window Schedules	22/01/21	A-2

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124
P: 02 9873 8500 ■ E: heritagemailbox@environment.nsw.gov.au

10	Stormwater Concept Plan	22/01/21	A-2
11	Site Analysis Plan	22/01/21	A-2
-	Materials and Finishes	-	-
-	Materials and Finishes	-	-
-	Landscaping plan & schedule	18/01/21	A
-	Landscape details	18/01/21	A
-	Waste Management Plan	-	-
-	Waste Management Plan	-	-

c) Architectural drawings, prepared by Wisdom Homes as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Proposed Brick Veneer Dwelling – Lot 6044 Gleeson Rise, Catherine Park			
2	Site Plan	22/01/21	A-3
3	Benching Plan	22/01/21	A-3
4	Stormwater Concept Plan	22/01/21	A-3
5	Ground Floor Plan	22/01/21	A-3
6	South Front & West Left Façades	22/01/21	A-3
7	North Rear & East Right Façades	22/01/21	A-3
8	Section A-A & B-B	22/01/21	A-3
9	Details	22/01/21	A-3
10	Door & Window Schedules	22/01/21	A-3
11	Site Analysis Plan	22/01/21	A-3
-	Materials and Finishes	-	-
-	Materials and Finishes	-	-
-	Landscaping plan & schedule	19/01/21	A
-	Landscape details	19/01/21	A
-	Waste Management Plan	-	-
-	Waste Management Plan	-	-

d) Architectural drawings, prepared by Wisdom Homes as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Proposed Brick Veneer Dwelling – Lot 6066 Gleeson Rise, Catherine Park			
2	Site Plan	22/01/21	A-1
3	Benching Plan	22/01/21	A-1
4	Stormwater Concept Plan	18/01/21	A-1
5	Site Analysis Plan	22/01/21	A-1
6	Ground Floor Plan	18/01/21	A-1
7	West Front & North Left Façades	18/01/21	A-1
8	East Rear & South Right Façades	18/01/21	A-1
9	Section A-A & B-B	22/01/21	A-1

10	Door & Window Schedules	22/01/21	A-1
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- e) *Statement of Environmental Effects – Concept Development Application*, prepared by Urbanco, dated January 2021
- f) *(Draft) Heritage Impact Statement – Catherine Park House*, prepared by Tropman & Tropman Architects, dated 29 March 2021

EXCEPT AS AMENDED by the following general terms of approval:

HEIGHT LIMIT

2. The proposal shall be amended in accordance with the attached drawing (see below):
 - 4m height limit at the front building line to a maximum of 30% of the building frontage;
 - Building height envelope which increases by 27.5 degrees from the building line to a maximum 7m height;
 - The 7m height limit at the rear ridge height includes the approximately 0.4m building base; and
 - New houses should not include dormer windows or skylights in roof spaces (except on corner lots, as outlined in the site-specific exemptions).

Reason: To minimise impacts upon views and setting to and from the Oran Park heritage curtilage. Please note that all other controls including the DCP and Guidelines remain unchanged including the need for them to be single storey.

HERITAGE CONSULTANT

3. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

SITE PROTECTION

4. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

Reason: To ensure significant fabric including vegetation is protected during construction.

UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS

5. The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Reason: This is a standard condition to identify to the applicant how to proceed if historical archaeological deposits or relics are unexpectedly identified during works.

ABORIGINAL OBJECTS

6. Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and Heritage NSW is to be informed in accordance with the *National Parks and Wildlife Act 1974* (as amended). Works affecting Aboriginal objects on the site must not continue until Heritage NSW has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the *National Parks and Wildlife Act 1974*.

Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.

COMPLIANCE

7. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason: To ensure that the proposed works are completed as approved.

SECTION 60 APPLICATION

8. An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

Reason: To meet legislative requirements.

Advice

Section 148 of the *Heritage Act 1977* (the Act), allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

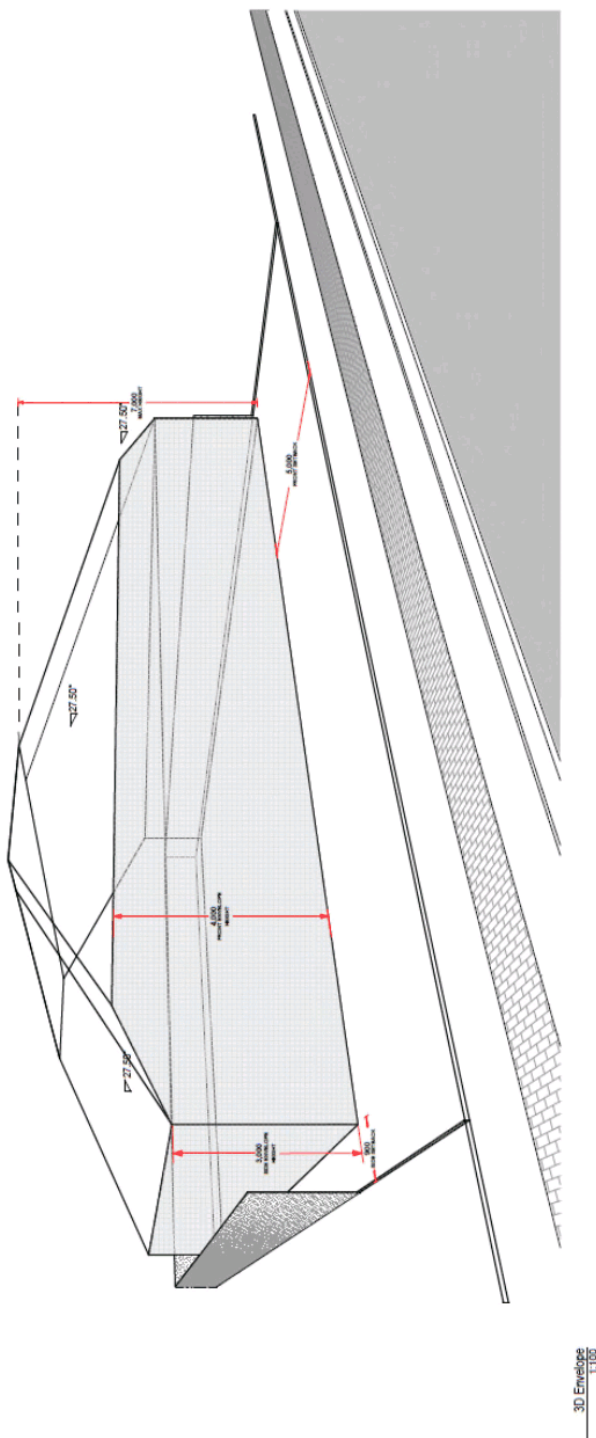
Right of Appeal

If you are dissatisfied with this determination, section 70A of the Act gives you the right of appeal to the Land and Environment Court.

If you have any questions regarding these general terms of approval, please contact Veerle Norbury, Senior Heritage Assessment Officer, at Heritage NSW, on 9873 8616 or veerle.norbury@environment.nsw.gov.au.

Yours sincerely

Steven Meredith
 A/Executive Director
 Heritage NSW
 Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
 24 May 2021



ORD02

APPENDIX 3
Oran Park House Heritage Exemption Guidelines

Attachment 1

ORD02

Attachment 1



CATHERINE PARK ESTATE

ORAN PARK HOUSE HERITAGE EXEMPTION GUIDELINES

October 2014



CATHERINE PARK ESTATE**ORAN PARK HOUSE HERITAGE EXEMPTION GUIDELINES****OCTOBER 2014****Prepared for: HIXSON PTY LTD**

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Document Status

VERSION	COMMENT	PREPARED BY	REVIEWED BY	REVIEW DATE	APPROVED BY	ISSUE DATE
1	Working Draft	GE/MM	GE			
2	Final	GE/MM	NM	17,10,2014	NM	20,10,2014

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1.0 ORAN PARK HOUSE HERITAGE CURTILAGE

1.1 Oran Park House

The Oran Park House has significance as one of a group of mid-nineteenth century pastoral properties in the Camden Local Government Area that was mostly used as a Gentleman's Estate or Country Retreat. The House's prominent landmark siting on a knoll allows views to and from the property from various distant vantage points including Oran Park Town and the Camden Valley Way.

The current land details for Oran Park House is Lot 27 of DP 213330 and address is 112 - 130 Oran Park Drive, Oran Park. The land is situated on the northern side of Oran Park Drive and is located between Camden Valley Way to the east and The Northern Road to the west.

1.2 Oran Park House heritage curtilage

The Oran Park House heritage curtilage incorporates the residential buildings and immediate surrounds (i.e. gardens, swimming pool, water tanks and outbuildings), a portion of two former driveways, a silo structure and a former coach house. The curtilage is defined in Figure 1 and extends to South Creek to provide a visual connection between the House and South Creek.

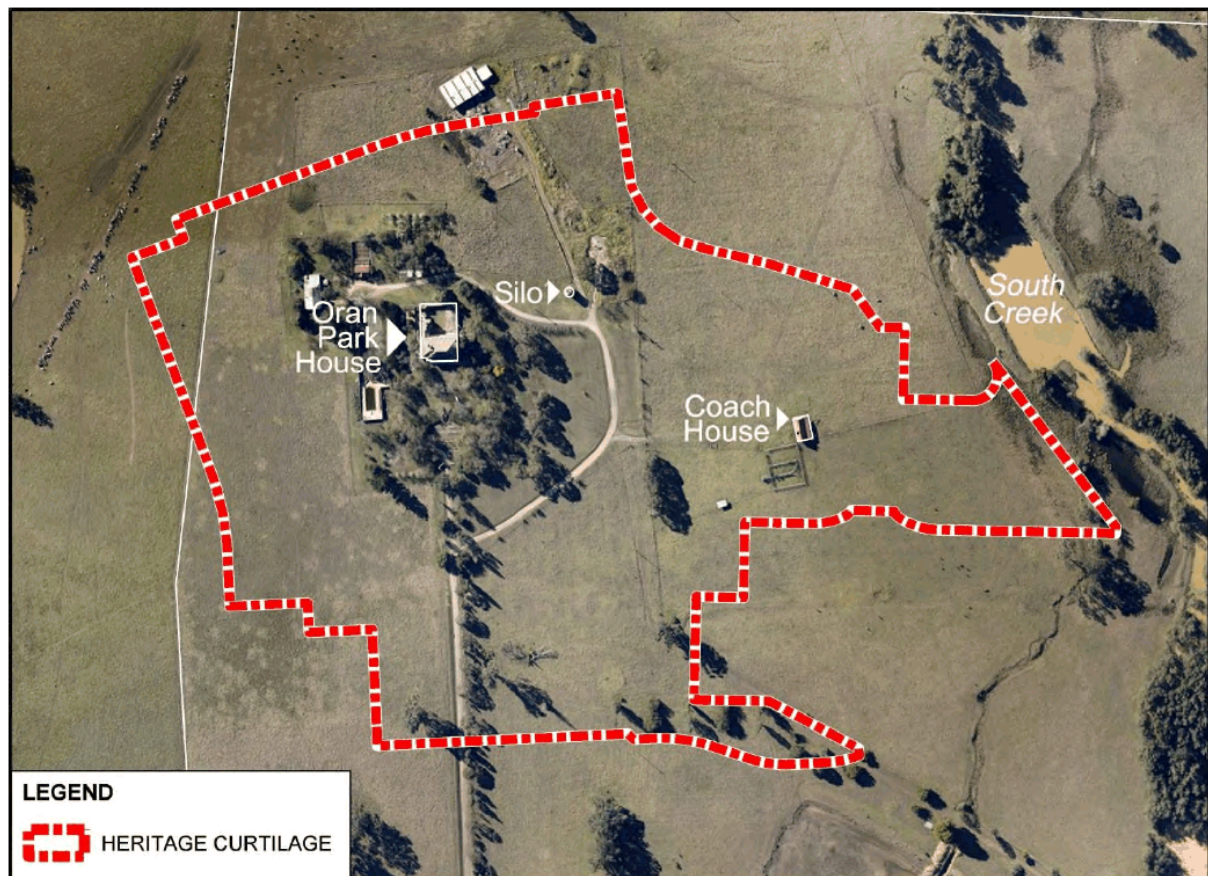


Figure 1 – Oran Park House Heritage Curtilage

The land including and surrounding Oran Park House was rezoned for urban development in December 2013. The curtilage incorporates the ultimate Oran Park House allotment and adjacent land that includes the streets, residential allotments, open space, drainage reserve and a local neighbourhood centre, which form the urban development planned around the House. This document specifically applies to the heritage curtilage area outside the Oran Park House allotment and does not apply provisions to the Oran Park House building or any other item within the allotment for the House. This document provide guidelines for the urban development, subdivision design and build form to ensure the heritage values of Oran Park House are preserved.

1.3 Exemptions relating to the Oran Park House outer curtilage area

Exemptions are granted from the need to obtain approval under Part 4 Division 3 of the Heritage Act relating to development within the Oran Park House heritage curtilage but excluding the land forming the allotment containing Oran Park House and the silo. The exemptions relate to all subdivision and any associated works, and building works within the area applying to this document.

Exemptions for all development except for the following:

- 1) Demolition of a heritage item(s).
- 2) Development that does not comply with the Oran Park House Exemption Guidelines (this document) as adopted by the NSW Heritage Council.

1.4 Land to which the Oran Park House outer curtilage guidelines apply

The land to which these guidelines apply is outlined in Figure 2 below.



Figure 2 – Land to which these guidelines apply

1.5 Guiding Design Recommendations

The following guiding design recommendations apply to all development within the Oran Park House heritage curtilage:

- Aim for a 'homogenous' design that is contemporary and neutral in tone, smooth, flowing and consistent in form and material. Subtle variations may be introduced to break the monotony of the overall look and skyline. Gentle articulation is preferred.
- The preferred materials to achieve the above include rendered surfaces in light to mid-range colours, painted weatherboards, tiled or Custom Orb roofs.
- Forms should be expressive but in a graceful elegant way as opposed to the solid appearance of Oran Park House.

1.6 Oran Park House outer heritage curtilage principles

Objectives

- To guide urban development within the heritage curtilage and preserve the heritage significance of Oran Park House and associated structures.
- To provide clear development outcomes for land uses and built form outcomes, including streets, parks, residential allotments, buildings, pathways, drainage areas and the local neighbourhood centre.

Controls

- 1) All development outside the Oran Park House allotment and within the heritage curtilage is to be designed to achieve the principles in Figure 3.



Figure 3 – Oran Park House Outer Heritage Curtilage Principles

2.0 LANDSCAPE ELEMENTS

2.1 Views and vistas

Objectives

- To retain the visual prominence of Oran Park House, its landscape setting and views.
- To ensure that adjacent and surrounding development respects the heritage value of Oran Park House and that the architectural design of buildings is contemporary and in visual harmony with its undulating and historical landscape context.

Controls

- 1) Residential development is to be designed to ensure that significant vistas to Oran Park House are retained when viewed from within the heritage curtilage as shown in Figure 4.

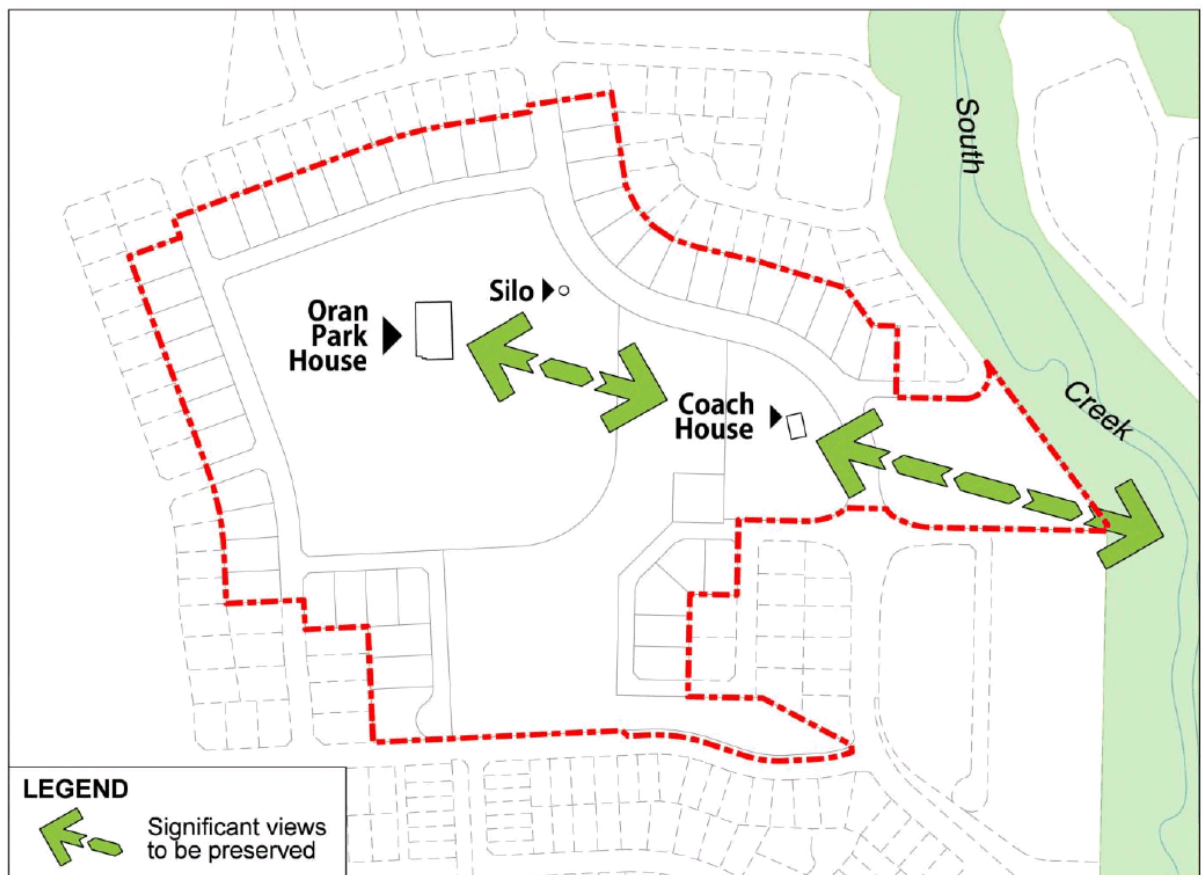


Figure 4 – Significant Vistas to be Preserved

2.2 Landscape character and design

Objectives

- To allow the traditional rural landscape to be retained and interpreted within the interface of the Oran Park House allotment.
- To ensure landscape treatments enhance the rural appearance of Oran Park House
- To ensure residential development surrounding the Oran Park House allotment, including streets and pathways, facilitates the conservation of the rural character of the heritage building.

Controls

- 1) Landscape treatments within the public domain areas are to preserve the rural appearance of Oran Park House.
- 2) Low density plantings are to be provided in public open spaces areas.
- 3) Former driveways are to be planted with trees either side to define their heritage location.
- 4) Feature trees within gardens are to be compatible with Council requirements.

3.0 SUBDIVISION DESIGN AND LAND DEVELOPMENT WORKS

3.1 Subdivision design principles

Objectives

- To allow subdivision for all land uses and activities within the heritage curtilage that have been planned for the locality.
- To provide a transition in development within the heritage curtilage area.
- To ensure land levels for development surrounding Oran Park House gently transition with the House allotment.
- To minimise the requirements for steep batters and retaining walls.

Controls

- 1) All subdivision outside the Oran Park House allotment and within the heritage curtilage is to be designed to be generally in accordance with Figure 5.



Figure 5 – Subdivision within the Oran Park House Outer Heritage

- 2) The subdivision design is to ensure that:
 - a. Building platforms are created that facilitate minimal changes in height.

- b. At the street frontage, any height variation across the site is limited.

3.2 Residential lot design

Objectives

- To provide a consistency in lot sizes and widths within the heritage curtilage between the Oran Park House allotment and development abutting the outer boundary of the curtilage.

Controls

- 1) The minimum lots size for residential allotments within the heritage curtilage is 700m².
- 2) The minimum lot frontage for residential allotments within the heritage curtilage is 20 metres.

3.3 Subdivision for non-residential land uses

Objectives

- To provide for the subdivision of non-residential land uses within the heritage curtilage in accordance with the planning for the Catherine Fields Part Precinct.

Controls

- 1) Subdivision for non-residential development is to be in accordance with Figure 5.

3.4 Streets

Objectives

- To reduce the impact of streets along the boundary to the Oran Park House allotment.

Controls

- 1) Local streets and access streets are to promote low speeds.
- 2) Streets are to be designed with roll kerbs.
- 3) Landscape treatments within the public domain are to extend to the street kerb.

3.5 Public open space and pathways

Objectives

- To provide public open space within the heritage curtilage to preserve the significance of Oran Park House.
- To ensure that pathways do not detract from the heritage values of Oran Park House and grounds.
- To promote an open pasture character within surrounding open space areas.

Controls

- 1) Public open space and pathways within these areas are to be provided generally in accordance with Figure 6.

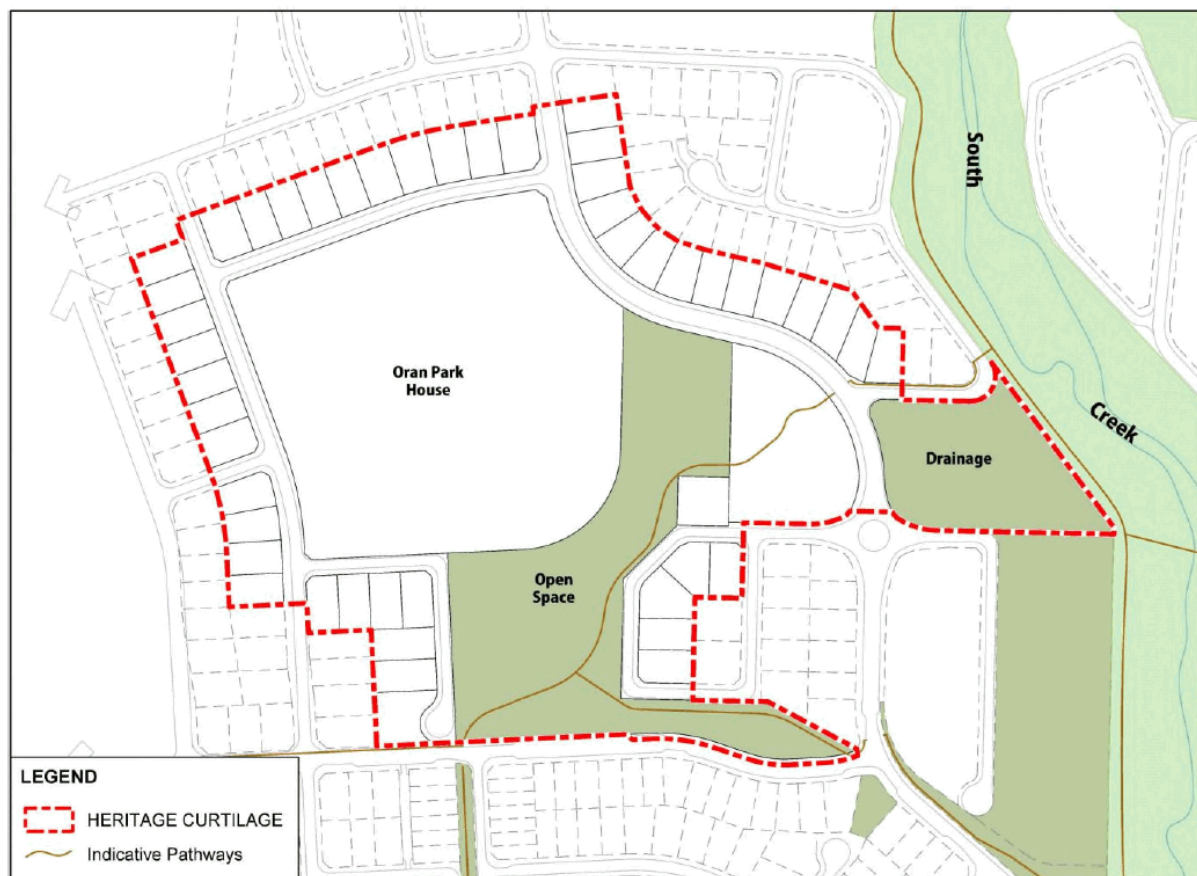


Figure 6 – Public Open Space and Pathways

- 2) Public open spaces are to be designed for trees, shrubs, pathways, furniture and playgrounds.
- 3) Large green open spaces are to be grassed with expansive open spaces.
- 4) Pathways aligned with former driveways are to be planted with trees on both sides.
- 5) Pathways are not to be provided in the verge of streets abutting the Oran Park House allotment.
- 6) Pathways are to be provided on the same side of the street as the residential buildings.

3.6 Trees and shrubs

Objectives

- To provide tree plantings in open space areas that are representative of existing local native species.
- To provide street tree plantings that provide a contrast to street tree plants outside the Oran Park Heritage Curtilage and support the heritage values of Oran Park House and grounds.

Controls

- 1) Trees within parks are to comprise endemic species that are common to locality, including Forest Red Gum (*Eucalyptus tereticornis*) and Broad-leaved Apple (*Angophora subvelutina*).
- 2) Street tree species are to be consistent with the requirements of Schedule 4 in the Camden Growth Centres DCP.
- 3) Street trees are to differ from the species used in non-heritage curtilage streets.
- 4) Street trees are to be provided in accordance with the Landscape Strategy prepared for the Catherine Fields (Part) Precinct.

3.7 Drainage Basin**Objectives**

- To ensure the design of the drainage basin within the heritage curtilage protects the views and vistas towards the Coach House and Oran Park House.
- To ensure the drainage basin does not detract from the heritage values of the Oran Park House and grounds.

Controls

- 1) The drainage basin is to be designed so that it preserves the open space character and amenity of the Oran Park House heritage curtilage and the adjacent South Creek.
- 2) The drainage basin is to be landscaped with an appropriate balance of turf and native plants.
- 3) Planting within the drainage basin should ensure views towards Oran Park House and the Coach House are maintained.

3.8 Bulk earthworks**Objectives**

- To minimise major changes in levels within the land surrounding Oran Park House.
- To provide a gentle transition in grades between Oran Park House and surrounding development.
- To provide landforms that require minimal earthworks during construction of residential buildings.

Controls

- 1) Earthworks levels are to respect the existing landform of the area forming the Oran Park House allotment.
- 2) Finished levels of new development surrounding the Oran Park House allotment are to integrate with the existing levels within the House allotment.
- 3) Sloping finished levels for new residential allotments surrounding the Oran Park House allotment are to be minimised.

3.9 Archaeology associated with the Coach House

Objectives

- To conserve the indigenous and European Cultural heritage and minimise development impact.
- To ensure development is appropriately designed to protect and manage the Archaeological resource associated with the Coach House.

Controls

- 1) Carefully design any new interventions to avoid any disturbance of potential archaeological items located within these areas.
- 2) Engage a suitable heritage consultant and archaeologist to assess, record and monitor the works in the event of any disturbance to the Coach House having to take place. Archaeologists must meet the current Heritage Council requirements for an Excavation Director and obtain appropriate approvals, exemptions to or excavations permits required under Section 57(1) or sections 139-146 of the Heritage Act 1977 prior to any excavation of areas of identified archaeological potential.
- 3) Retain any archaeological evidence uncovered on the site in situ wherever possible, so long as it will not be damaged in any works on site.
- 4) Appropriately catalogue any archaeological finds retained in situ for future reference.
- 5) Assemble, catalogue and safely house any archaeological finds that have been or are in the future uncovered on the site and are deemed appropriate to be removed by the supervising archaeologist.

4.0 RESIDENTIAL BUILT FORM DESIGN

4.1 Residential Built Form

Objectives

- To provide a character and style of development which respects and complements the Oran Park House heritage curtilage.
- To provide consistency in built form which respects the character of the Oran Park House heritage curtilage.
- To achieve an integrated development outcome for all dwellings within the Oran Park House heritage curtilage.

Controls

- 1) The design of dwellings for each street elevation and street block is to be undertaken simultaneously and delivered as a complete package by one builder.

4.2 Street facades and visible elevations

Objectives

- To promote a contemporary architectural response to Oran Park House in residential building design.
- To ensure that the design of dwellings within the Oran Park House heritage curtilage does not detract from the heritage significance of the house and grounds.

- To enhance the appearance and design quality of housing within the Oran Park House heritage curtilage.
- To contribute to the landscape setting and open up views to vistas through providing breaks between buildings.
- To establish a consistent design, material selection and treatments to building facades and roofs.
- To provide suitable articulation to the street.

Controls

- 1) Residential buildings are to have contemporary designs and are not to imitate historic styles.
- 2) All dwellings within the heritage curtilage area are to have architectural merit.
- 3) Building facades are to be visually interesting and articulated suitably to break up the building mass. At least three of the following design features are to be incorporated into the front facade:
 - a. Front doors with side lights;
 - b. Contemporary window treatments including aluminium or timber frames in neutral colours;
 - c. Bay Windows (rectangular only);
 - d. Entry portico; and
 - e. Recessed garage doors setback behind the primary facade.
- 4) Colonial style window treatments are not appropriate where visible from the public domain.
- 5) Window design to the front facade, or where visible from the public domain is to have a dominant vertical proportion.
- 6) Picture windows or fully glazed walls are permitted to the street facade.
- 7) An entry portico is to be of contemporary design and appearance. Access to the entry portico may be from either the driveway or a separate path.
- 8) Shadow lines are an appropriate element to complement the overall facade appearance.
NB. Shadow lines are a design feature that enhance the elevation of wall treatments, such as corbels or recessions.
- 9) The design of dwellings shall include an articulated front elevation in the direction of the Primary Street.

4.3 Corner sites

Objectives

- To ensure the design of dwellings on corner lots are well articulated and contribute to the design quality of housing within the Oran Park House heritage curtilage.
- To create interest and diversity in the streetscapes surrounding the Oran Park House.

Controls

- 1) The design of dwellings on corner lots shall include a side return which has at least one major opening facing the direction of the Secondary Street. The side return shall be articulated so to present as an extension of the front elevation and shall not be obstructed by visually impermeable fencing.
- 2) Architectural features and dormer windows may be appropriate on corner lots, where there will be no impact on the view and vistas to and from the Oran Park House and grounds.

4.4 Setbacks**Objectives**

- To ensure that the design of dwellings within the Oran Park House heritage curtilage does not detract from the heritage significance of the house and grounds.
- To contribute to the landscape setting and open up views to vistas through providing breaks between buildings.
- To reduce the impact of building bulk and provide an attractive setting for buildings, landscape and streetscape.
- To provide an appropriate transition between public and private space within the heritage curtilage.
- To achieve consistency in streetscapes within the Oran Park House heritage curtilage.

Controls

- 1) Dwellings are required to comply with the following minimum setback provisions:

	Minimum
a) Front Dwelling Setback:	5m
b) Front Garage Setback:	6m
c) Rear Boundary Setback:	5m
d) Side Boundary Setback:	0.9m (average 2m*)
e) Corner Lot Side Boundary Setback:	3m

*NB. In addition to the minimum side boundary setback of 0.9m, the siting of dwellings is required to achieve an average 4m side separation between dwellings along an entire street block. Pursuant to Section 4.1 of these Guidelines, the simultaneous delivery of dwellings within the heritage curtilage by one builder will ensure the average 4m separation is achieved.

4.5 Building height**Objectives**

- To promote a building height which reinforces the existing character of the area and does not detract from the Oran Park House and associated buildings.
- To protect the views and vistas to Oran Park House from within the heritage curtilage.
- To ensure that buildings are of an appropriate scale and do not create an adverse impact on the amenity of the area.

Controls

- 1) Buildings are to be single storey in height within the Oran Park House heritage curtilage.
- 2) Variations to the building height on corner lots may be appropriate where attic rooms with dormer windows are proposed, and where there will be no impact on the views and vistas to and from Oran Park House and grounds.

4.6 Roofs**Objectives**

- To ensure that the design of dwellings within the Oran Park House heritage curtilage does not detract from the heritage significance of the house and grounds.
- To reduce the regularity of roof forms and soften their effect on the views and vistas to and from the Oran Park House.
- To promote the use of materials and colours that create attractive and complementary streetscapes within the Oran Park House heritage curtilage.

Controls

- 1) Roof pitches are to be between 22.5 degrees and up to 35 degrees.
- 2) Roofs are to be of simple design and form with either simple hips or gables. Federation detailing, symbolism and Victorian Inspired gables are not permitted.
- 3) The minimum eave overhang is 450mm.

4.7 Lofts, attics and dormer windows**Objectives**

- To promote variety and interest in the streetscape within the Oran Park House heritage curtilage.
- To provide flexibility in the design and location of floor space within a home.

Controls

- 1) Variations to the building height on corner lots may be appropriate when attic rooms with dormer windows are proposed, and where there will be no impact on the views and vistas to and from Oran Park House and grounds.
- 2) Occasional lofts can go over roof pitch as long as design proportions are in harmony with overall skyline of development.

4.8 Garages**Objectives**

- To protect the amenity of and create attractive streetscapes within the Oran Park House heritage curtilage.
- To respect the existing character of the area and provide a sensitive built form response.
- To reduce the dominance of garages within the streetscape and ensure they do not detract from the streetscape or appearance of dwellings.

- To ensure the visual connection between the dwelling and the streetscape is maintained.
- Garages and driveways should be designed to minimise the on-street parking surrounding Oran Park House

Controls

- 1) Garages are required to be setback a minimum of 6m from the front boundary.
- 2) The width of garages must not exceed 50% of the dwelling and be setback a minimum 1m behind the main part of the dwelling.
- 3) Garages are required to be integrated into the building design and be consistent in respect of materials, colours and roof pitch.
- 4) Garages are to accommodate two cars, with allowance for a further two cars to be parked on the residential lot in front of the garage.

4.9 Building materials

Objectives

- To minimise the impact on the cultural landscape and streetscape surrounding Oran Park House.
- To use a range of building materials which are complementary to each other and that can enhance the character of the heritage curtilage.

Controls

- 1) Building materials and finishes are to be non-reflective.
- 2) Neutral material palette such as mid-range greys, olives and browns are recommended.
- 3) Roofs may be constructed from either tiles or corrugated roofing material. When corrugated material is used, it is preferable if it is of a traditional profile and not angular or seamed.
- 4) The colour of roofs and roofing material is to utilise neutral colour tones within the following ranges:
 - a. greys,
 - b. browns,
 - c. dark tones.
- 5) Clear/tinted /coloured acrylic roof material and other roof tones or colours (including black and green) are not permitted.
- 6) Front walls may be rendered and have defining bands but no historically referring features are permitted.
- 7) The following wall materials are appropriate:
 - a. Face brickwork struck or tooled joints;
 - b. Light coloured mortar joints; and
 - c. Fine rendered textures, painted in neutral colours.

- 8) Garages must be constructed using the same materials as the dwelling.

4.10 Landscaping

Objectives

- To provide landscaping that will make a positive contribution to the streetscape and complement built form within the heritage curtilage.
- To ensure residential development surrounding the Oran Park House allotment, preserves the rural character of the heritage building.

Controls

- 1) All parts of the residential allotment in front of the building and facing the street not built on or paved on are to be landscaped, with materials such as turf, groundcover, garden beds, shrubs and trees.
- 2) The landscaping of front gardens is to be finished to a high standard and complement the dwelling.
- 3) Front gardens are to be landscaped with a good balance of turf, garden beds, paving, shrubs and trees.
- 4) The use of native plants is encouraged.

4.11 Driveways

Objectives

- To ensure driveways do not detract from the rural landscape character of the Oran Park House heritage curtilage.

Controls

- 1) Crossovers are to be a consistent width and consistent with any additional design guidance within Camden Growth Centres DCP, Schedule 4 Catherine Fields (Part) Precinct.
- 2) Driveways are to:
 - a. Have a maximum width of 6m.
 - b. Be designed with high quality stone pavers, large tiles, selected permeable paving or exposed aggregate. The colour and finish of stone pavers and tiles is to be subdued. Natural as opposed to a polished look.
- 3) When concrete driveways are proposed, the design is to break up its mass through the inclusion of bands of stone pavers. Stencilled concrete finishes on driveways are not appropriate.

4.12 Fencing

Objectives

- To establish a consistent approach for the design and material selection of front fences if provided within the Oran Park Heritage Curtilage.
- To provide front fences which enhance the streetscape and achieve appropriate separation between public and private space, whilst maintaining important views and vistas within the Oran Park House heritage curtilage.

Controls

- 1) Front boundary fences of dwellings immediately opposite Oran Park House are to be of a low masonry construction, of contemporary style and complement the heritage significance of Oran Park House and grounds (Note: further design guidance is provided in Built Form Design Section).
- 2) Front fences are to be of similar design and materials along the street frontage.
- 3) Fencing along the front boundary is limited to a maximum height of 1.2m.
- 4) The design and material selection and finish of front fences is to be different to front fences in non-heritage curtilage areas.
- 5) The following materials are appropriate for front fences:
 - a. Masonry and rendered; and
 - b. Metal post fences or timber with 50% transparency.
- 6) Side fencing to corner sites is to be consistent in colour and materials to front fencing.

4.13 Secondary dwellings and Ancillary Buildings**Objectives**

- To ensure secondary dwellings and ancillary buildings do not detract from the streetscape or the visual amenity of the Oran Park House heritage curtilage.
- To respect the existing rural character of the Oran Park House heritage curtilage and provide a sensitive built form response.

Controls

- 1) Secondary dwellings and ancillary buildings are permitted within 900mm of the main dwelling.
- 2) Secondary dwellings and ancillary buildings are to be screened from public views, unless constructed from the same materials as the main dwelling.
- 3) Secondary dwellings and ancillary buildings are required to comply with the minimum setback and maximum building height provisions under these Guidelines.

4.14 Rooftop fixtures, air conditioners, TV antennas and satellite dishes**Objectives**

- To provide an integrated building design and protect the visual amenity and character of the Oran Park House heritage curtilage.

Controls

- 1) Rooftop fixtures, air conditioners, tv antennas, solar panels and satellite dishes shall be located so they are screened/minimised from public view.

4.15 Letterboxes

Objectives

- To protect the amenity of and create attractive streetscapes within the Oran Park House heritage curtilage.
- To reduce the visual presence of letterboxes within the streetscape and ensure they do not detract from the streetscape or appearance of dwellings.

Controls

- 1) Letterboxes should be located so as not become a feature of the streetscape.
- 2) Letterboxes should be designed as an integrated feature of the fence.

4.16 Outbuildings

Objectives

- To ensure outbuildings do not detract from the streetscape or the visual amenity of dwellings.
- To respect the existing rural character of the Oran Park House heritage curtilage and provide a sensitive built form response.

Controls

- 1) Outbuildings are to be screened from public view, unless constructed from the same materials as the dwelling.
- 2) Outbuildings are required to comply with the minimum setback provisions of these Guidelines.

5.0 COACH HOUSE AND LOCAL NEIGHBOURHOOD CENTRE

5.1 Coach House design principles

Objectives

- To ensure views and vistas between the Coach House and Oran Park House are maintained.
- To restore the Coach House to a suitable standard and allow for it to be integrated into the Local Neighbourhood Centre.
- To capitalise on the unique qualities of the Coach House and allow for its adaptive re-use.
- To ensure the Coach House is celebrated and can contribute to the unique identity of the Local Neighbourhood Centre.

Controls

- 1) The Coach House is required to be restored, as close as practical, to its original character and to a standard appropriate to allow for its adaptive re-use.
- 2) The Coach House is to be used as a convenience store/café as indicated in Figure 7.
- 3) The provision of alfresco dining in the areas surrounding the Coach House is encouraged.

5.2 Local neighbourhood centre concept design

Objectives

- To ensure views and vistas between the Coach House, Oran Park House and South Creek are maintained and capitalised upon.
- To ensure new buildings, car parking and associated landscaping do not detract from the heritage values of Oran Park House, its associated buildings and landscape.
- To provide a character and style of development which respects and complements the Oran Park House, its landscape setting and views.
- To provide a style of development which effectively integrates the Coach House as a key feature of the Local Neighbourhood Centre.
- To ensure the creation of a vibrant Local Neighbourhood Centre which celebrates the connection to the Oran Park House, its associated buildings and the Coach House.
- To provide clear development outcomes for the Local Neighbourhood Centre, including land uses, buildings, pathways, car parks, and community spaces.
- To provide activated community spaces within the Local Neighbourhood Centre, which link the Coach House to the adjoining land uses.

Controls

- 1) All development within the Local Neighbourhood Centre is to generally be in accordance with the layout and land uses shown in Figure 7.
- 2) Commercial/Retail development within the Local Neighbourhood Centre is to ensure appropriate activation of the central plaza and playground.
- 3) Building facades are to be visually interesting and complement the Coach House.
- 4) A central plaza is required to be provided in accordance with Figure 7, which provides opportunity for alfresco dining, serves as a community gathering space and protects views and vistas between the Coach House and Oran Park house.
- 5) Structures which could potentially impact the views/vistas between the Coach House and Oran Park House are not permitted within the central plaza.

**Figure 7 – Local Neighbourhood Centre**

ORD02

Attachment 1



Suite 801, 171 Clarence Street
SYDNEY NSW 2000
PO Box 1778 SYDNEY NSW 2001



ORD02

Attachment 1



ORD02

Attachment 1

APPENDIX 4

Harrington Estates letter to Heritage NSW

19 January 2021

Heritage NSW
Locked Bag 5020
Parramatta NSW 2124

ATTN: Rajeev Maini

Dear Rajeev,

RE: Proposal to Amend Height Limit for Homes surrounding Oran Park House (SHR 1695)

I refer to our meeting on 15 January with Heritage NSW, Camden Council, Harrington Estates and Urbanco.

At our meeting we discussed the numeric height limit that was imposed under the State Environmental Planning Policy with a view to requiring single storey homes to be constructed around Oran Park House.

In reviewing the documentation that led to the rezoning of the Catherine Fields (Part) Precinct and the listing of Oran Park House as being a Heritage Item of State significance, it is clear that the intention was for "new homes that directly front Oran Park House should face the house and be 'stately' homes that are well spaced." It is also clear that it was intended for these single storey homes to have a roof pitch that is higher than standard roof pitches.

All documentation leading to the rezoning and listing of the heritage item discusses "single storey" homes as opposed to referencing a numeric height limit. This documentation includes the exemption guidelines referenced in the listing 'Catherine Park Estate: Oran Park House Curtilage Exemption Guidelines' (prepared by Design & Planning for Hixson Pty Ltd, dated October 2014).

A height limit of 5 metres was imposed by the Department of Planning through a "Height of Buildings Map (004 and 009)" that was created and gazetted with the rezoning of the land. Our understanding is that this limit was created with a view to ensure the agreed single storey outcome for new houses around Oran Park House. However, the limit is too low and imposition of the numeric limit will mean that the intended housing outcomes cannot be produced. It is also contradictory to the Development Control Plan that has been adopted by Council. We are therefore applying to have this numeric limit adjusted to 8 metres. The process of amending this limit is likely to take 12 months.

In the meantime, numerous housing applications are likely to be lodged with Camden Council with homes that are of a height greater than 5 metres. It is likely that these applications, despite being in accordance with the Heritage Exemption guidelines, could be referred to HeritageNSW.

We therefore request Heritage Council endorsement of a proposed increase in height from 5 metres to 8 metres.

To accompany this request, please find the following attachments:

1. The Height of Buildings Maps that will ultimately be amended following a rezoning process. We are seeking the height limit of 5 metres to be amended to 8 metres.
2. Extracts from the presentation to the Heritage Council by Harrington Estates on 8 July 2014. The presentation demonstrated the typical street elevations that were expected to be achieved surrounding the Oran Park House. The controls presented informed the 'Catherine Park Estate: Oran Park House Curtilage Exemption Guidelines' (prepared by Design & Planning for Hixson Pty Ltd, dated October 2014).
3. Plans for three homes (lots 6017, 6044 and 6066) that will shortly be lodged with Camden Council for approval. The total height of these homes is in the order of 7 metres.
4. Plans of a home that has been adjusted to comply with the 5 metre height limit by adjusting the roof pitch. A plan of alternative home that is narrow enough to comply with the limit is also provided. Both of these plans demonstrate the potential outcomes of adhering to the existing height limit that contradict the desired outcomes surrounding Oran Park House.

We trust the information provided demonstrates the background and the need to increase the height limit. Should you require any further information please do not hesitate to contact the undersigned.

Yours sincerely,

Trevor Jensen
Development Director

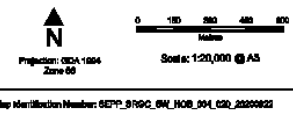
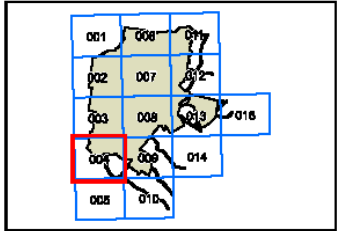
ATTACHMENT 1 - STATE ENVIRONMENTAL PLANNING POLICY (SEPP) HEIGHT OF BUILDINGS MAPS

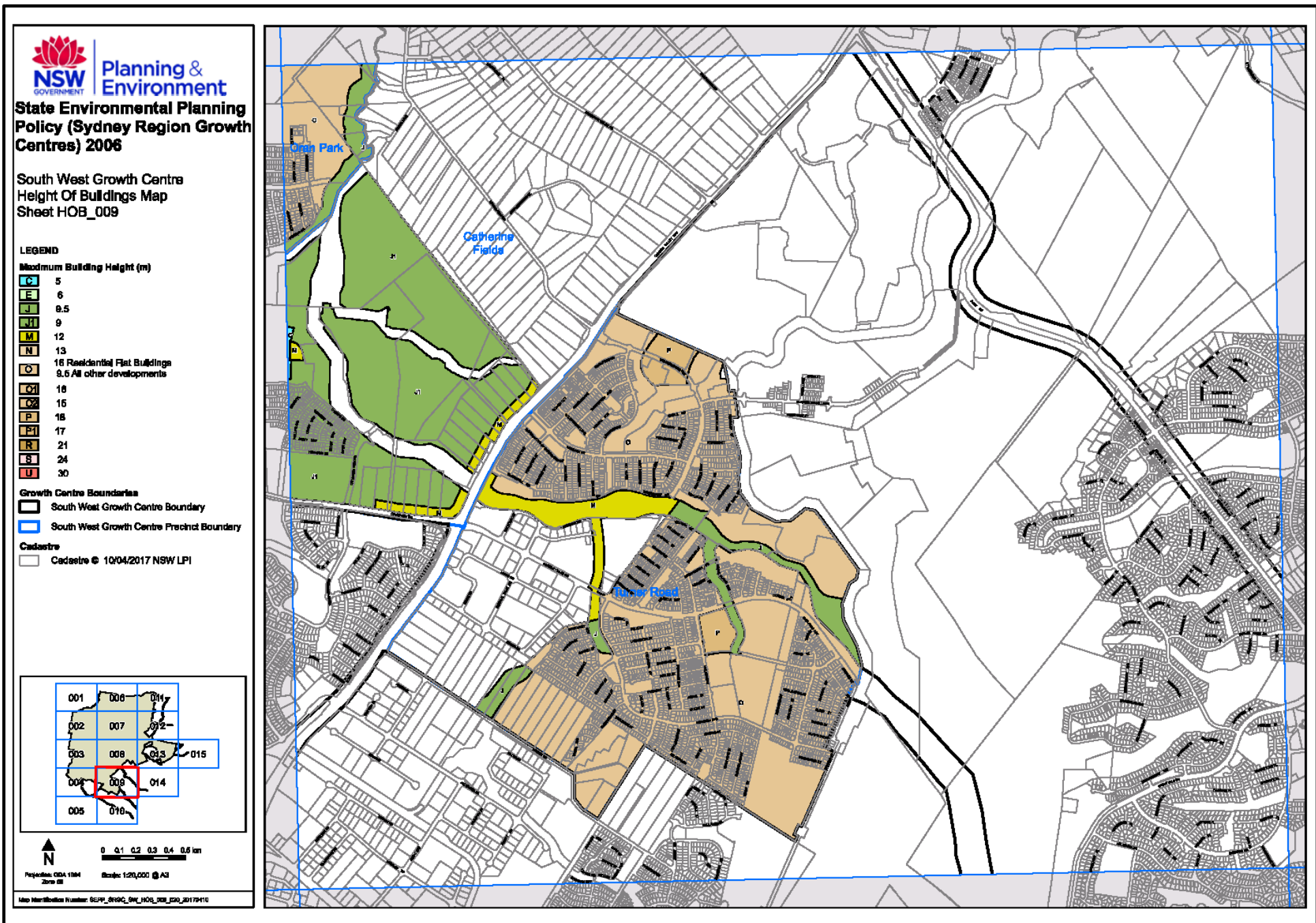


State Environmental Planning Policy (Sydney Region Growth Centres) 2006

South West Growth Centre
Height of Buildings Map -
Sheet HOB_004

- Maximum Building Height (m)
- C 5
 - E 8
 - J 8.5
 - J1 9
 - M 12
 - N 13
 - O 16 Residential Flat Buildings
R5 All other developments
 - O1 16
 - O2 15
 - P 18
 - P1 17
 - R 21
 - S 24
 - U 30
 - X 47
- Growth Centre Boundaries
- South West Growth Centre Boundary
 - South West Growth Centre Precinct Boundary
- Cadastral
- Cadastral 22/09/2020 © Spatial Services





Attachment 1

ORD02

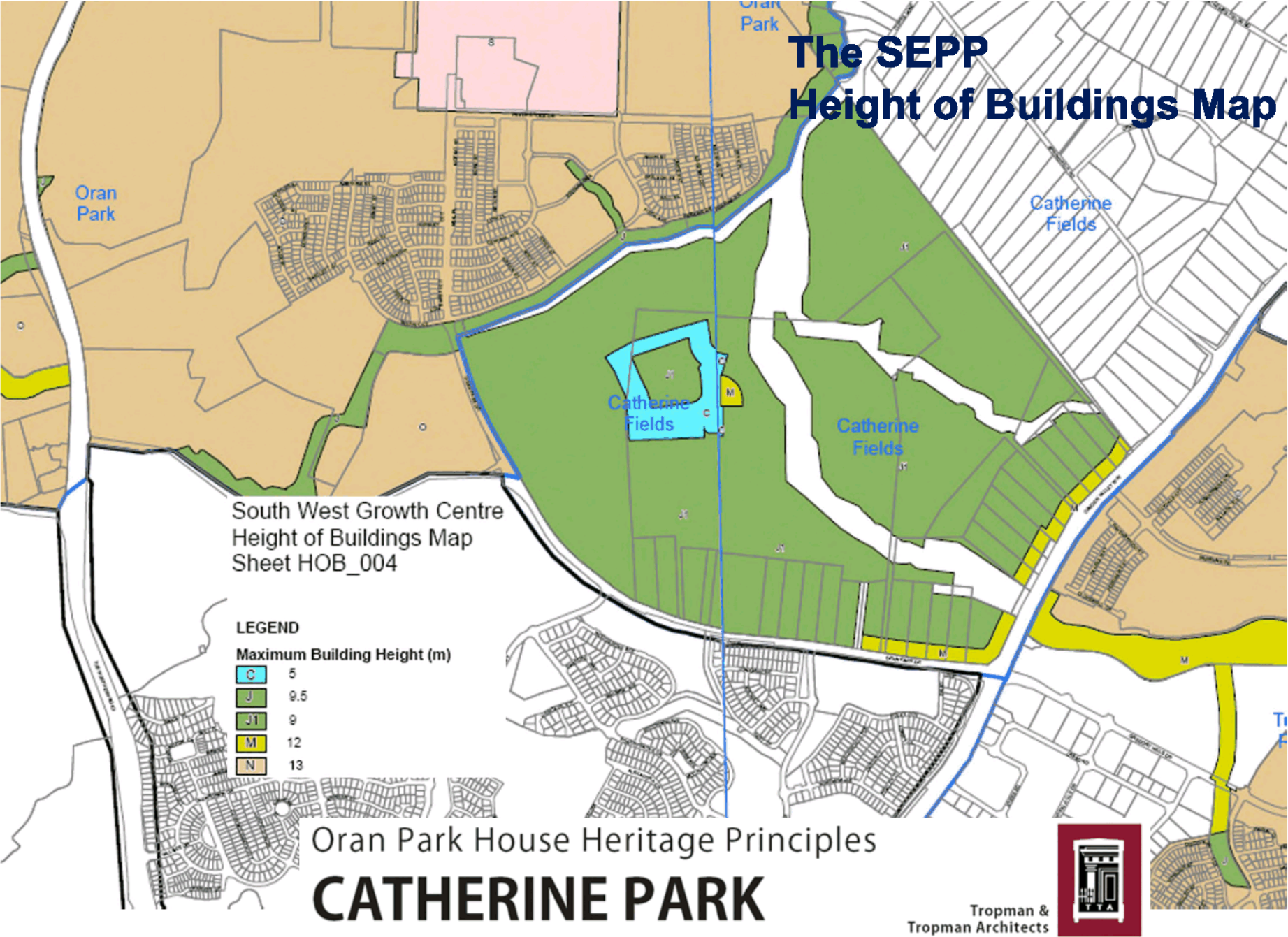
ATTACHMENT 2 - EXTRACTS FROM HARRINGTON ESTATES PRESENTATION TO HERITAGE COUNCIL 8 JULY 2014

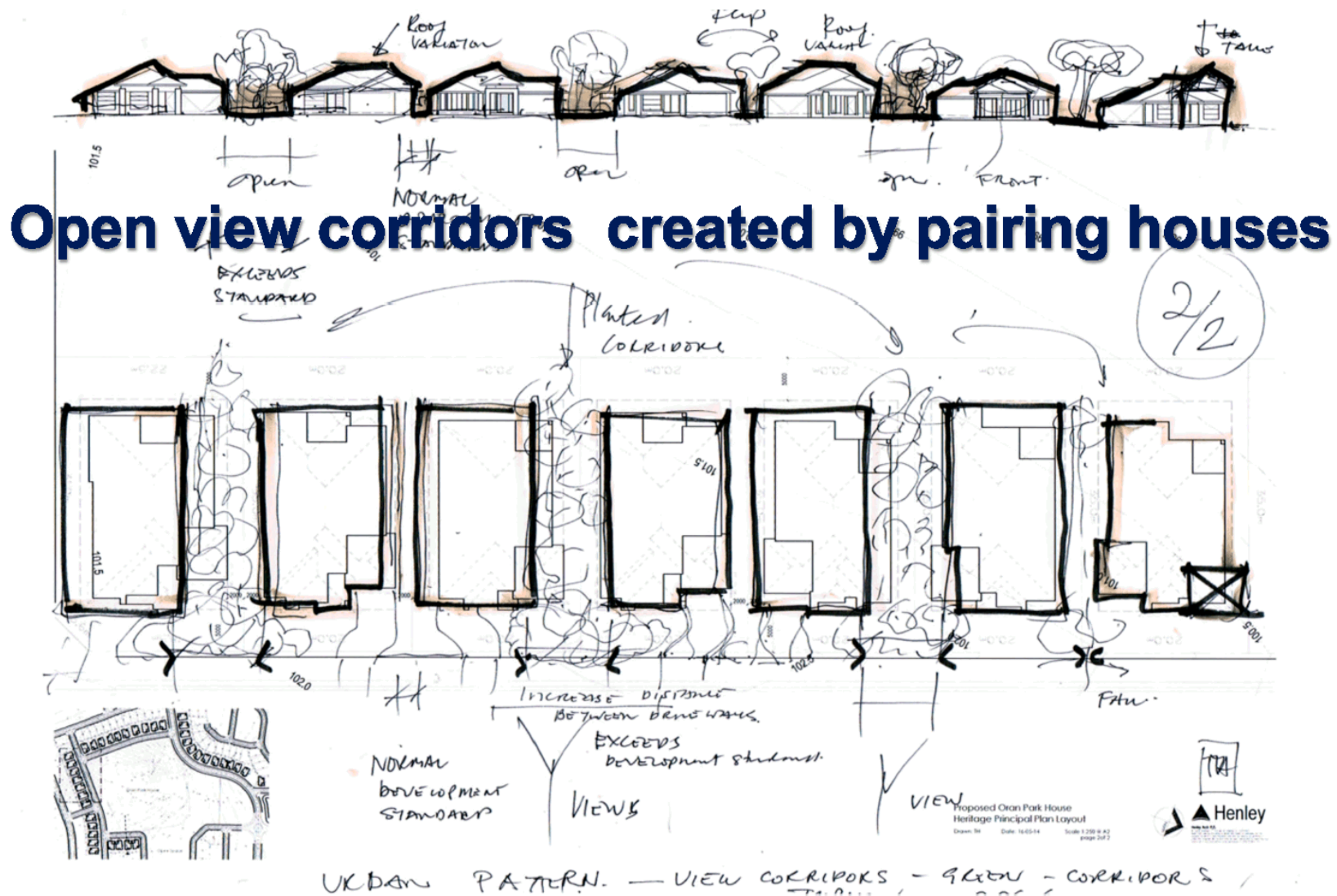


Oran Park House Heritage Principles
CATHERINE PARK

Tropman &
Tropman Architects





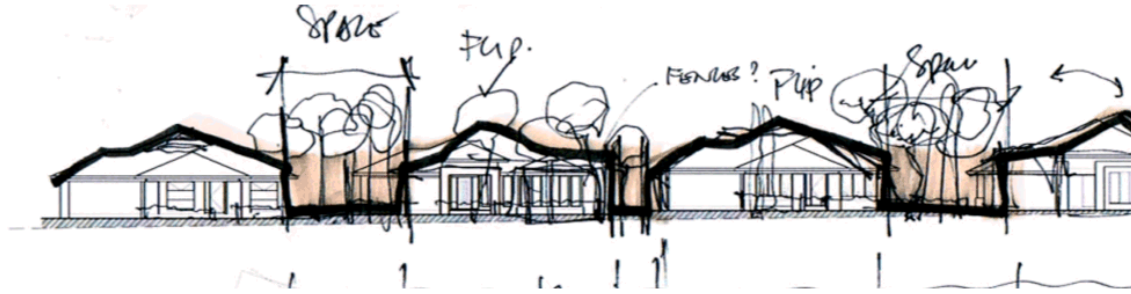


Oran Park House Heritage Principles

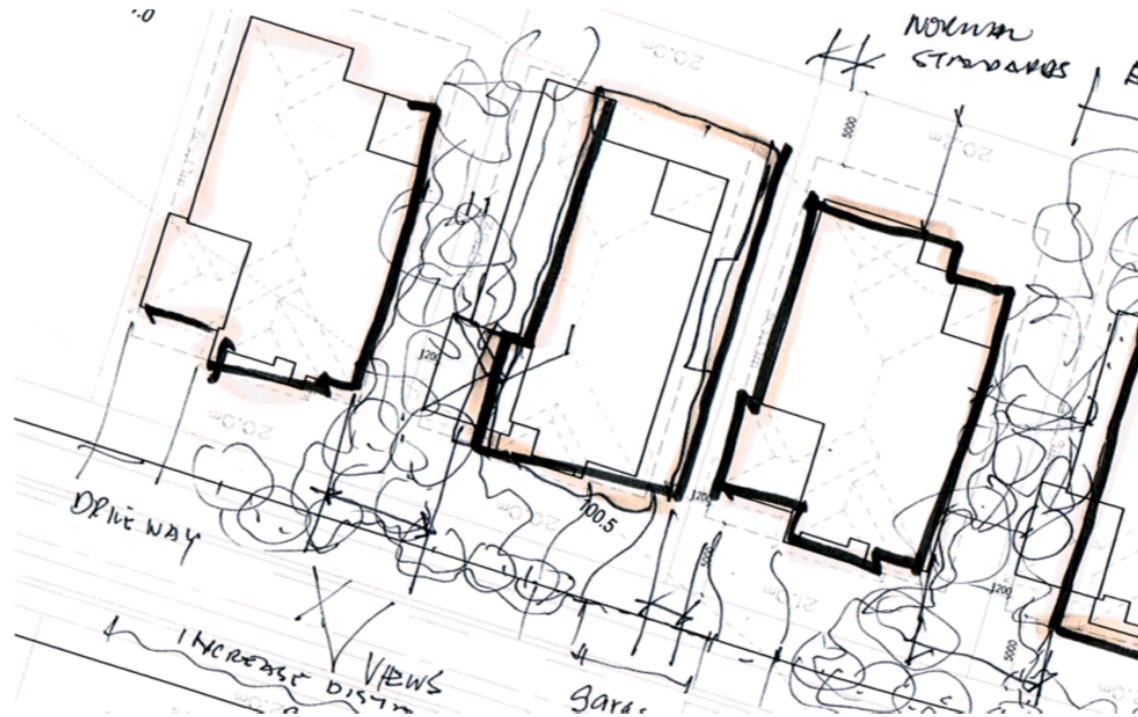
CATHERINE PARK

Tropman &
Tropman Architects





Open view corridors created by pairing houses

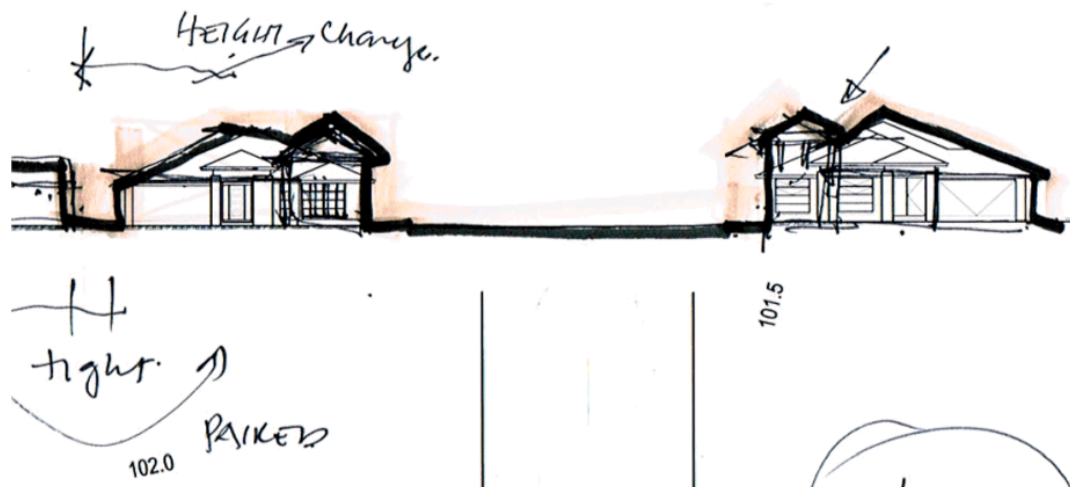


Oran Park House Heritage Principles

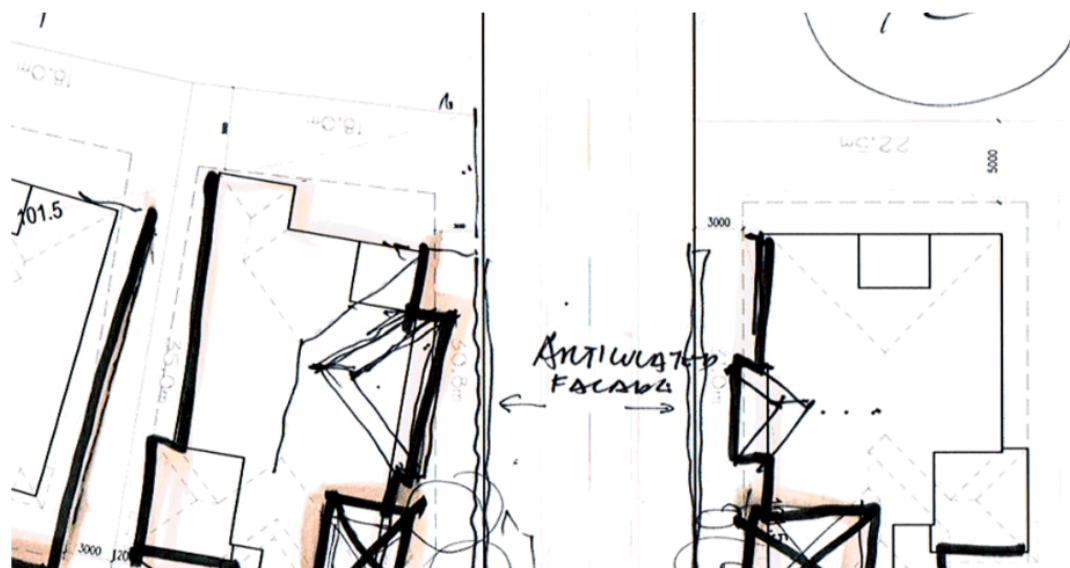
CATHERINE PARK

Tropman &
Tropman Architects





Corner houses to have vertical elements



Oran Park House Heritage Principles

CATHERINE PARK

Tropman &
Tropman Architects





Oran Park House Proposed Curtilage in the Catherine Park Residential Subdivision Design Proposal



Oran Park House Heritage Principles

CATHERINE PARK

Tropman &
Tropman Architects



Summary

The proposed subdivision design acknowledges the residential lots beside Oran Park House Curtilage appropriately and in accordance with the SEPP

Equally spaced lots of exactly the same size with small houses will not be a suitable response to integrating the curtilage of Oran park House and the residential development.

The proposed lot sizes and variation in side setbacks allow an appropriate urban context by reducing stepping down of housing platforms and retaining land forms

The proposed curtilage linking the house with South Creek and associated environs succeeds in interpreting Oran Park House Estate

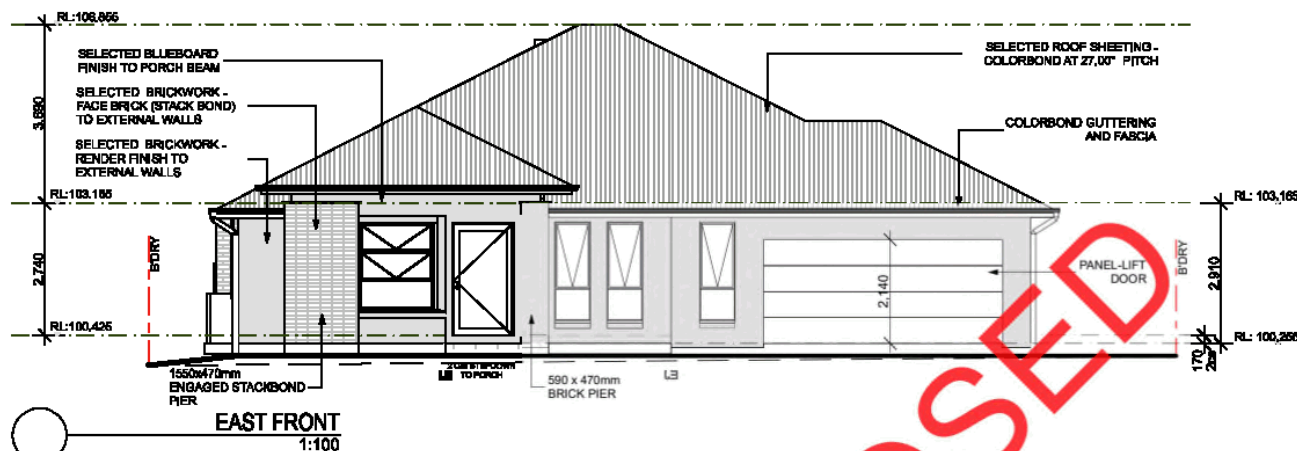
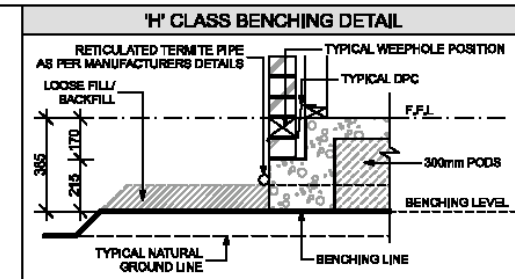
Oran Park House Heritage Principles

CATHERINE PARK

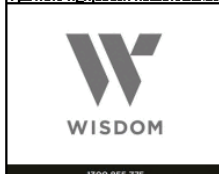


**ATTACHMENT 3 - FACADE PLANS FOR LOTS 6017, 6044 AND 6066 TO BE LODGED WITH CAMDEN COUNCIL
FOR APPROVAL**

NOTES:
 - STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
 - STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.3.1.3 OF B.C.A.2019 WHEN TESTED IN ACCORDANCE WITH AS4686-2016.
 - OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.1 OF THE BCA 2019 VOL. 2
 - FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 120mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.



FILE PATH: T:\WISDOM PROJECTS\Catherine Park Stage 7\LOT 6017\Lot 6017_Catherine Park.dwg



PROJECT:
 PROPOSED BRICK VENEER DWELLING
CLIENT:
 WISDOM HOMES
ADDRESS:
 Lot 6017 Gleeson Rise,
 CATHERINE PARK

⊗ EXHAUST FAN
 ☑ SMOKE ALARM AS 3785-1995

LODGE: D.A.V.C.C
DP No: UNREG.

*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A

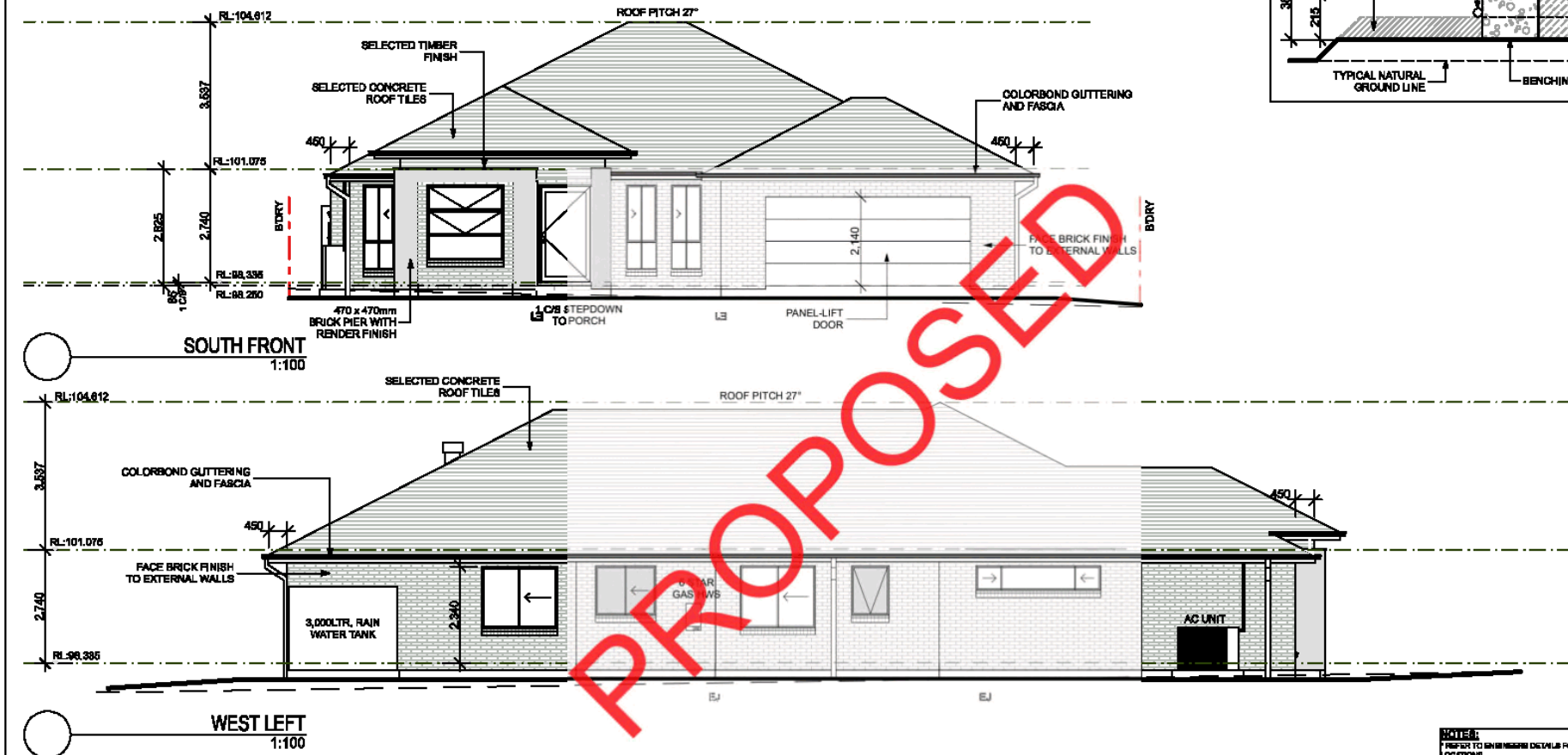
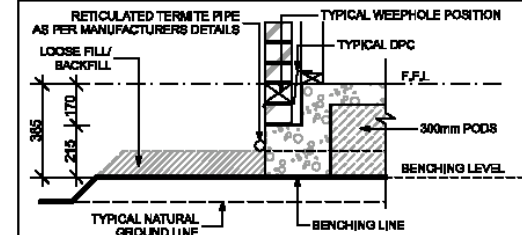
NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEER'S DETAILS, WHERE ENGINEER'S STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEER'S PLAN WILL TAKE PRECEDENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED

REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	SUBMISSION SET	JD	18/1/21
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 6017	DRAWN: WH
LGA: CAMDEN	FLAT DATE: 13/01/2021
DESIGN: PROSPERITY 34	SLAB CLASS: 'H1' CLASS
FAÇADE: AS SHOWN	SHEET: 5

NOTES:

- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.3.1.2 OF S.C.A.2016 WHEN TESTED IN ACCORDANCE WITH AS4688-2015.
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.8.2.3 OF THE BCA 2019 VOL. 2
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

'H' CLASS BENCHING DETAIL**NOTES:**

- REFER TO ENGINEERS DETAILS FOR ALL DOWNPOUN JOINT LOCATIONS.
- REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
- REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
- REFER TO AC DETAILS FOR AC DUCT POSITIONS.
- AC DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
- FLOOR FINISHES AS SELECTED AS PER TENDER.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.3.1.2 OF S.C.A.2016 WHEN TESTED IN ACCORDANCE WITH AS4688-2015.

FILE PATH: T:\WISDOM PROJECTS\Catherine Park Stage 6\LOT 6044\LOT 6044 CATHERINE PARK SPEC.dgn

1300 855 775
wisdomhomes.com.au**PROJECT:**

PROPOSED BRICK VENEER DWELLING

CLIENT:

Wisdom Homes

ADDRESS:Lot No. 6044 Gleeson Rise,
Catherine Park, NSW

⊗ EXHAUST FAN

⊗ SMOKE ALARM AS 3785-1998

LODGE/MENT:

D.A/C.C DRAFT

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A-1	SITING & SUBMISSION PLANS	KB	14/01/21
A-2	SUBMISSION AMENDMENTS	KB	16/01/21
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

JOB No:

6044

LGA:

CAMDEN

DESIGN:

PROSPERITY 34

FAÇADE:

PROMENADE

DRAWN:

KB

FLAT DATE:

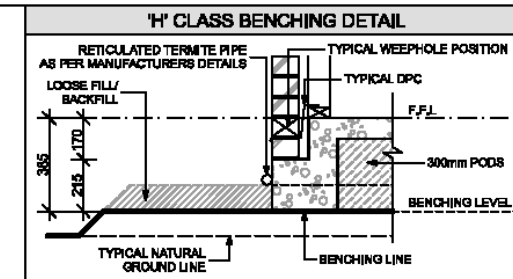
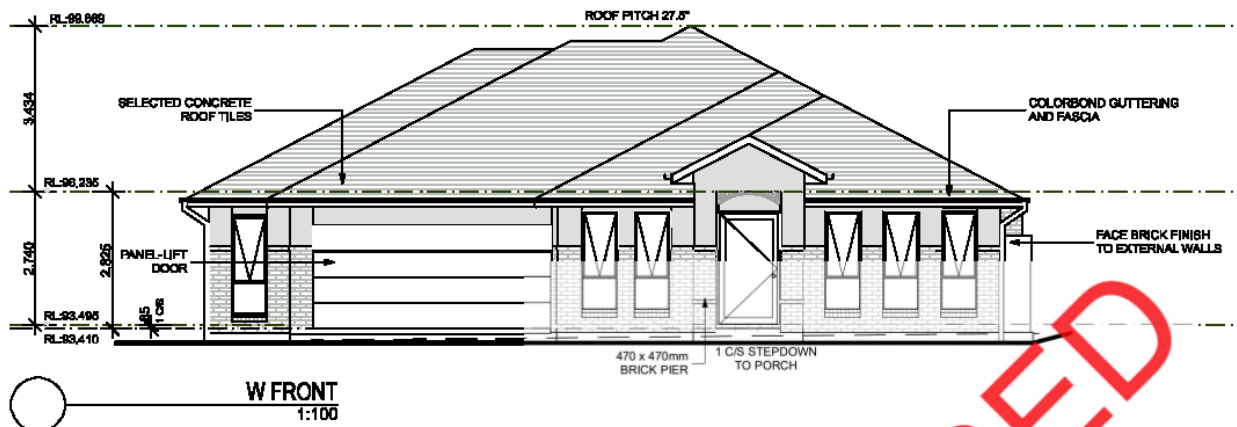
18/01/2021

SLAB CLASS:

'H1' CLASS




SHEET:

6

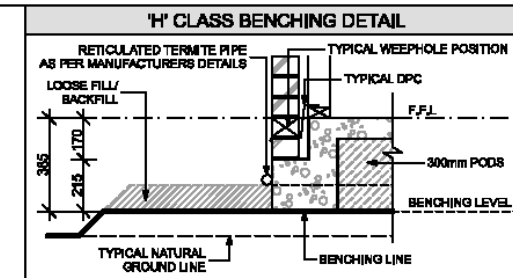
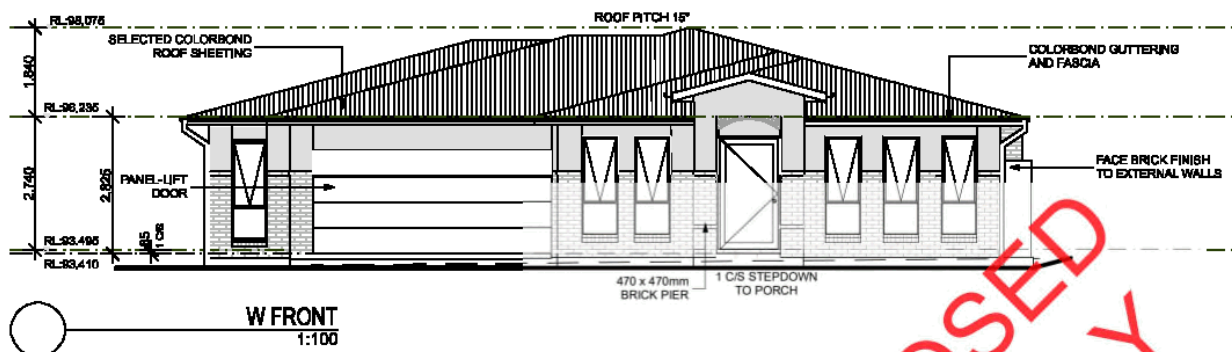


NOTES:
 * REFER TO ENGINEERS DETAILS FOR ALL EXPOSURE JOINT LOCATIONS.
 * REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOINT LOCATIONS AND DIRECTIONS.
 * REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
 * REFER TO AG DETAILS FOR AG DUST POSITIONS.
 * AG DUST LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
 * FLOOR FINISHES AS SELECTED AS PER TENDER.
 * DRAWING TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF 0.025 JUL 1.3 of BCA 2019 WHEN TESTED IN ACCORDANCE WITH AS 4686-2015.

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 WISDOM 1300 855 775	PROJECT: PROPOSED BRICK VENEER DWELLING CLIENT: WISDOM HOMES ADDRESS: LOT 6066 MARY FAIRFAX DR, CATHERINE PARK		 EXHAUST FAN  SMOKE ALARM AS 3785-1995 LODGEMENT: D.A/C.C DP No: UNREG	NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS, WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PRECEDENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED	REVISION SCHEDULE				JOB No: —	DRAWN: BR
	ISSUE	DESCRIPTION			DRAWN	DATE	LGA:	DESIGN:	SHEET:	
A	SUBMISSION PLANS	BR	14/01/21	CAMDEN	PROSPERITY 34	7				
A-1	SUBMISSION AMENDMENT	BR	18/01/21	FACADE:	V18					
—	—	—	—	—	—					
—	—	—	—	—	—	—				
—	—	—	—	—	—	—				

**ATTACHMENT 4 - FACADE PLANS FOR HOMES ADJUSTED TO COMPLY WITH 5 METRE HEIGHT LIMIT.
NOT PROPOSED TO BE BUILT.**



NOTES:
 * REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
 * REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOINT LOCATIONS AND DIRECTIONS.
 * REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
 * REFER TO AG DETAILS FOR AG DUST POSITIONS.
 * AG DUST LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
 * FLOOR FINISHES AS SELECTED AS PER TENDER.
 * DRAWING TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF RW1 JUL 1.8 OF BCA 2010 WHEN TESTED IN ACCORDANCE WITH AS4108-2015.

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1300 855 775

PROJECT:
 PROPOSED BRICK VENEER DWELLING
 CLIENT:
WISDOM HOMES
 ADDRESS:
**LOT 6066 MARY FAIRFAX DR,
 CATHERINE PARK**

⊗ EXHAUST FAN
 Ⓢ SMOKE ALARM AS 3785-1995

LODGEMENT: DP No:
D.A.V.C.C UNREG

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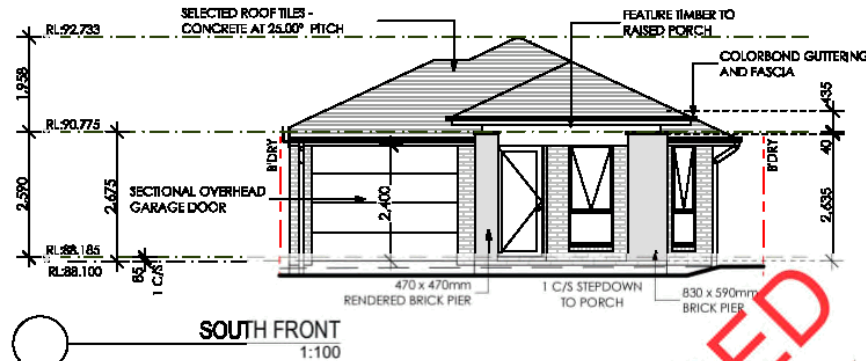
REVISION SCHEDULE				JOB No:	DRAWN:
ISSUE	DESCRIPTION	DRAWN	DATE	—	BR
A	SUBMISSION PLANS	BR	14/01/21	LGA:	FLAT DATE:
A-1	SUBMISSION AMENDMENT	BR	16/01/21	CAMDEN	18/01/2021
-	-	-	-	DESIGN:	SLAB CLASS:
-	-	-	-	PROSPERITY 34	'H' CLASS
-	-	-	-	FAÇADE:	SHEET:
-	-	-	-		7

Attachment 1

ORD02

NOTE:



- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A. 2013 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.3 OF THE BCA 2013 VOL 2
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.



ELEVATIONS
1:100

FILE PATH: T:\WISDOM PROJECTS\Catharine Park Spec\ SINGLE STOREY\005160 INSPIRE GROUP\005160 INSPIRE.rvt

	PROJECT:
	PROPOSED BRICK VENER DWELLING
	CLIENT:
	INSPIRE GROUP PTY LTD
	ADDRESS:
	Lot 4201, Renshaw Street, CATHERINE FIELD

	EXHAUST FAN
	SMOKE ALARM AS 3786-1993
LODGEMENT:	DP No:
CDC	122780

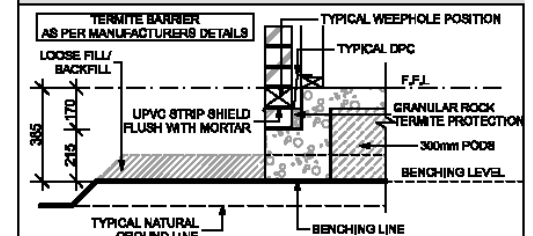
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HOMES BUILDERS LLC. No 131551C.

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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
B	SUBMISSION SET	JD	20/8/19
B-1	AMENDMENTS	JD	5/9/19
B-2	CDC AMENDED PLANS	HS	23.09.19
B-3	CONSULTATION SET	JD	24/9/19
C-4	CONSTRUCTION PLANS	RA	29.10.19
-	-	-	-

FINAL CONSTRUCTION PLAN
(DISREGARD PREVIOUS ISSUE)
DATE ISSUED: 5/12/2019

'H' CLASS BENCHING DETAIL



BAL - 12.5 (REV. 4-2003-2004)

EXTERNAL WALLS

- * Brick veneer construction in lieu of FC cladding where less than 400mm above adjacent ground level
- * Merbau live nailed 140x140mm timber posts in lieu of standard pine posts to balconies/porches

VENTILATION HOLES

- * Whisk hole vents including stainless steel spark arrestors to entire home
- * Stainless steel spark arrestors to externally ducted exhaust vents

WINDOWS / DOORS
* Fluorescent with aluminum

- * Fire-resistant Merbau exterior door frames
- * Minimum 4mm toughened glazing to lower portion of windows
- * Minimum 4mm toughened glazing to sliding / slider doors
- * Note: There is no requirement to screen the operable part of the sliding door however where screens are fitted, they must have aluminium frames

EXTERNAL DOORS

- Draught excluders to external hinged doors
- Minimum 4mm toughened glass to glazed external hinged doors & sidelights

GARAGE PANEL LIFT DOOR

- * Roofs in top and sides of garage panel fit down & rear roller door to prevent the entry of animals.

ROOF:

- * Fully sealed roof construction with a permeability index not greater than 5
* Massic non-combustible element &/or lipped eavling to colourband roof joints

ROOF PENETRATION:

- * All roof lights and associated shafts shall be sealed with non-combustible sleeve / lining
- * Note: Additional requirements apply to skylights depending on model/type selected

EDGE

- * Eaves shall be enclosed with fascia or gaps between rafters being made.

* If installed, gather guards must also

- valleys shall be non-combustible with a flammability index not greater than 8.

Service pipe for

- a depth no less than 200mm.

'INSPIRE HOMES ESSENTIALS' INCLUSIONS

NOTE:

- * REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
 * REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOINT LOCATIONS AND DIRECTIONS.
 * REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOINT SIZES AND DIRECTIONS.
 * REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
 * A/C DUCT LOCATIONS SHALL BE DETERMINED TO COMPLY WITH CONSTRUCTION REQUIREMENTS (JOINT LOCATIONS, STRUCTURAL BEAMS ETC).
 * FLOOR FINISHES AS SELECTED AS PER TENDER.
 * STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.6 OF BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS/NZS 4586:2015

JOB NO:	DRAWN:
005180	IH
LGA:	PLOT DATE:
CAMDEN	5/12/2019
DESIGN:	SLAB CLASS:
HAVANA 18 SPEC	'H1' CLASS
FAÇADE:	SHEET:
NEPTUNE	06

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APPENDIX 5
Catherine Park House Views Analysis

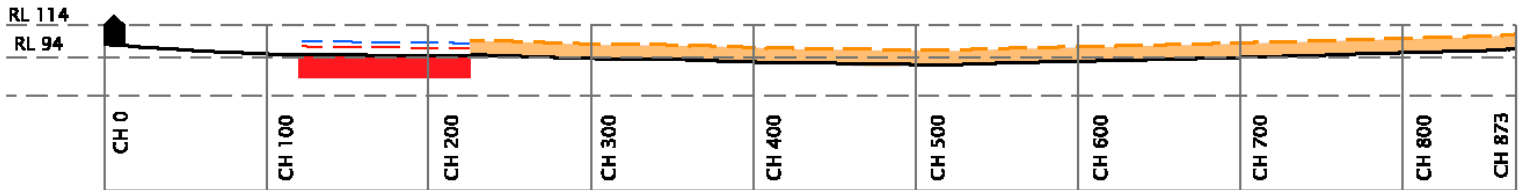
Attachment 1

CATHERINE PARK HOUSE & SURROUNDS - Views Analysis

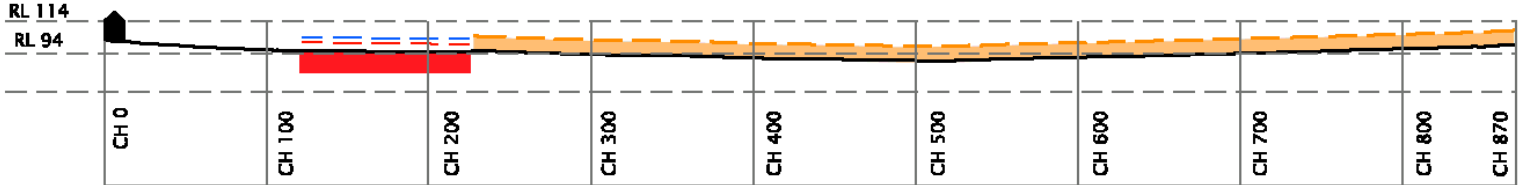
[Note: long section data provided by Registered Surveyor JMD Development Consultants]



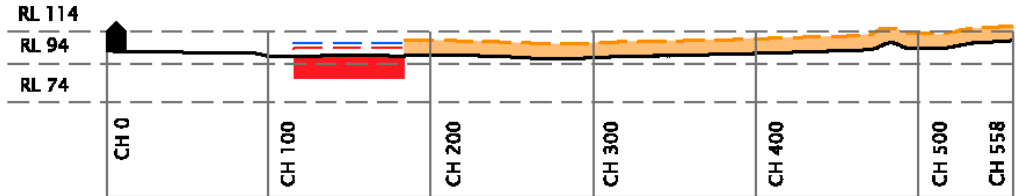
View 1



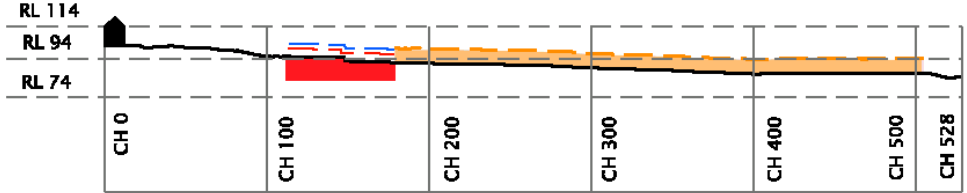
View 2



View 3



View 4



LEGEND

Catherine Park House

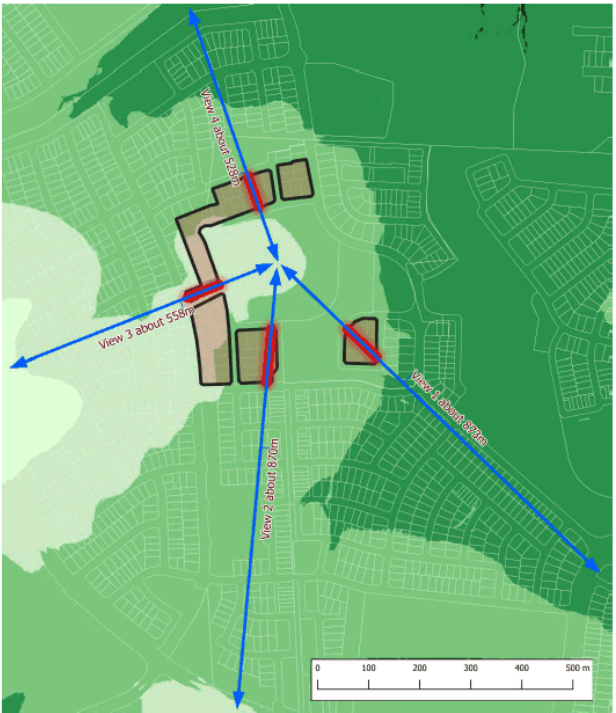
Ground surface level

Site area

8 metre building height plane

5 metre building height plane

9 metre building height plane



ORD02

APPENDIX 6
Heritage Assessment & Evaluation Report

Attachment 1

ORD02

Attachment 1

**Heritage Curtilage Zone of Catherine Park House
(aka Oran Park House)
Stage 6 Subdivision
Catherine Park, NSW**

**Amendment to Building Height Development
Standard under State Environment Planning
Policy (Sydney Region Growth Centres):
HERITAGE ASSESSMENT & EVALUATION REPORT**



prepared for Hixon Pty Ltd

23rd February 2021
REF: 1708C: HA&ER
Issue 04
FINAL

Tropman & Tropman Architects

Architecture Conservation Landscape Interiors Urban Design Interpretation
55 Lower Fort Street Sydney NSW 2000 Phone: (02) 9251 3250 Fax: (02) 9251 6109
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TROPMAN AUSTRALIA PTY LTD ABN 71 088 542 885 INCORPORATED IN NEW SOUTH WALES
Lester Tropman Architects Registration: 3786 John Tropman Architects Registration: 5152



Tropman & Tropman Architects
 Heritage Curtilage Zone of Catherine Park House
 Planning Proposal: HERITAGE ASSESSMENT & REPORT

i
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 Feb. 2021

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Report Register

The following table is a report register tracking the issues of *Heritage Curtilage Zone of Catherine Park House (aka Oran Park House): Stage 6 Subdivision, Catherine Park, NSW, Amendment to Building Height Development Standard under State Environment Planning Policy (Sydney Region Growth Centres): HERITAGE ASSESSMENT & EVALUATION REPORT* prepared by Tropman & Tropman Architects.

Tropman & Tropman Architects operate under a quality management system, and this register is in compliance with this system.

Project Ref No.	Issue No.	Description	Prepared by	Approved by	Issue to	Issue Date
1708C: HA & ER	01	DRAFT <i>Heritage Curtilage Zone of Catherine Park House (aka Oran Park House): Stage 6 Subdivision, Catherine Park, NSW, Amendment to Building Height Development Standard under State Environment Planning Policy (Sydney Region Growth Centres): HERITAGE ASSESSMENT & EVALUATION REPORT</i>	Scott Murray	John Tropman	Trevor Jensen	05.02.21
1708C: HA & ER	02	DRAFT <i>Heritage Curtilage Zone of Catherine Park House (aka Oran Park House): Stage 6 Subdivision, Catherine Park, NSW, Amendment to Building Height Development Standard under State Environment Planning Policy (Sydney Region Growth Centres): HERITAGE ASSESSMENT & EVALUATION REPORT</i>	Scott Murray	John Tropman	Trevor Jensen & Guy Evans	12.02.21
1708C: HA & ER	03	Final <i>Heritage Curtilage Zone of Catherine Park House (aka Oran Park House): Stage 6 Subdivision, Catherine Park, NSW, Amendment to Building Height Development Standard under State Environment Planning Policy (Sydney Region Growth Centres): HERITAGE ASSESSMENT & EVALUATION REPORT</i>	Scott Murray	John Tropman	Trevor Jensen & Guy Evans	22.02.21
1708C: HA & ER	04	Final <i>Heritage Curtilage Zone of Catherine Park House (aka Oran Park House): Stage 6 Subdivision, Catherine Park, NSW, Amendment to Building Height Development Standard under State Environment Planning Policy (Sydney Region Growth Centres): HERITAGE ASSESSMENT & EVALUATION REPORT</i>	Scott Murray	John Tropman	Trevor Jensen & Guy Evans	23.02.21

Attachment 1

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1.2 STUDY AREA	3
1.3 METHODOLOGY	6
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1.0 INTRODUCTION

1.1 Brief

Hixson Pty Ltd have requested a heritage assessment and evaluation to support a Planning Proposal to amend the building height development standard for land within and surrounding the Heritage Curtilage Zone of Catherine Park House (AKA Oran Park House) of the Stage 6 Subdivision, Catherine Park, NSW.

In particular, we are to review the numeric height limit that was imposed under the State Environmental Planning Policy associated with the requirement for single storey dwellings to be constructed within and adjacent to the SHR Curtilage of Catherine Park House, (aka Oran Park House - SHR 1695). The relevant Height of Buildings map is included in the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - (South West Growth Centre Height of Buildings Maps - Sheet HOB_004 and Sheet HOB_009)*.

The five (5.0) metre maximum building height development standard imposed on land located within and adjacent to state heritage item SHR - adopted in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* - does not fully support the intended design outcomes of enhancing the heritage significance of Catherine Park House. In particular, the five metre limit does not provide sufficient building height for the 'desirable roof forms'; 'flexibility of interior space'; or 'lofts, attics and dormer windows' for the intended 'stately' dwellings located on larger sized lots. The intended design outcomes are identified in *Schedule 4 – Catherine Field (Part) Precinct*, Sept 2020, NSW Government.

The Planning Proposal proposes to change the maximum building height from five (5.0) metres to eight (8.0) metres to appropriately support the desired built form design outcomes.

1.2 Study Area

For the purposes of this report the *place*, as defined in the Burra Charter is to be known as the subject site or study area.

The site is located within the Stage 6 Subdivision of the Catherine Park Estate. Catherine Park is the first residential development within the Catherine Fields Part Precinct, which was rezoned for urban development in December 2013.

The land subject to the Planning Proposal is land owned by Hixson Pty Ltd and is identified as Lot 204 in DP1235003 (4 O'Keefe Drive, Oran Park) and Lot 7300 DP1234998 (141 Banfield Drive, Oran Park).

Catherine Park contains a State listed heritage item, an early European settlement homestead, named Catherine Park House (aka Oran Park House) SHR 1695 – refer to Figures 1 - 3. The Precinct Planning for the Catherine Fields Part Precinct implemented special development standards around Catherine Park House to deliver a transition in development between the heritage item and surrounding urban development.



Figure 1: Site Plan (Source: *Concept DA | Stage 6 Catherine Park*, Urbanco 2021, p.6)

A Concept Development Application (DA) was lodged with Camden Council in January 2021 seeking approval for an eight (8) metre height limit for 66 residential allotments that are subject to five (5) metre height limit under the Growth Centres SEPP. The Concept DA included a SEPP Clause 4.6 Variation request and the subject lots are shown in Figure 1. The Concept DA is an interim solution to addressing the building height for the 66 lots.

The area in the Planning Proposal subject to the proposed change to the building height standard incorporates all land affected by the five (5) metre height limit surrounding Catherine Park House. A portion of this area subject to the five (5) metre height limit is within the Heritage Curtilage Zone.

Tropman & Tropman Architects
Heritage Curtilage Zone of Catherine Park House
Planning Proposal: HERITAGE ASSESSMENT & EVALUATION REPORT

5
 Ref: 1708C: HA&ER
 Feb. 2021

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Attachment 1

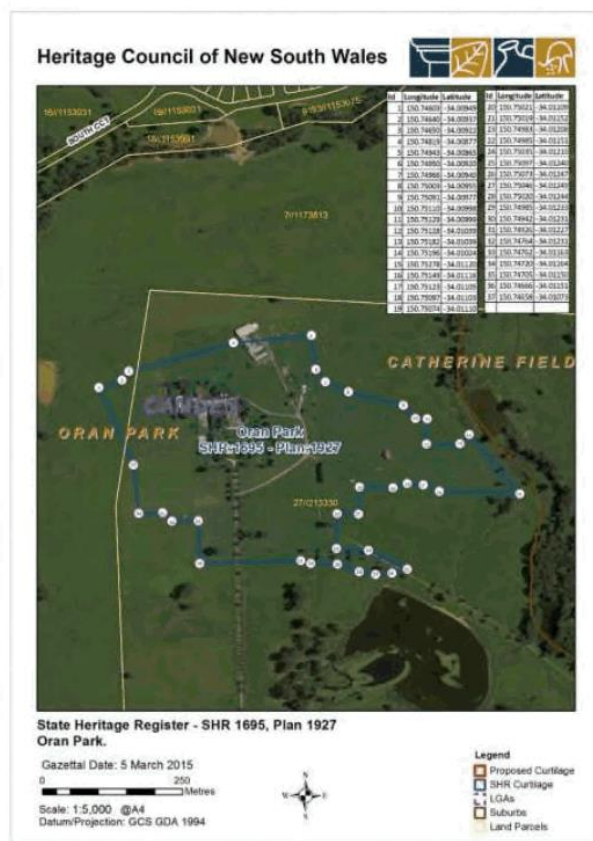


Figure 2: Subject Site – SHR 1695, Plan 1927
 (Source: NSW Heritage Office).



Figure 3: Subject Site - SHR 1695 Curtilage
 (Source: Concept DA | Stage 6 Catherine Park, Urbanco 2021, p.9)

1.3 Methodology

The methodology undertaken in this report is consistent with Australia ICOMOS *Charter for the Conservation of Cultural Significance (The Burra Charter)* and *Guidelines to the Burra Charter: Cultural Significance, Conservation Policy, and Undertaking Studies and Reports* as well as Heritage Office *Assessing Heritage Significance*.

1.4 Limitations

Existing historical information was utilised and no further historical research was undertaken through the course of this project. This report was undertaken within limited time constraints.

1.5 Author Identification

This report has been prepared by:

John Tropman	Director, Architect, Heritage Conservation Architect,
Scott Murray	Senior Project Architect

Note: Unless otherwise stated, all images are by the authors and were taken during the course of this study.

1.6 Previous reports, available information and background material

This report has been prepared with the use of the following references:

- *Clause 4.6 Variation Request: Concept Development Application Residential Dwelling Development Standards & Three (3) New Residential Dwellings: Stage 6 | Catherine Park*, Final, 25 January 2021, Urbanco;
- *Statement of Environmental Effects: S4.22 Concept Development Application – Residential Dwelling Development Standards & Three (3) New Residential Dwellings: Stage 6 | Catherine Park*, Final, 25 January 2021, Urbanco;
- *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*;
- *Camden Growth Centre Precincts DCP: Schedule 4 – Catherine Field (Part) Precinct*;
- *Catherine Park Estate: Oran Park House Heritage Exemption Guidelines*, Oct 2014, Design + Planning;
- *Oran Park (SHR 1695), Also known as Catherine Park, Oran Park Drive, NSW, Conservation Management Plan*, Issue 23, May 2019, Tropman & Tropman Architects;
- *Catherine Park Oran Park Drive, NSW Heritage Curtilage and Development Guidelines for development surrounding Oran Park House*, December 2013, Tropman & Tropman Architects;
- *Catherine Park Heritage Analysis & Review Report*, December 2012, Tropman & Tropman Architects;

Tropman & Tropman Architects
Heritage Curtilage Zone of Catherine Park House
Planning Proposal: HERITAGE ASSESSMENT & EVALUATION REPORT

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Ref: 1708C: HA&ER
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Attachment 1

1.7 Abbreviations

aka	also known as
CMP	Conservation Management Plan
DA	Development Application
DCP	Development Control Plan
JMD	Registered Surveyor JMD Development Consultants
LEP	Local Environment Plan
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SHR	State Heritage Register
TTA	Tropman & Tropman Architects

2.0 HISTORICAL DOCUMENTARY EVIDENCE

3.1 Historical notes & Images:

A full history of Oran Park (aka Catherine Park) is contained within the *Oran Park (SHR 1695)*, Also known as *Catherine Park, Oran Park Drive, NSW, Conservation Management Plan*, May 2019, Tropman & Tropman Architects. The following historical notes and images (Figures 4 – 7) are an extract from the NSW Office of Environment & Heritage website.

The area is home to the Tharawal and Gundungurra people (Robinson, 2008).

Camden & the Cow Pastures:

The area is associated with the early history of the colony of New South Wales. Governor Hunter named it The Cowpastures after cattle which had strayed from the Farm Cove settlement were discovered there in 1795. Due to the early European settlers, namely the Macarthurs, who established flourishing wool, wine and wheat industries here, the area is said to be 'the birthplace of the nation's wealth' (ibid, 2008).

After settling at Sydney Cove in 1788, the First Fleet soon found the soil unsuitable for farming and looked for more fertile soils beyond the established boundaries of the colony. By 1795, the settlers had journeyed to the Cumberland Plain (to the west) and discovered the rich land of the Cowpastures, named after the discovery of a herd of wild cows that had escaped the colony years earlier and wandered west, grazing the land now known as the Camden district.

Following the discovery of the area, the colonial gentry soon regarded it as rich, fertile and suitable land for livestock grazing and pastoral pursuits. The low rambling hills and wide expanses of grass flats were devoid of difficult vegetation and reminded the colonists of the familiar landscape of an English gentleman's park. This environment was considered ideal for the establishment of the wealthy estates so desired by the colonial gentry.

Quickly, the acquisition of land in the district was being sought by private colonists. The newly appointed governor, Lachlan Macquarie, soon had the land surveyed and began granting land allotments to the colonial elite.

In 1815, Governor Macquarie granted a 2000 acre parcel of land to Captain William Douglas Campbell, a member of the British merchant navy, who named the estate Harrington Park. The land on which Oran Park house now resides was, during Campbell's time, open cleared land for pastoral cultivation and livestock grazing.

Upon Campbell's death in 1827, Harrington Park underwent the first of many land subdivisions. One thousand acres was transferred to Campbell's nephew, John Douglas Campbell, who commenced construction of a dwelling house and associated outbuildings (the existing coach house dates from c1837). Although the buildings were incomplete, Campbell leased the property in 1839 to Henry Keck Esq., Governor of Darlinghurst Gaol, who (as an agreement of the lease) was to continue with and finalise the construction of Oran Park house.

In 1842, the lease was transferred to Henry William Johnson who took out two mortgages on the property. It is assumed that the first was to purchase 800 acres of land and the buildings and the second was to finalise the construction of Oran Park house (c1865). Johnson lived at Oran Park until 1867 when he defaulted on his mortgages and was foreclosed on by Thomas Barker who took possession of the property. It is alleged that, following this, the shamed Johnson leapt to his death from the roof of Oran Park house.

In the early 1840s, Camden farmers turned their attention to wheat growing.

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Many sowed large areas to cash in on the high prices paid for the local flour which had a good reputation in the Sydney market. Unfortunately rust appeared in the crops in 1861 and 1863 and the industry was ruined along with many farmers (ibid, 2008).

By 1871, when Oran Park was sold to Edward Lomas Moore, the house was in poor condition. A wealthy grazier and one of the largest landowners in the Campbelltown district, Moore lived at Oran Park with his wife Anne and large family (of some 12 or so children) until the construction of the nearby Badgally house was complete. When the family moved in 1882, Moore leased the imposing two-storey Oran Park house (with wrap-around verandahs, rear basement, octagonal tower and established gardens) to Thomas Cadell who operated the property as a dairy farm.

In the 1880s dairy farming became the main industry in the area. GA Porter was the first farmer to send milk to Sydney, from his property Corstorphine, on 6 March 1883. Farms have started to disappear however, due to the pressures of high production costs, milk quotas and competition with dairy companies, and also attractive offers from land developers (ibid, 2008).

Upon Moore's death in 1887, and after years of the contention of his will, the ownership of the Oran Park property finally passed to his younger son Essington Moore in 1907 who initially leased the property before returning from England in the 1930s to make Oran Park his permanent home. Oran Park house underwent some changes during the Moore period (the roof was reconfigured and the lantern removed) but, upon his sudden death in 1937, the property was sold to Hubert Harry Robbins who had grand intentions to develop Oran Park as his family's country retreat. Much of the significant modifications to Oran Park house are attributed to Robbins who converted the Victorian Italianate house into a Georgian Revival style.

After Robbins death in 1945, Oran Park was sold to Daniel James Cleary (who established the Oran Park Raceway, west of the property), sold again to Sydney merchants Arthur Raymond Booth and Robert Leslie Booth later in 1946 and then again to Camden farmer John Thomas Vivian Frost in 1947. Frost continued the farming use of the property until 1960 when it was then sold to Cobbitty Investments Pty Ltd for subdivision into hobby farms. Sold again in 1961, Oran Park became the property of Edward Star, a hotel proprietor from Sydney's eastern suburbs, who developed the property and established a trotting track, 18-hole golf course and function centre. During this time, Oran Park house was used as the golf clubhouse.

After another failed development attempt and a succession of different owners, Oran Park was purchased in 1969 by the Honourable Lionel John Charles Seymour Dawson-Damer. An engineer and motor racing enthusiast in Australia and internationally, Dawson-Damer was attracted to the property because of its close proximity to the Oran Park Raceway and was said to house his historic car collection in the stables and outbuildings of the Oran Park property.

In a dilapidated state upon the purchase, Dawson-Damer and his wife Ashley set about restoring the house and outbuildings (including coach house), re-establishing the gardens and reinstating the former historic driveway to Cobbitty Road (now Oran Park Drive).

The Hon. Lionel John Dawson-Damer was killed in a racing accident in 2002 and the ownership of Oran Park has since exchanged hands a number of times. Currently owned by Hixson Pty Ltd (as of August 2013), Oran Park is the subject

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of the Catherine Fields (Part) Precinct land release area and progressive suburban development.

Source: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5052417>

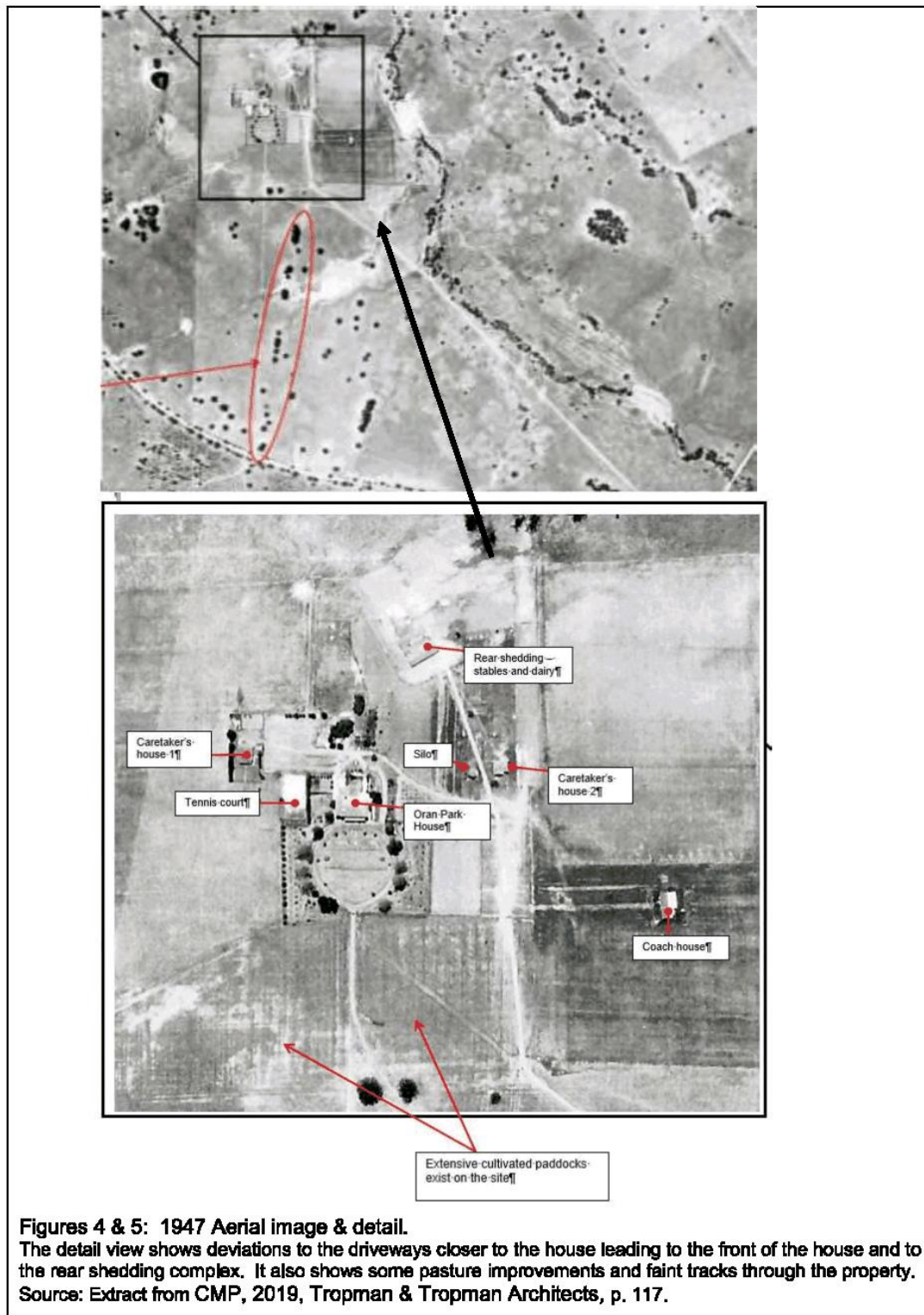




Figure 6: Oran Park House c1938.
 Source: Moore Family Archives as located in the GML CMP & TTA CMP, 2019, p. 112.



Figure 7: View of front entry to Oran Park House and garden (south elevation), 2013.
 Source: TTA CMP, 2019 p. 62.

3.2 Statement of Heritage Significance: Oran Park (SHR 1695)

Statement of Significance (prepared by Tropman & Tropman Architects and Casey & Lowe in CMP, 2019, p.146.

Oran Park Estate is of State significance as an exceptional example of a Nineteenth Century homestead complex sited to be a landmark in the Cowpastures landscape. Oran Park House is a fine example of a Victorian Period villa building that has been very competently and successfully adapted externally to appear as a Georgian Revival style Interwar Period residence by the Robbins family in c1940. It has historical significance as part of the original 1815 Campbell grant of Harrington Park. The property has associations with the prominent Campbell, Moore, Robbins, and Dawson-Damer families. Despite never being fully intensively farmed, the property has significance as one of a group of mid-nineteenth century pastoral properties in the Camden Local Government Area that was mostly used as a Gentleman's Estate or Country Retreat. The House's prominence allows views to and from the property from various distant vantage

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points including Oran Park township and the Camden Valley Way. The Coach House is also of state significance, despite modifications, being the early residence on the estate. There appear to be no plantings pre-dating the 1940s at the site, located within the confines of the House gardens. Some native vegetation remains along the riparian corridor of South Creek.

The site of Oran Park House has the potential to contain archaeological evidence relating to its use as a homestead in the 19th and early 20th centuries. These remains are likely to consist of structural remains and subfloor occupation deposits associated with the 19th and early 20th century outbuildings, rubbish pits and backfilled wells, cisterns and/or cesspits, remains of early driveways, and subfloor occupation deposits within the standing house, and in the modified coach house to the southeast. Evidence of early land clearances and cultivation, and structural remains such as sheds are less likely to have survived in the areas outside the immediate vicinity of the house.

The Coach House is probably the earliest European structure on the site, and is most likely a modified version of the original 1830s dwelling house on the property. The later house, now known as Oran Park House, dates to c.1865. Both structures have the ability to illustrate the evolution of a Sydney fringe pastoral estate from small scale dairying, grazing and cropping to stately home and recreational facility. The silage silo c1920 of moderate significance is evidence of dairying as a past use. The relocated Caretaker's Cottage of c1930 has been heavily adapted with an addition to the front in 1976 and further modifications in 1990. Therefore it is of little significance. Archaeological remains also have the ability to provide insight into standards of living, material culture, consumerism, gender relations, and other areas of interest not available from the historic record.

Identified Aboriginal archaeological sites in the study area were of moderate and/or low significance. Sites of moderate significance have the potential to contribute to the holistic understanding of the Aboriginal cultural landscape of Oran Park such as interrelationships between sites, Aboriginal cultural use of the landscape and occupational patterns. Sites of low significance are highly disturbed and are unlikely to provide any such insight.

Substantive European archaeological remains related to the initial use of the property, particularly the coach house if it is the original 1830s residence, and other nineteenth-century remains associated with the homestead or reflecting the use of the property in this period would be of State heritage significance. Later 19th and early 20th-century archaeological remains would be considered to be of local heritage significance.

3.0 PROPOSED SEPP CLAUSE 4.6 VARIATION

The Planning Proposal seeks to change the area surrounding Catherine Park House currently subject to a maximum building height of 5 metres to a maximum building height of 8 metres.

3.1 Planning Context

The subjects site is controlled by the following planning controls:

- Camden Council Local Environment Plan
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006:
Appendix 9 Camden Growth Centre Precinct Plan

Height of Buildings Map;

5.10 Heritage conservation;

Schedule 5 Environmental heritage;

Schedule 5 Environmental heritage					
(Clause 5.10)					
Precinct	Item name	Address	Property description	Significance	Item no
Catherine Fields	Oran Park, including homestead, gardens, outbuildings, old cottage, silo, stable building, carriage house, drive and circular carriage drive	931 Cobbitty Road	Part Lot 27, DP 213330 and Part Lot 7, DP 1173813	State	18

- Camden Growth Centre Precinct Plan DCP: Schedule 4 – Catherine Field (Part) Precinct
- Heritage Exemption Guidelines - attached to the SHR listing (SCHEDULE "C" All works and activities in accordance with 'Catherine Park Estate: Oran Park House Curtilage Exemption Guidelines', prepared by Design & Planning for Hixson Pty Ltd, dated October 2014.)

As indicated in *SEE Concept Development Application*, Jan. 2021, prepared by Urbanco, a key objective of the adopted planning provisions from the initial Precinct Planning was to keep the new residential dwellings surrounding Catherine Park House subservient to the heritage item. These dwellings are to be single story houses on large allotments with greater separation between the dwellings than would typically occur.

The Camden Growth Centres DCP includes site specific controls for the built form by limiting residential dwellings to single storey construction only. In addition, a statutory development standard for a 5 metre building height limit and minimum lots sizes for 700m² and 500m² lots was also imposed in the Growth Centres SEPP.

A prime design objective for the residential dwellings in close proximity of Catherine Park House was to have a minimum and maximum roof pitch of 22.5° and 35° respectively.

This would ensure that dwellings surrounding the heritage item would be appropriately designed and not have low pitched roof forms, which was considered detrimental to the heritage significance of Catherine Park House.

Heritage Exemption Guidelines under the *Heritage Act 1977* have also been adopted under the State Heritage Listing. The Guidelines provide a pre-assessment framework for the residential dwellings within the heritage curtilage. If the dwellings designs are consistent with the Heritage Exemption Guidelines, then Integrated Development referrals and approvals under Section 60 of the *Heritage Act 1977* are not required.

Two of the essential criteria in the Heritage Exemption Guidelines include:

- Residential dwellings can only be single story, and
- Roof pitch is to be between 22.5° and 35°

There is no maximum building height limit specified in the Heritage Exemption Guidelines.

3.2 Proposed Amendment to Height of Buildings Map

The Planning Proposal seeks to amend the Height of Buildings Map from five (5.0) metre to eight (8.0) metres maximum building height limit (refer to Figures 8 & 9).



Figure 8: Current Maximum Building Height Map
 (Source: January 2021, DA documents prepared by Urbano)

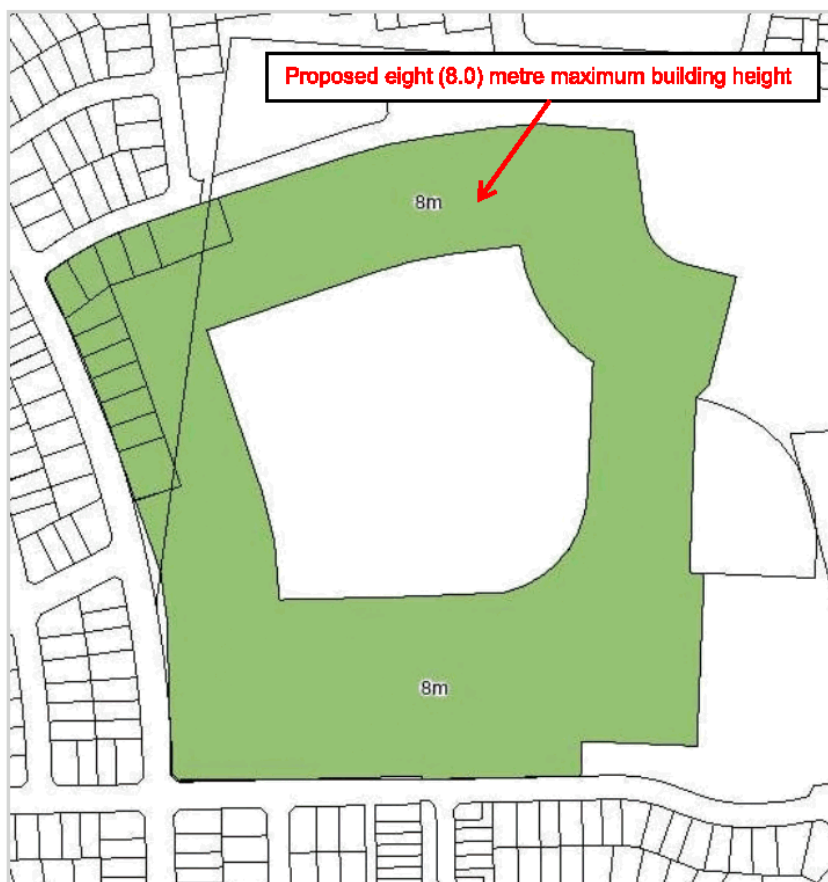


Figure 9: Proposed Height of Buildings Map indicating an eight (8.0) metre maximum building height
 (Source: Urbanco, 2021)

4.0 EVALUATION OF PLANNING PROPOSAL

4.1 Introduction

The evaluation will discuss separately the heritage impact upon of the current Building Height Limit of five (5.0) metres and the proposed Building Height Limit of eight (8.0) metres against the *Camden Growth Centre Precinct DCP: Schedule 4*. Careful consideration of the following relevant clauses is provided:

4.1.2 Oran Park House outer heritage curtilage principles:

4.1.15 Building Height:

4.1.16 Roofs:

4.1.17 Lofts, attics and dormer windows:

4.1.13 Corner sites.

A brief evaluation of the Oran Park (SHR 1695), aka Catherine Park, Oran Park Drive, NSW, Conservation Management Plan is provided in APPENDIX A.

4.2 Evaluation of Current Building Height Limit of Five (5.0) metres

Generally, the Oran Park House outer heritage curtilage principles in the DCP were established to ensure that developments in the vicinity of heritage items were designed and sited to protect the significance of that item. The zone surrounding the Heritage Homestead Lot allows for very low residential density, with a maximum height of one storey. As discussed, the current maximum height in the LEP is five (5.0) metres. The relevant clauses are considered as follows:

4.2.1 4.1.2 Oran Park House outer heritage curtilage principles

The objectives of this clause are to preserve the heritage significance of Catherine Park House (AKA Oran Park House) estate, by ensuring developments are designed and sited to minimise their impact. Of particular relevance is the 'Very Low Density Residential' and the protection of the views and vistas. There are four main view corridors to consider and these are indicated in Figure 9 (Figure 4-2 of the DCP) below.

4.1.2 Oran Park House outer heritage curtilage principles

Objectives

- To ensure that developments in the vicinity of heritage items and in the Special Heritage and Landscape Area are designed and sited to protect the significance of that item. This includes streets, parks, residential allotments, buildings, pathways, drainage areas and the local neighbourhood centre.
- To preserve the heritage significance of Oran Park House and its associated structures.

Controls

- All development within the Oran Park heritage curtilage is to be designed in accordance with Figure 4-2.



Figure 4-2 – Oran Park House Outer Heritage Curtilage Principles

Figure 9. Source: *Camden Growth Centre Precinct DCP Schedule 4, p.29,*

4.2.2 4.1.15 Building Height

The intention of this control is to provide a transition zone and to reduce the impact of dwellings immediately adjacent to the Heritage Homestead Lot. These dwellings are to be subservient to the heritage item, while maintaining the significant vistas through the curtilage. The relevant extracts are indicated below.

<p>4.1.15 Building height</p> <p>Objectives</p> <ul style="list-style-type: none"> a) To ensure development provides an appropriate relationship between heritage items and new subdivisions. b) To reinforce the existing heritage character by maintaining significant vistas throughout the heritage curtilage. c) To ensure that buildings provide sufficient amenity by allowing solar access to private and public spaces. <p>Controls</p> <ul style="list-style-type: none"> 1. Residential development in the Oran Park House heritage curtilage must comply with the Height of Buildings maps in <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i>.
--

Source: Growth Centres DCP: *Schedule 4 Catherine Field (Part) Precinct*, September 2020, pp.40-41.

The Building Height objectives and controls in this document do not provide a numerical value for the maximum permissible building height. The maximum value is currently noted as 1 storey. Refer to clause 4.1.24 Development Assessment Table for the very low density area surrounding Oran Park House, p.44. As identified earlier, the numerical value of five metres was imposed via the Height of Buildings maps in the SEPP – refer to Figure 10. It has become apparent that testing of the built form against the five metre height limit was not undertaken.

Understanding the design constraints of the current five metre maximum building height are best understood by reviewing typical building cross sections – refer to Figure 11. As indicated earlier, a simple hipped roof form with a roof pitch of between 22.5 degrees and 35 degrees was considered a critical requirement for a sympathetic roof form and hence maintaining the heritage significance of Catherine Park House.

Design constraints of the five (5.0) metre height restriction are identified as follows:

- a) If the recommended minimum roof pitch of 22.5° degree is adopted, the roof form will exceed the five (5.0) metre building height. A lower roof pitch will fit under the 5.0m building height, however this is less than the minimum allowable roof pitch of 22.5°. Similarly, the maximum 35° roof pitch is unworkable. Refer to Figure 11.
- b) The five (5) metre maximum building height is limiting design options to achieve the desirable variable roof forms that are proportionate and aesthetically acceptable. Further, a roof space height of less than 2.0m will only be achievable.

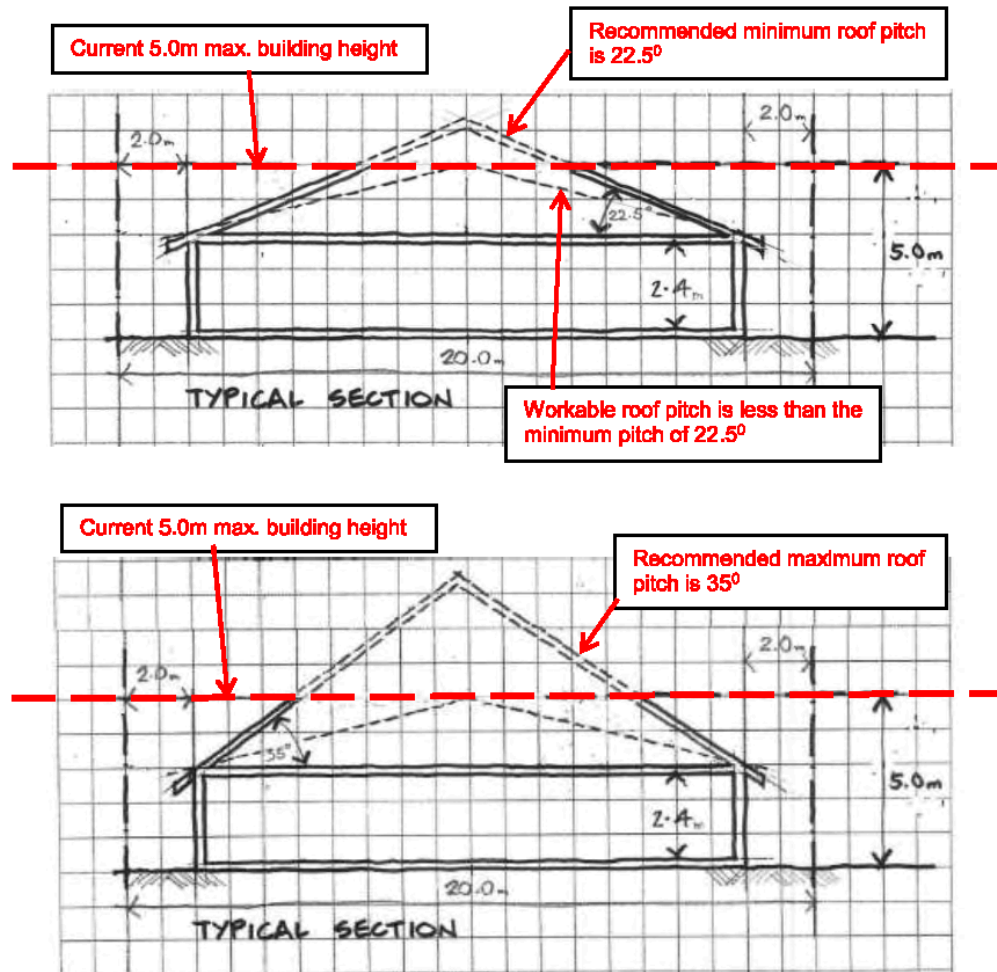


Figure 11: The recommended minimum roof pitch of 22.5° and maximum roof pitch of 35° are unworkable as they both breach the five (5) metre roof height

- c) The five (5.0) metre building height will become both the minimum and maximum with similar roof forms. There will be no potential for a variety of roof forms along the streetscape, as indicated in clause 4.1.16 Roofs.
- d) The internal floor-to-ceiling height will generally be limited to 2.4m. There is limited potential to vary wall heights, both internally and externally.
- e) The option to include habitable rooms within the roof space does not exist.
- f) The five (5.0) metre height restriction limits floor design, even with the construction of a concrete slab-on-ground. A floor level set immediately at the existing ground line with no step up is problematic for sloping ground, stormwater runoff and garden design. There is no potential to vary the floor height above the ground line.

4.2.3 4.1.16 Roofs

The primary intention of this control is to reduce the repetition of similar roof forms while ensuring the streetscape enhances the significance of the heritage items. Simple hipped roof forms with a roof pitch of between 22.5 degrees and 35 degrees are considered a critical requirement to maintaining the heritage significance of Catherine Park House and its associated items.

4.1.16 Roofs

Objectives

- a) To ensure that the design of roofs do not detract from the heritage significant of items in the curtilage.
- b) To reduce repetition of similar roof forms on dwellings surrounding Oran Park House.
- c) To promote the use of materials and colours that create attractive and complementary streetscapes within the Oran Park House heritage curtilage.

Controls

1. Roof pitches are to be between 22.5 degrees and up to 35 degrees.
2. Roofs are to be of simple design and form with either simple hips or gables. Federation detailing, symbolism and Victorian inspired gables are not permitted.
3. The minimum eave overhang is 450mm.
4. Roofs must use neutral colour tones such as greys, greens or browns.

Source: Growth Centres DCP: *Schedule 4 Catherine Field (Part) Precinct*, September 2020, pp.40-41

Further, varying roof pitches enables a variety of the roof aesthetics, proportions and building forms. As discussed in 4.1.15 Building Height above and illustrated in Figures 11, a variation in roof pitch is barely discernible with roof proportions controlled by the current five metre maximum building height control. The lack of variable wall height is also limiting the variety of the streetscape.

The roof forms will be over simplified. There are no opportunities to include effective dormer windows as promoted in clause 4.1.17 Lofts, attics and dormer windows and 4.1.13 Corner sites.

4.2.4 4.1.17 Lofts, attics and dormer windows

This control was intended to promote a varied streetscape complementary to the heritage item, while allowing for the flexibility of habitable spaces to be located within the roof attic space. The resultant roof form would be varied by the inclusion of dormer windows.

The five (5.0) metre maximum building height prevents the inclusion of habitable loft and attic spaces due to the non-complying BCA ceiling heights for habitable rooms within roof spaces. This clause nullifies the opportunities identified in clause 4.1.13 Corner sites.

4.1.17 Lofts, attics and dormer windows

Objectives

- a) To promote variety and interest in the streetscape within the Oran Park heritage curtilage.
- b) To provide flexibility in the design and location of floor space within a home.

Controls

1. Variations to the building height on corner lots may be appropriate when attic rooms with dormer windows are proposed, and where there will be no impact on the views and vistas to and from Oran Park House and grounds.
2. Occasional lofts can go over roof pitch as long as design proportions are in harmony with the overall skyline of development.

Source: Growth Centres DCP: *Schedule 4 Catherine Field (Part) Precinct*, September 2020, pp.40-41

4.2.5 4.1.13 Corner sites

The objectives included for corner sites are similar to and dependent upon those identified in *4.1.15 Building Height*; *4.1.16 Roofs*; and *4.1.17 Lofts, attics and dormer windows*.

4.1.13 Corner sites

Objectives

- a) To ensure the design of dwellings on corner lots are well articulated and contribute to the design quality of housing within the Oran Park heritage curtilage.
- b) To ensure that streetscapes surrounding the Homestead Lot are interesting and diverse.

Controls

1. The design of dwellings on corner lots must include a side return which has at least one major opening facing the direction of the Secondary Street. The side return must be articulated so to present as an extension of the front elevation and must not be obstructed by visually impermeable fencing.
2. Architectural features and dormer windows may be appropriate on corner lots, where there will be no impact on the view and vistas to and from the Oran Park House and grounds.

Source: Growth Centres DCP: *Schedule 4 Catherine Field (Part) Precinct*, September 2020, pp.40-41

In summary, the analysis demonstrates that the heritage design requirements for corner blocks with regard to roof pitch, simple hipped roof forms, and dormer windows cannot be achieved with a five (5.0) metre maximum building height. The analysis also indicates that site drainage, landscape, ground floor and internal spatial design options will be compromised. It is essential that achieving the roof pitch (22.5° – 35°) requirements in the DCP and Heritage Exemption Guidelines is necessary for an appropriate, sympathetic streetscape design that enhances the heritage precinct and curtilage.

4.3 Evaluation of Proposed Building Height Limit of Eight (8.0) metres

The proposed maximum building height for the LEP is eight (8.0) metres. Evaluation of this proposal will firstly consider the potential impact at the broader scale, specifically the significant views and vistas identified in the DCP clause 4.1.2 Oran Park House outer heritage curtilage principles. Secondly, the evaluation will consider the closer scale of streetscape and individual dwellings, specifically the potential impact upon 4.1.15 Building Height; 4.1.16 Roofs; 4.1.17 Lofts, attics and dormer windows; and 4.1.13 Corner sites.

4.3.1 4.1.2 Oran Park House outer heritage curtilage principles.

An eight (8.0m) metre maximum building height will increase the portion of the roof that will be above the current five (5.0) metre maximum building height line. This is an increase to the pitched roofscape of three (3.0) metres. The overall impact is likely to be varied and dependent on the viewing location, its topography and dwelling roof design on each lot. Some variables may occur due to differing designs such as building footprints, roof forms, roof pitches and landscaping.

Generally, the Oran Park House outer heritage curtilage principles in the DCP will continue to ensure that developments in the vicinity of heritage items are designed and sited to protect the significance of that item. An increase in the possible roof height to eight (8.0) metres may have some impact upon the designated significant views and vistas. A detailed analysis and drawings by JMD concludes that the adverse impact on views and vistas from Catherine Park House are minimal, as discussed in the *Clause 4.6 Variation by Urbanco*. Refer to Figures 12 & 13.

Catherine Park House is located on an elevated knoll and sits proud of all new residential development surrounding the heritage item. An analysis of four (4) views from Catherine Park House and the surrounds that intersect the site in variation locations. The analysis shows Catherine Park House and illustrates the section detail aligning with each of the four view lines. The section detail annotates the 5 metre and 8 metre building height limits within the site (66 lots) and also shows the adjoining 9 metre building height around the outer edge of the site.

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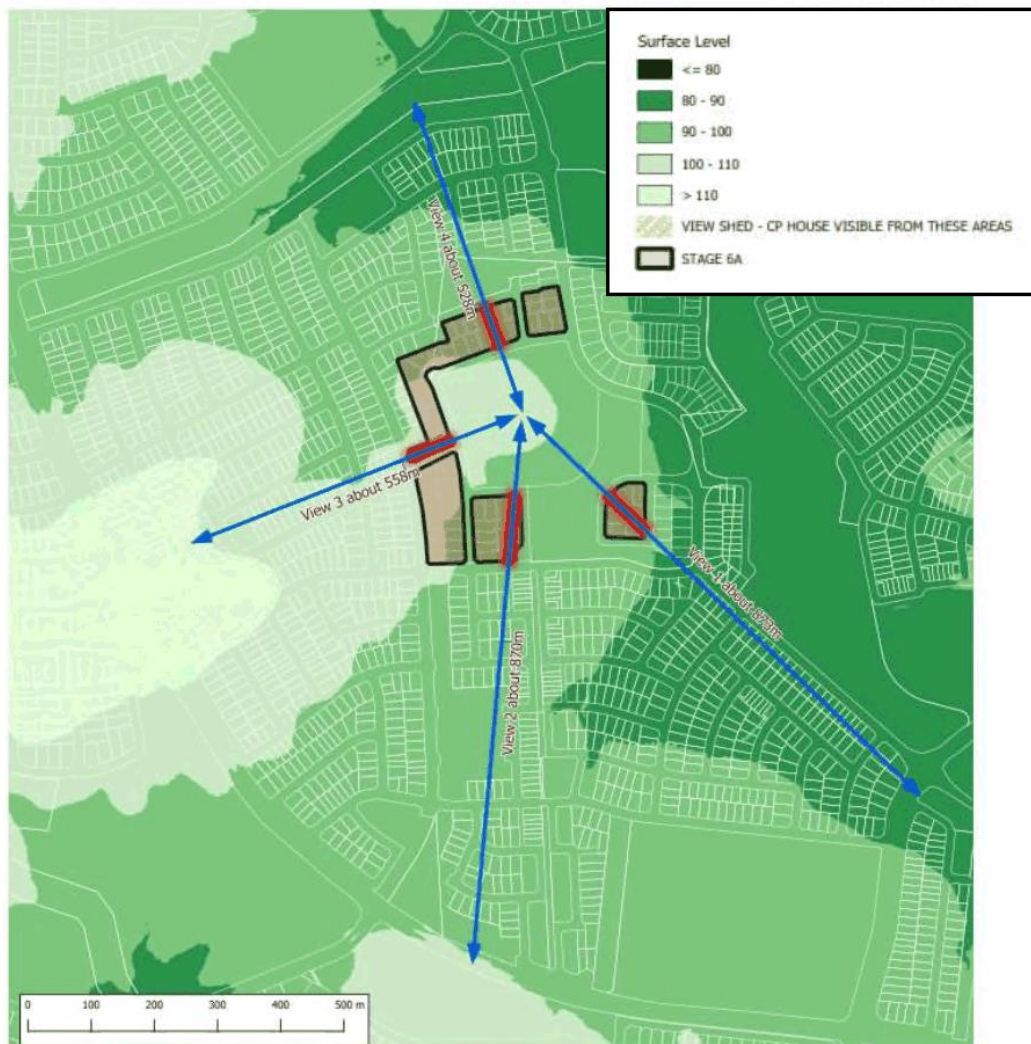


Figure 12: Plan showing long section aligned with view corridors from Catherine Park House
 (Source: JMD 22-01-2021 - 10200(6)DA-VIEW – Sheets 1 & 2)

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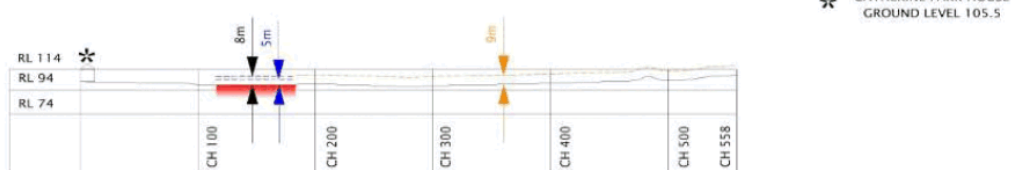
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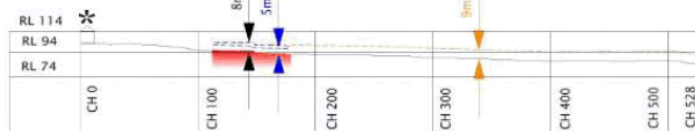
VIEW 1



VIEW 2



VIEW 3



VIEW 4

**PLAN SHOWING LONG
 SECTION ALIGNED WITH
 VIEW CORRIDOR FROM
 CATHERINE PARK HOUSE**

JMD

PREPARED BY JMD
 22-01-2021

REFERENCE: 10200(6)DA-VIEW

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Figure 13: Long sections aligned with view corridors from Catherine Park House
Source: JMD 22-01-2021 - 10200(6)DA-VIEW – Sheets 2 & 2

The clauses concerning streetscape and individual dwellings are considered as follows:

4.3.2 4.1.5 Building Height

The impact of the proposed maximum building height of eight (8.0) metres over and above the current five (5.0) metre limit, can be illustrated by superimposing the potential building / roof form. The shaded area in Figures 14 & 15 indicates two examples of additional form.

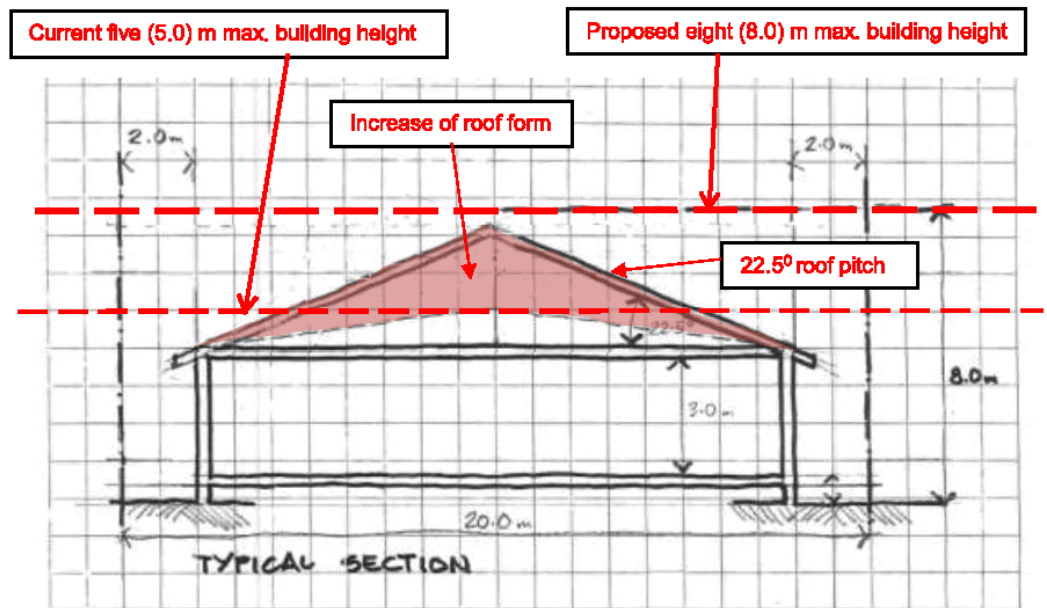


Figure 14: The shaded roof form indicates the potential increase of building form of the eight (8.0) metre maximum building height over and above the current five (5.0) metre building height @ 22.5° roof pitch

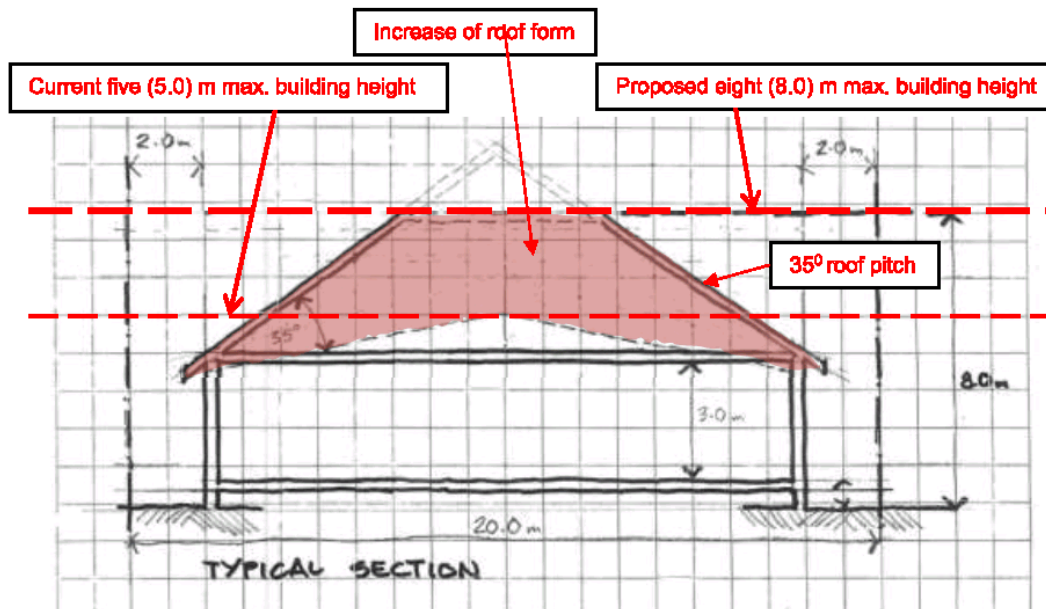


Figure 15: Shaded roof shape indicates the potential increase of building form @ 35° roof pitch

The building height will be influenced by the topography and location of viewing points within the SHR Boundary.

An eight (8.0) metre maximum building height provides the following opportunities:

- The opportunity to design a building with a roof pitch ranging from 22.5° to 35° , as per the current DCP Roof controls.
- An increase in variable roof forms, with improved aesthetically acceptable proportions and quality of potential dwelling designs.
- A potential for a mixed variety of external wall heights.
- A potential for a mixed variety of internal floor-to-ceiling heights. For example, a 3.0m ceiling improves spatial quality, particularly for primary spaces such as living rooms.
- There is potential for varied locations of spaces internally, such as the attic spaces. Refer to Figures 16 and 17.
- There is potential to set the floor level off the ground, allowing for greater flexibility for topography (slope across properties), drainage and landscape treatments. Refer to Figures 16 and 17.

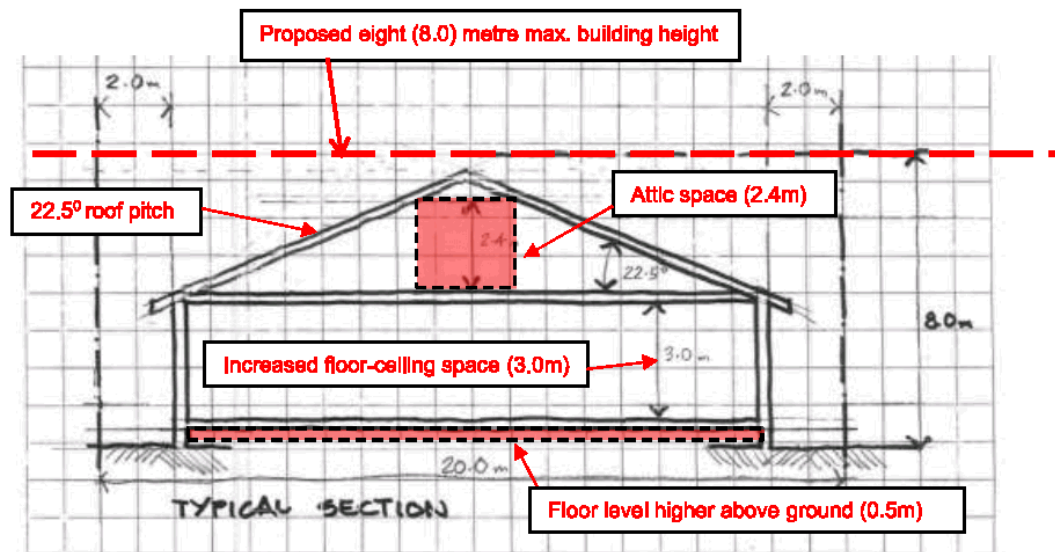


Figure 16: Eight (8.0) metre maximum building height & 22.5° roof pitch – enables an increased ceiling height, a 2.4m floor-ceiling loft and an elevated floor level.

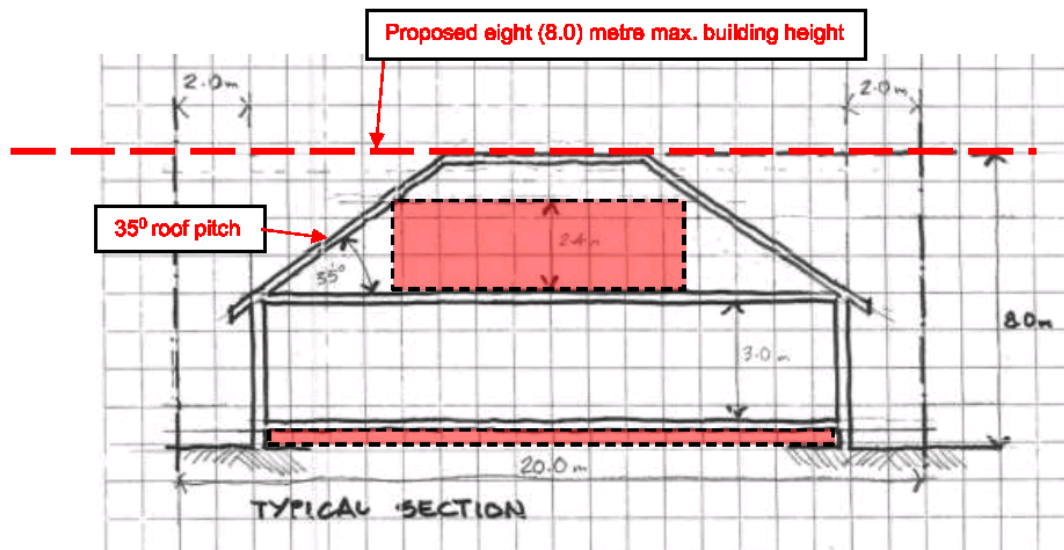


Figure 17: Eight (8.0) metre maximum building height & 35° roof pitch – enables an increased ceiling height, a 2.4m floor-ceiling loft and an elevated floor level.

4.3.3 4.1.16 Roofs

An eight (8.0) metre maximum building height provides opportunities for improved building and roof forms to the streetscape. The potential positive impacts are set out below;

- Allowing the adoption of the minimum and maximum roof pitches identified as an essential design requirement.
- A greater discernible variety of roof pitches, building proportion and form will be possible.
- The higher roof forms will potentially enrich the design quality of buildings adjacent to Catherine Park House, thereby enhancing the heritage significance. Refer to Figures 14 and 15.

4.2.3 4.1.17 Lofts, attics and dormer windows

An eight (8.0) metre maximum building height provides opportunities for the inclusion of lofts, attics and dormer windows. The potential positive impacts are set out below;

- Vary ground floor planning to include loft and attic spaces (2.4m ceilings) within in the roof form.
- An improved variety of streetscape, particularly at corner lots.

4.2.3 4.1.13 Corner sites

An eight (8.0) metre maximum building height provides opportunities for the inclusion of lofts, attics and dormer windows at corner sites; The potential positive impacts are set out below;

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- a) Improved facade articulation that can contribute to the design quality of housing within the Oran Park heritage curtilage;
- b) Increasing the diversity and interest of the streetscape surrounding the Homestead Lot.

4.4 Evaluation of Building Height Limit of eight (8.0) metres against the CMP

Generally, the Planning Proposal to increase the maximum building height to eight (8.0) metres, will potentially have a positive impact upon the character of the precinct, streetscape and heritage significance of Catherine Park House and immediate surrounds. The dominance of the Catherine Park House on the knoll surrounded by landscaped gardens, recreational areas, service buildings and open paddocks will be maintained. The original setting, which relates to the topography, open space towards South Creek and distant views and vistas from various vantage points and approaches to and from the subject site will generally be acceptable, as intended.

The policies regarding New Work, Future Development and Use (Policies 9.1 – 9.10) are largely unaffected by the Planning Proposal. An essential design guideline regarding roof form and pitch will now be achievable as a result of the increase in maximum building height to eight (8.0) metres.

A brief evaluation assessment of the Conservation Policies included in the *Oran Park (SHR 1695), Also known as Catherine Park, Oran Park Drive, NSW, Conservation Management Plan* is included in APPENDIX A.

5.0 RECOMMENDATIONS

We believe that the proposed change in maximum building height from five (5.0) metres to eight (8.0) metres is acceptable and will enhance the heritage significance of the Catherine Park House item (aka Oran Park House).

From the analysis, it is evident that the required minimum 22.50° roof pitch and the maximum 35° roof pitch will be achievable for the simple hipped roof forms that are considered critical for the dwellings in the context of the adjacent heritage items.

The increased building height will enable floors to be slightly elevated off the ground to enable sufficient ground drainage and increased landscape design options. A timber floor and structure also becomes a design option.

In addition, the eight (8.0) metre building height will enable ceiling heights of greater than the minimum allowable height of 2.4 metres.

6.0 CONCLUSION

Generally, the proposed Building Height Limit of eight (8.0) metres will have limited adverse impacts upon the Heritage Exemption Design Guidelines of the Camden Growth Centre Precinct DCP Schedule 4 and heritages of the Catherine Park House estate.

There will be minimal adverse impact upon the heritage significant views and vistas associated with the heritage items. The eight (8.0) metre maximum height limit will have a positive impact on the intended development outcomes for the subdivision by encouraging designs of an appropriate contemporary aesthetic, bulk and scale. The heritage significance of Catherine Park House (aka Oran Park House) estate will continue to be respected and enhanced with good quality streetscape design. The single storey dwellings on larger allotments will be designed as intended, with improved variety and design quality, upholding the Heritage Exemption Guidelines and key heritage principles of development surrounding Catherine Park House. Further, the enhanced streetscapes and character of dwellings around the heritage lot will contribute positively to the open space areas.

In conclusion, the proposed Building Height Limit of eight 8.0m will generally have minimal adverse impact upon the relevant conservation policies included in the *Oran Park (SHR 1695), Also known as Catherine Park, Oran Park Drive, NSW, Conservation Management Plan*.

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7.0 APPENDIX

7.1 APPENDIX A: CMP EVALUATION ASSESSMENT

The following table is an evaluation of the proposed Building Height Limit of Eight (8.0) metres with regard to the impact upon the Conservation Policies included in *Oran Park (SHR 1695), Also known as Catherine Park, Oran Park Drive, NSW, Conservation Management Plan, Issue 23, May 2019, p.161*, by Tropman & Tropman Architects. A brief assessment against each policy is indicated below.

KEY: C = Complying; CC = Capable of Complying; NC = Non Complying

Conservation Policy	TTA Comment
Policy 1.1 Generally, treat the site as being of cultural heritage significance, and consequently guide works and activities at the site by the provisions of the Australia ICOMOS Burra Charter.	CC
Policy 1.2 The policies outlined in this document should be adopted as the guide to future planning and work at the site.	CC
Policy 1.3 Works must meet the NSW Heritage Office <i>minimum standards of maintenance and repair</i> , and personnel skilled in disciplines of conservation practice, including professionals, skilled building and engineering trades, etc should be engaged as appropriate to advise or implement conservation works at the site. Personnel involved in the documentation and implementation of works at the site should be recorded for future reference.	CC
Policy 1.4 Carry out, catalogue and archive systematic surveys of the site, before, during and after any works in accordance with NSW Heritage Branch and DUAP Guidelines. Any new information that comes to light during and after works at the site shall be recorded in a report, a copy of which shall be held at the archive of the site.	CC
Policy 1.5 Assemble, catalogue and make readily available for public inspection, copies of all known historical drawings, pictorial documents and written records relating to the site in a permanent archive of the site.	CC
Policy 1.6 Document any proposed works to the place in a way that allows scrutiny by others before they are executed and can be retained for posterity. The documentary or physical evidence upon which conservation decisions are made for each part of the element should be cited. A copy of the documentation, including schedules and drawings, shall be held at the archive of the site.	CC
Policy 1.7 Prepare a Photographic Archival Record of the site prior to, during and after undertaking any major works, following applicable guidelines and standards.	CC
Policy 1.8 This Conservation Management Plan should be reviewed no later than every 10 years, or with any major changes or proposed works to the site.	CC

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7.2 Conservation of Heritage Significance	
Policy 2.1 For the House and immediate surrounds, manage the character of the subject site, which is that of a subdivided rural estate, to maintain the dominance of the homestead on the knoll surrounded by landscaped gardens, recreational areas, service buildings and open paddocks punctuated by the straight paddock track from Oran Park Drive. This includes conserving the original setting which relates to the topography, open space towards South Creek and distant views in the vicinity of the house.	C (Refer to Section 4.0 of this report)
Policy 2.2 Maintain an appropriate heritage curtilage to ensure the significance of the setting of Oran Park House, its recreational areas, service zones (back of house) and landscape elements are conserved, maintained and easily interpreted. The SHR curtilage is appropriate and is maintained in the current proposal.	C (Refer Section 4.0 of report)
Policy 2.3 Do not obscure the significant close and distant views and vistas from various vantage points and approaches to and from the subject site. This includes views from Oran Park Township.	C (Refer Section 4.0 of report)
Policy 2.4 Retain original and early features such as doors, windows, floors, decorative features and walls with appropriate conservation and maintenance.	CC
Policy 2.5 Undertake regular maintenance on the subject buildings, landscape features and site elements to ensure their longevity.	CC
7.3 Interpretation	
Policy 3.1 Maintain the interpretation of the subject site as a Gentleman's estate with a house precinct, recreational areas, service buildings and open pasture. Any future uses should assist this interpretation.	CC
Policy 3.2 Undertake and implement an Interpretation Plan and Strategy for the site. Comment: Practical and concrete strategies for interpretation would be included in an Interpretation Plan and Strategy of the site. It is the purpose of an Interpretation Plan and Interpretation Strategy to determine the themes and messages to be interpreted at the site and the best media to accomplish this. This would include Aboriginal association with the site as well as European associations to the site.	CC
7.4 Archaeological Resource Management	
Policy 4.1 Ensure early fabric of the Coach House, being the first residence of the estate, is respected and retained.	Not Applicable
Policy 4.2 All sub-surface areas below and adjacent to the site buildings and features should be considered to have archaeological potential. Carefully design any new interventions to avoid any disturbance of potential archaeological items located within these areas.	
Policy 4.3 Engage a suitable heritage consultant and archaeologist to assess, record and monitor the works in the event of any disturbance having to take place. Archaeologists must meet the current Heritage Council requirements for an Excavation Director and obtain appropriate approvals, exemptions to or excavations	

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<p>permits required under Section 57(1) or sections 139-146 of the Heritage Act 1977 prior to any excavation of areas of identified archaeological potential.</p> <p>Policy 4.4 Retain any archaeological evidence uncovered on the site in situ.</p> <p>Policy 4.5 Appropriately catalogue any archaeological finds retained in situ for future reference.</p> <p>Policy 4.6 Assemble, catalogue and safely house any archaeological finds that have been or are in the future uncovered on the site.</p> <p>Policy 4.7 Works in the Stage 6 area, especially those that affect the coach house and the area around it, should be subject to a S60 approval so that any evidence of the nineteenth-century use of the property can be recorded.</p> <p>Policy 4.8 A program of archaeological monitoring and inspection needs to be undertaken by an appropriately qualified archaeologist for works within the new proposed homestead boundary fence of Oran Park House and within a c.20m radius of the coach house.</p> <p>Policy 4.9 An archaeologist should remain on call to respond to unexpected finds in the areas outside of the proposed homestead boundary fence and the vicinity of the coach house.</p>	
<p>7.5 Universal Access and Fire Safety</p> <p>Policy 5.1 Provide universal access to the House where it will not have adverse impact upon the significant fabric.</p> <p>Policy 5.2 Only limited opportunity exists to provide access to Basement and First Floor level from Ground Floor level. Therefore any future use should be chosen in consideration of this potential limitation.</p> <p>Policy 5.3 Maintain the fire safety and egress strategy that has been prepared and implemented at the site to provide the least impact to significant fabric whilst still providing for the safe egress of occupants in the event of a fire.</p>	<p>Not Applicable</p>
<p>7.6 Conservation of Significant Fabric and Spaces</p> <p>Policy 6.1 Unless otherwise stated in these policies, retain and conserve surviving original and early fabric and spaces, particularly fabric and spaces rated of being of exceptional or high significance (refer section 5.4 of this document).</p> <p>Policy 6.2 Precede all conservation works by thorough investigation of the building fabric and monitor the works to assess their efficacy and accuracy.</p>	<p>Not Applicable</p>
<p>7.7 Intervention in the Fabric</p> <p>Policy 7.1 Approach changes to significant fabric with minimal intervention: as much as necessary, as little as possible.</p> <p>Policy 7.2 Intervention for purposes other than conservation of the fabric is to occur only in areas of moderate, little or no significance.</p> <p>Policy 7.3 Removal of fabric of high significance is to be contemplated only where that fabric has ceased to function and is actively contributing to deterioration in other significant fabric.</p> <p>Policy 7.4 Record all works to the subject site and buildings in accordance with NSW Heritage Branch archival record guidelines.</p>	<p>Not Applicable</p>

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7.8 Alterations and Additions to Significant Fabric and Spaces		Not Applicable
Policy 8.1	Confine alterations and additions to original or early fabric of the building to: <ul style="list-style-type: none"> the removal of intrusive elements, and elements of little significance that interfere with interpretation, where they are no longer needed the removal of elements of little or no significance that are contributing to the deterioration of original or early fabric the reinstatement where appropriate of original or early fabric that has since been removed and for which good evidence exists works to conserve the existing significant fabric, and fully reversible works to adapt the buildings for changing uses as required. 	
Policy 8.2	Confine alterations and additions to the house to works that are complementary and subservient to the original and early fabric.	
Policy 8.3	New elements must respect the existing aesthetic significance of the building.	
7.9 New Work, Future Development and Use		CC
Policy 9.1	The policies contained within this document must be applied irrespective of the future uses of the site and buildings.	
Policy 9.2	Uses and activities at the site must be compatible with the retention and interpretation of the historical residential uses.	CC
Policy 9.3	The most desirable use for the site would include a prestigious residence, hospitality, offices, estate land sales office, restaurant, art gallery, health retreat or medical centre, commercial offices, in keeping with the traditional uses of the site. Refer Section 6.7.	Not Applicable
Policy 9.4	Maintain the character and integrity of the subject site and buildings as a nineteenth century gentleman's estate, modified c1939-40 and c1995, in any future development or enterprise on the site.	CC
Policy 9.5	Strictly limit and control development within and adjoining the Homestead Lot to maintain and continue to enhance the existing functions, landscape character and use.	C (Refer Section 4.0 of report)
Policy 9.6	Any future minor structures within the Homestead Lot must not diminish or overwhelm the house. The heritage significance of the house must continue to be maintained by any proposed scheme.	CC
Policy 9.7	New minor structures on the Homestead Lot must be carefully considered, be sympathetic and subservient to the house and must be easily interpretable as new work and not intrude upon the significance of the site.	Not Applicable
Policy 9.8	Any future minor structures within the Homestead Lot or within the vicinity of the Homestead Lot must be carefully considered by the appropriate authorities so that the setting of the place is maintained.	Not Applicable
Policy 9.9	In developing plans for the future use of the Homestead Lot, the significant external and internal fabric of the subject building and its views and vistas must be conserved to maintain the significance of the site. Refer to Figure 157.	C (Refer Section 4.0 of report)
Policy 9.10	The Heritage Exemption Guidelines prepared for inclusion in the gazettal on the State Heritage Register should apply to development within the curtilage but excluding the Homestead Lot. These developments are exempt from NSW Heritage Council Section 60 approvals. Refer to Figure 157, Appendix C and Appendix D.	C (Refer Section 4.0 of report)

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<p>Figure 157: Oran Park outer Heritage Principles plan showing the important view lines and proposed and approved controls surrounding the Homestead Lot in the current residential subdivision of the property. This figure was prepared to inform the Heritage Exemption Guidelines and does not preclude other forms of development.</p> <p>N↑ Not to scale</p>	
<p>7.10 Oran Park House</p> <p>Policy 10.1 The house can be adapted and upgraded to today's living standards provided the early configuration is conserved and clearly interpreted, and new interventions are sympathetic to the existing site and context.</p> <p>Policy 10.2 Retain the character of the house as it was renovated in the 1930s – c1940 during the Robbins Period and as it still exists today.</p> <p>Policy 10.3 Carefully design any new works to the house so as not to interfere with the significance of the subject building and to limit impact on significant fabric.</p> <p>Policy 10.4 Retain and conserve extant significant external and internal building fabric in accordance with the levels of significance identified in Section 5.4 Grading of Significance of this CMP.</p> <p>Policy 10.5 Retain the Georgian Revival character of the house. No conservation, maintenance or new work shall alter or negatively impact on the external character of the house.</p> <p>Policy 10.6 Organise any proposed new services or service upgrades related to any new uses of the house to provide minimal interference with the existing significant fabric. Wherever possible, new services shall follow existing lines to minimise impact upon significant fabric and spaces.</p> <p>Policy 10.7 Install any required new services in areas and spaces of lower significance.</p> <p>Policy 10.8 Any new interventions to the subject building should be reversible and clearly interpreted – by means of introduced interpretive devices or by method of style of construction – as new work.</p> <p>Policy 10.9 Allow the upgrading of existing wet areas. The kitchen should remain in the west wing of the house. Allow the c1995 kitchen and library area to be adapted to new kitchen layout for servicing proposed uses for the place.</p> <p>Policy 10.10 Allow for the long-term adaptive reuse of Oran Park House.</p>	<p>Not Applicable</p>

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7.11 Subject Site Including Landscape		Not Applicable
Policy 11.1	Undertake new plantings in accordance with currently acceptable horticultural practices to have minimum impact on extant fabric and surrounding areas.	
Policy 11.2	Wherever possible, propagate new plant stock from existing site plantings.	
Policy 11.3	Ensure species planted on the site are in keeping with those known to have existed in the past on the site or those appropriate to the period and soils.	C Refer Section 4.0 of report
Policy 11.4	Significant views and vistas should be retained. Any new plantings or structures should not obscure the cultural, historic or aesthetic significance of the place in a physical or visual way.	
Policy 11.5	Maintain visual link between the House and South Creek.	CC
Policy 11.6	Reconstruct painted timber garden fencing – aris top rail, strand and wire netting (for rabbit proofing) and gates to inner house lot. Plant with selected hedging.	Not Applicable
Policy 11.7	Reconstruct rose gardens to eastern and western areas of garden.	
Policy 11.8	Any new planting's should be in accordance with available historical information refer to Figure 7.	
Policy 11.9	Maintain eastern paved garden adjacent to the House.	
Policy 11.10	Maintain rose gardens, pond, terrace garden design and carriage loop.	
Policy 11.11	Maintain architectural garden design features.	
Policy 11.12	Adapt south-east driveway and reinforce planting.	
Policy 11.13	Adapt southern driveway as a lane extending from the house garden.	
Policy 11.14	Maintain recreational features of the garden including swimming pool and tennis court.	
Policy 11.15	Reconstruct Tecoma arbour by removing central growth stems and keeping overarching effect.	
Policy 11.16	Allow productive garden including herb garden, orchard and olive grove.	
Policy 11.17	Subservient ancillary structures to northern back of house area could be considered to allow adaptive its re-use.	
7.12 Coach House		Not Applicable & CC
Policy 12.1	Ensure early fabric is respected and retained in any development.	
Policy 12.2	The Coach House and surrounding area could be adaptively re-used to allow long-term sustainable use. Re-use in accordance with the Heritage Exemption Guidelines is exempted from approvals for appropriate works (Refer to Catherine Park Estate, Oran Park House Heritage Exemption Guidelines dated October 2014 contained in Appendix C and Catherine Park House Heritage Curtilage Public Domain Strategy dated March 2017 contained in Appendix D). Any re-use and future development that that does not meet the requirements of the Heritage Exemption Guidelines is to address the CMP and will be subject to approvals under the Heritage Act.	
Policy 12.3	Allow rebuilt sections to be adapted for new uses.	
Policy 12.4	Retain and conserve early sections of Coach House brickwork and openings.	
7.13 Silo		Not Applicable
Policy 13.1	Retain, conserve and allow adaptive reuse of the Silo for modern functions.	
Policy 13.2	New small scale ancillary buildings maybe be considered adjacent to/attached to Silo for adaptive reuse.	



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Schedule 4 - Catherine Field (Part) Precinct

Draft Amendment 3 September 2021

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Title: Schedule 4 - Catherine Field (Part) Precinct

Subtitle:

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1 Introduction

1.1 Name and application of this Schedule

This Schedule forms part of the Camden Growth Centre Precincts Development Control Plan (also referred to as “the DCP”).

This Schedule applies to all development on the land shown in **Figure 1-1: Land Application Map**. This Schedule and related amendments to the DCP give effect to the provisions of the DCP for land within the Catherine Fields (Part) Precinct (‘the Precinct’) as shown on the Land Application Map.

1.2 Structure of this Schedule

This Schedule should be read in conjunction with the main body of the DCP and is in addition to the main body of the DCP. In the event of an inconsistency between this Schedule and the main body of this DCP, this Schedule takes precedence. **Table 1-1** summarises the structure of this Schedule.

Table 1-1: Structure of this Schedule.

Part	Summary
1 – Introduction	Identifies the land to which the Schedule applies.
2 – Subdivision Planning and Design	Establishes an overall vision and Indicative Layout Plan (ILP) for the future development of the Precinct. Provides Precinct specific figures that support the controls in Part 2 and Part 3 of the DCP in relation to the Precinct.
3 – Centres Development Controls	Provides specific objectives and controls that apply to land within the Neighbourhood Centre, identified on the ILP for the Precinct. These controls are in addition to those in Part 5 of the DCP.
4 – Site Specific Controls	Specific objectives and controls for development in certain parts of the Precinct, including areas around Oran Park House, land affected by electricity easements and the Environmental Living zone, as well as the protection of Australasian Bittern habitat.

Additional notes to readers are provided throughout this document. These notes are not part of the formal provisions of the DCP, but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact Council for advice.

Draft Amendment Schedule 4 - Catherine Field (Part)

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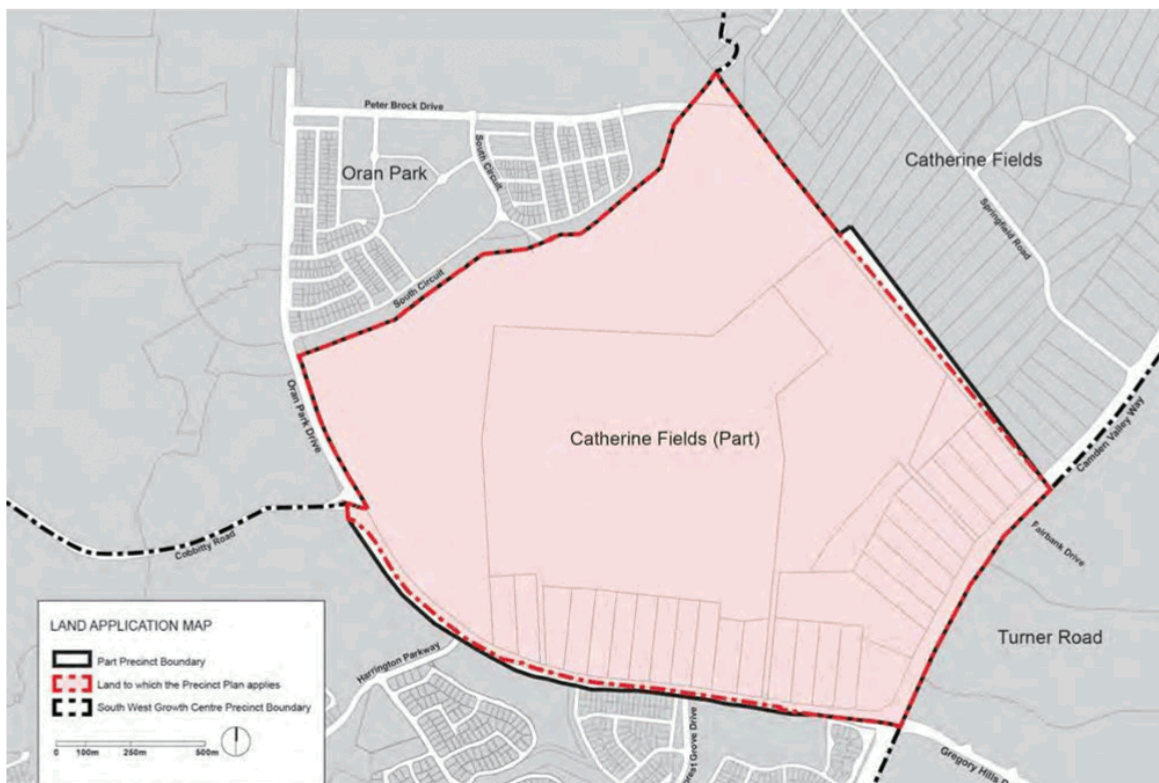


Figure 1-1: Land Application Map

2 Subdivision planning and design

*Note: This section supports the objectives and controls in **Part 2** of the DCP.*

2.1 Catherine Fields (Part) Precinct Planning Vision

The vision for the Catherine Fields (Part) Precinct is that a range of housing types will develop to meet the needs of a well-connected and diverse residential community, supported by local services, amenities, parks and infrastructure, in a manner that responds to the unique characteristics of the Precinct, including the historically significant Oran Park House and the waterways and landform associated with South Creek.

The landscape setting of Oran Park House and Garden, its associated outbuildings, the Silo and Coach House, and historic driveways, will be respected and interpreted within the development layout. The 'Coach House' Neighbourhood Centre will reinforce this quarter as the main community focus, offering opportunities for small-scale retail, commercial and social infrastructure to meet local needs.

South Creek will be an important green corridor that integrates biodiversity, flooding, water management, and passive recreational values and will present a considerable amenity resource for the incoming community.

The Precinct will be an integral component of the local area, linking the surrounding suburbs and housing estates, and providing public transport connections to Oran Park Town Centre and the future Leppington Major Centre.

2.2 Referenced Figures

Note: The figures included in this section are those referenced in **Part 2 Precinct Planning Outcomes**, and **Part 3 Neighbourhood and Subdivision Design**, of the DCP as indicated in **Table 2-1**.

Referenced Figure	Section in main body of the DCP
Figure 2-1: Indicative Layout Plan	<i>2.2 The Indicative Layout Plan</i>
Figure 2-2: Flood Prone Land	<i>2.3.1 Flooding</i>
Figure 2-3: Key elements of the water cycle management and ecology strategy	<i>2.3.2 Water Cycle Management 2.3.5. Native Vegetation and Ecology 3.2.3 Street Network and Design</i>
Figure 2-4: Areas of potential salinity risk	<i>2.3.3 Salinity and Soil Management</i>
Figure 2-5: Indigenous cultural heritage	<i>2.3.4 Aboriginal and European heritage</i>
Figure 2-6: European Cultural Heritage	<i>2.3.4 Aboriginal and European Heritage.</i>
Figure 2-7: Bushfire risk and Asset Protection Zone requirements.	<i>2.3.6 Bushfire hazard management</i>
Figure 2-8: Potential Contamination	<i>2.3.7 Site Contamination</i>
Figure 2-9: Location of Easements.	<i>2.3.8 Development on and adjacent to electricity easements</i>
Figure 2-10: Residential Structure	<i>3.2.2 Residential Character</i>
Figure 2-11: Precinct Road Hierarchy	<i>3.2.3 Street Network and Design 3.2.6 Access to arterial roads, sub-arterial road and transit boulevards</i>
Figure 2-12: Pedestrian and Cycle Network.	<i>3.2.4 Pedestrian and Cycle Network.</i>



Figure 2-1: Indicative Layout Plan



Figure 2-2: Flood prone land

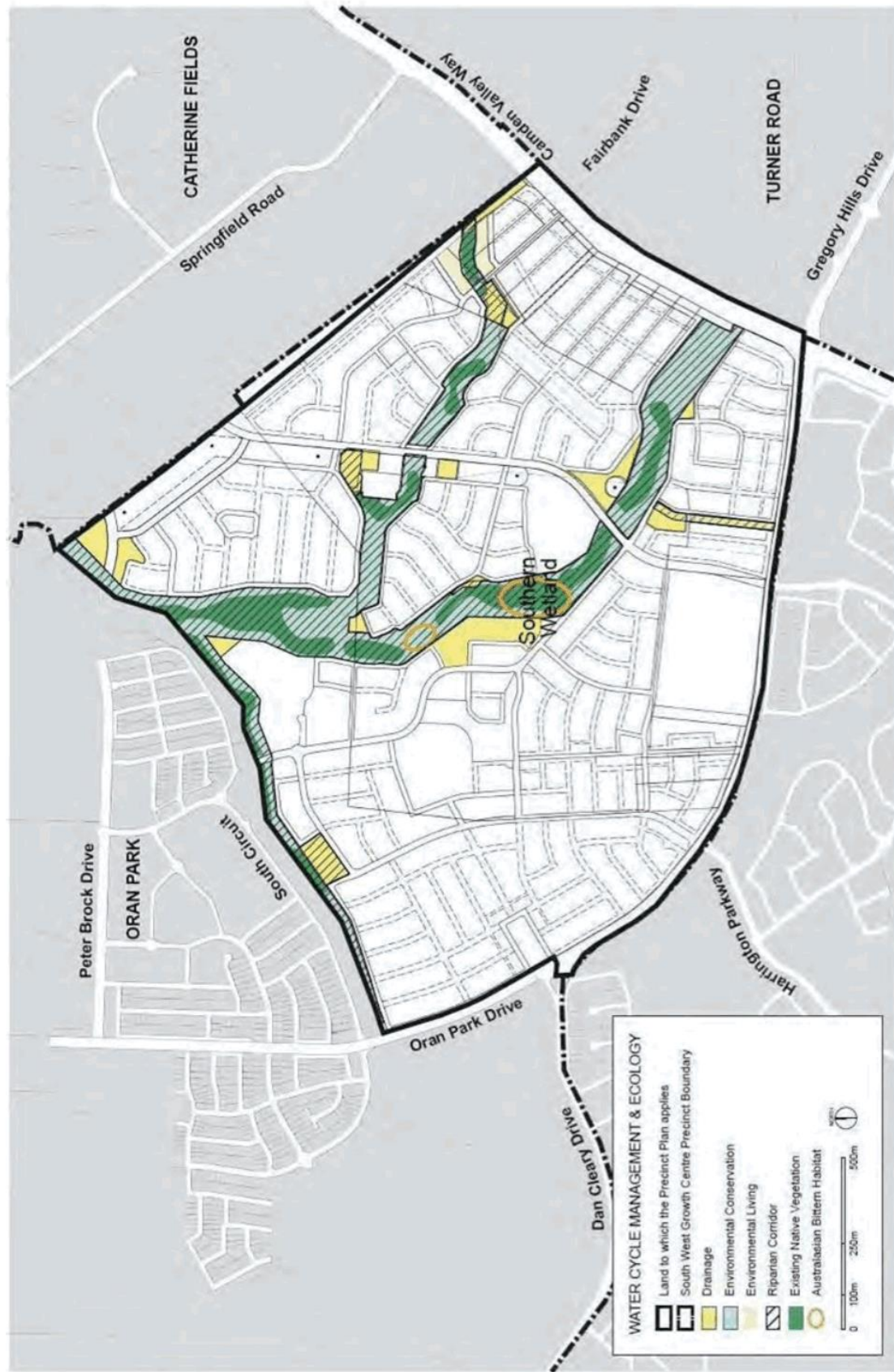


Figure 2-3: Key elements of the water cycle management and ecology strategy

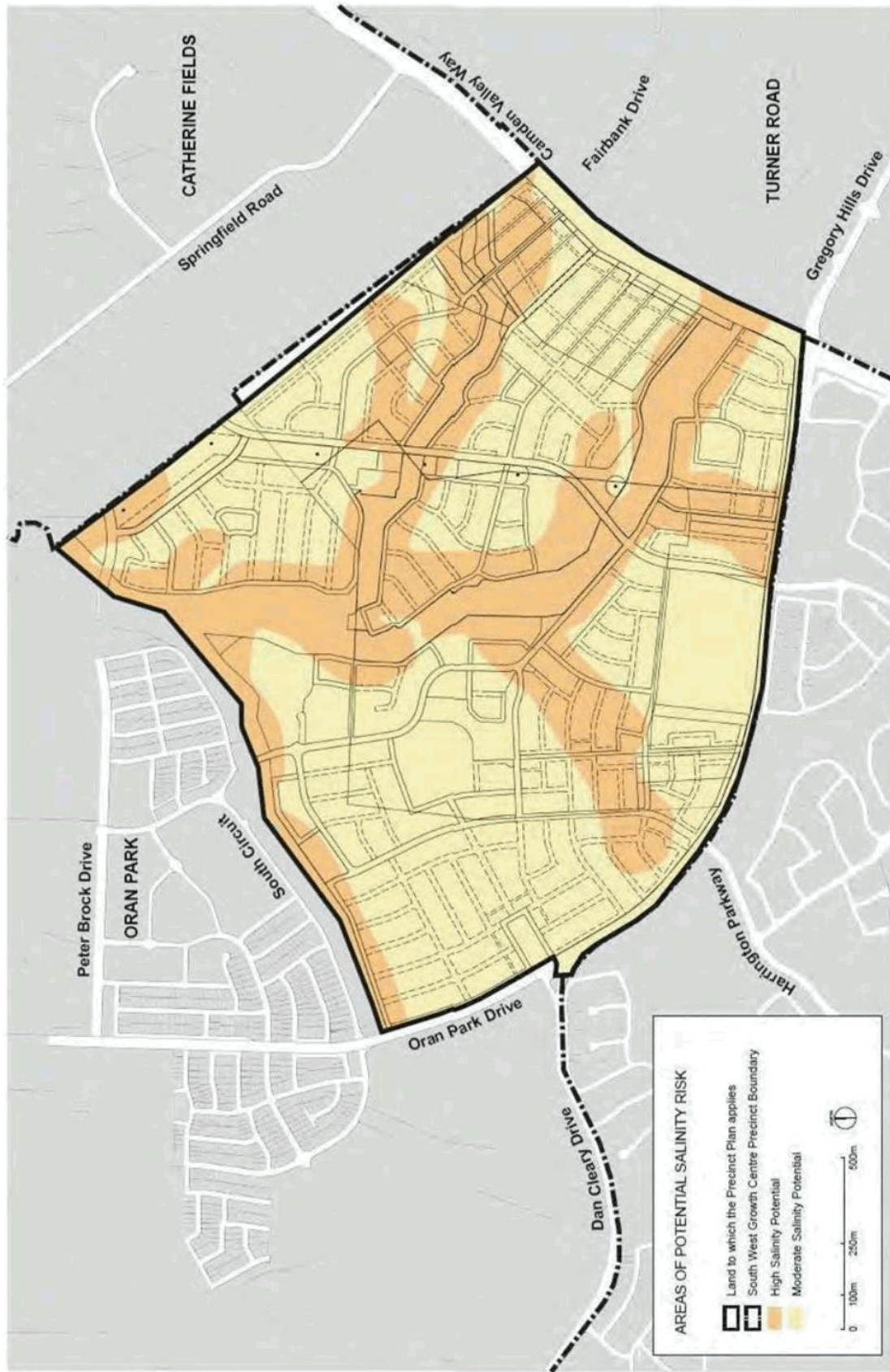


Figure 2-4: Areas of potential salinity risk

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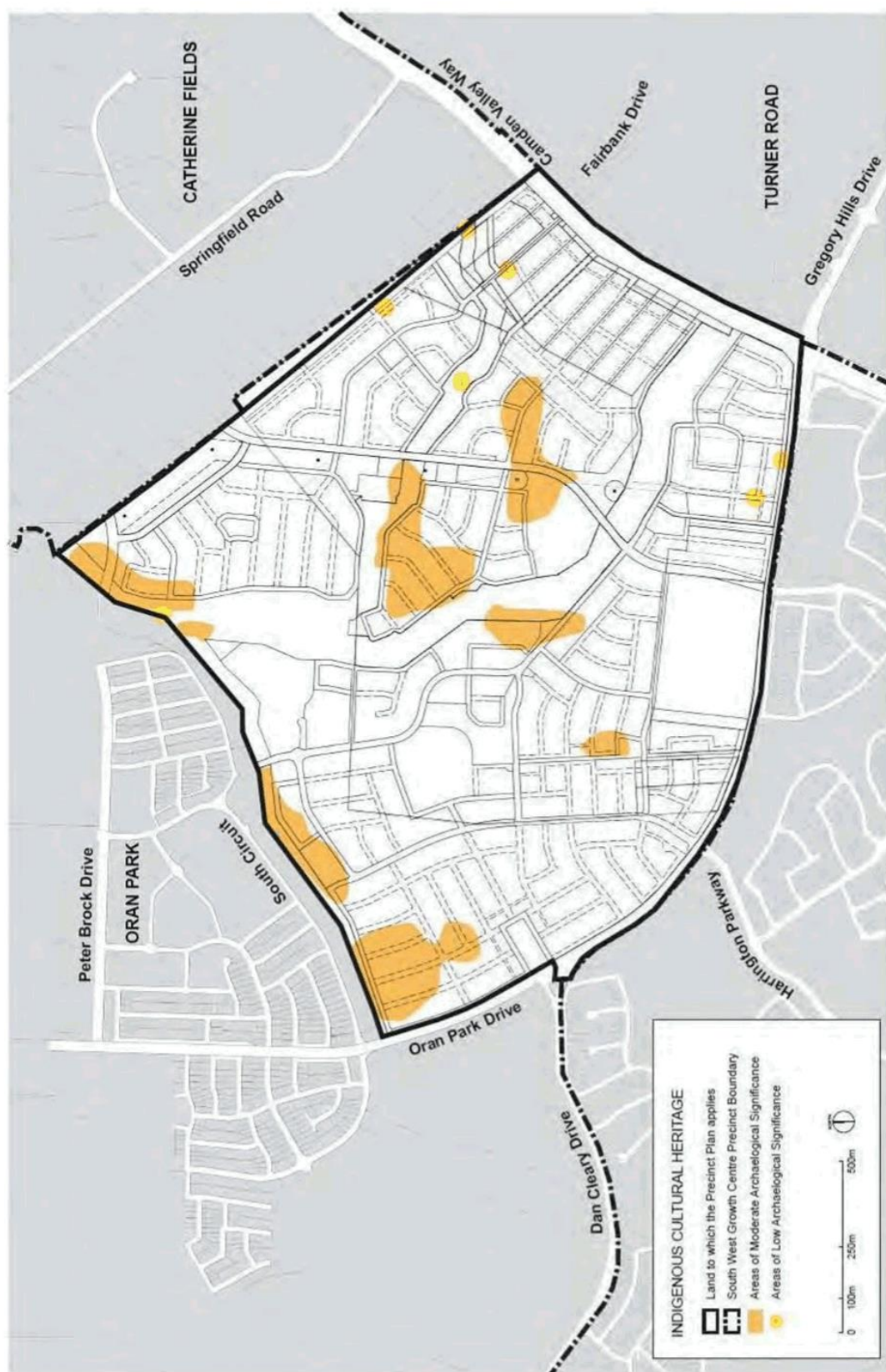


Figure 2-5: Indigenous cultural heritage

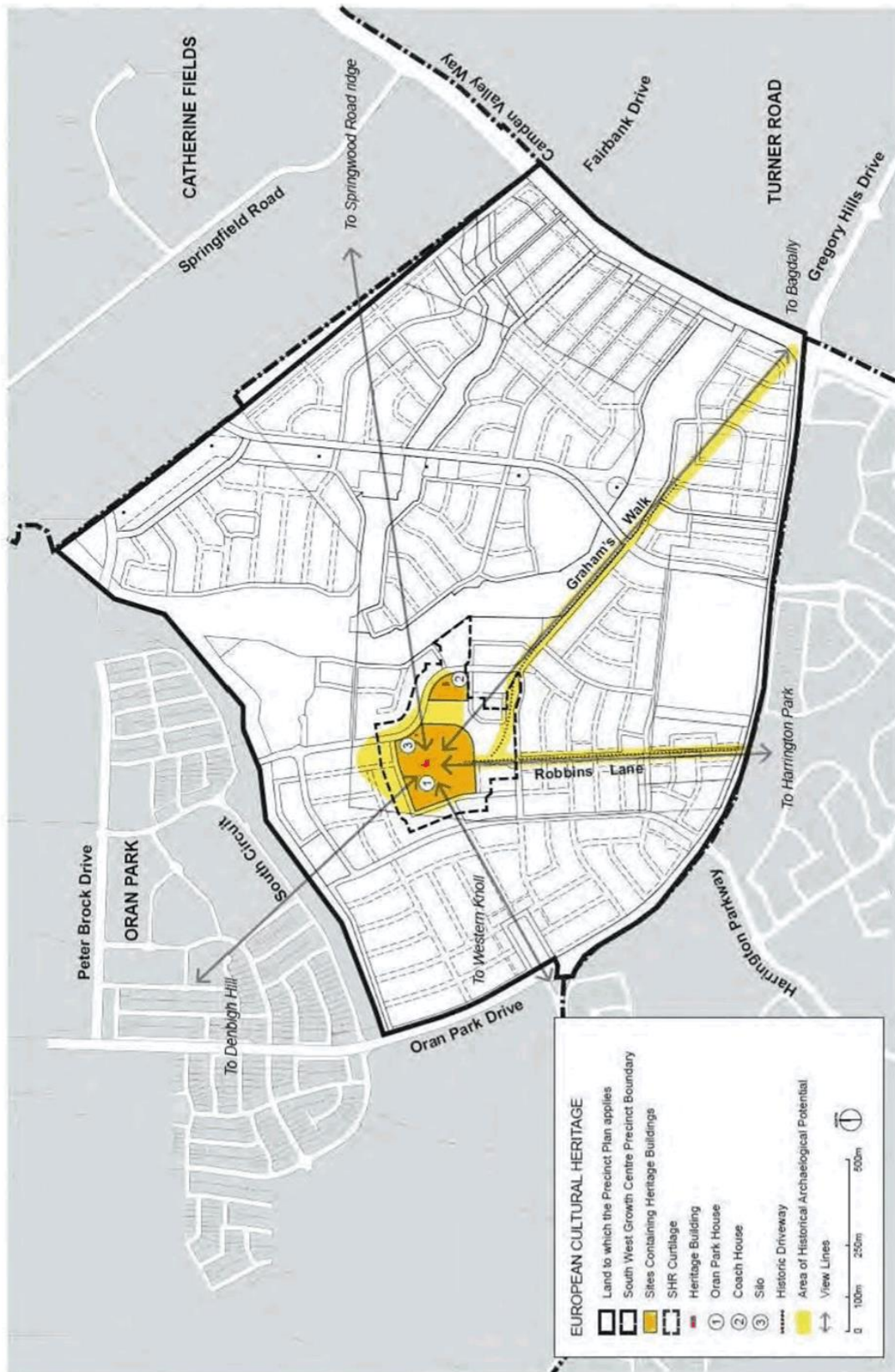


Figure 2-6: European cultural heritage

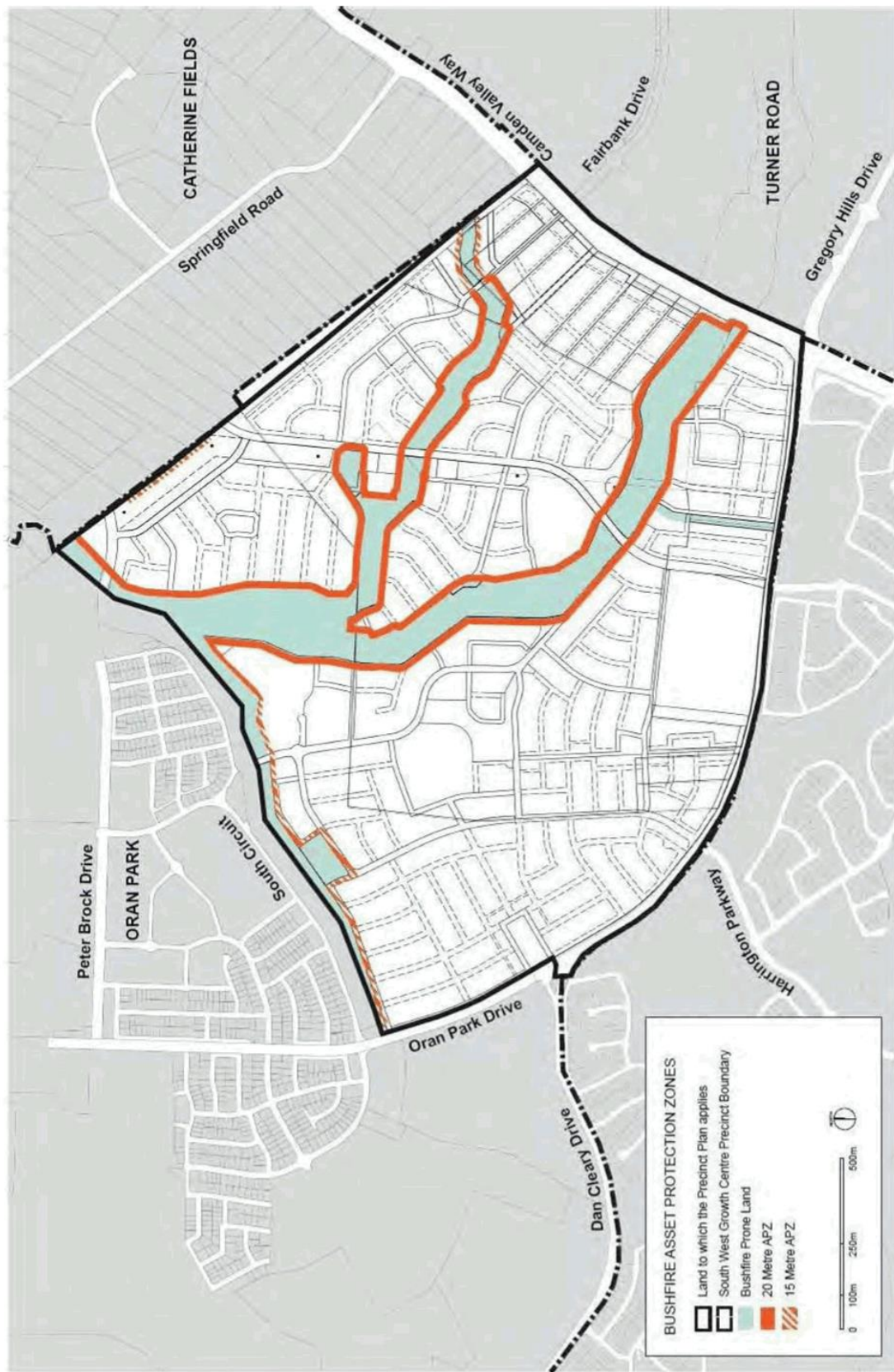


Figure 2-7: Bushfire risk and Asset Protection Zone requirements

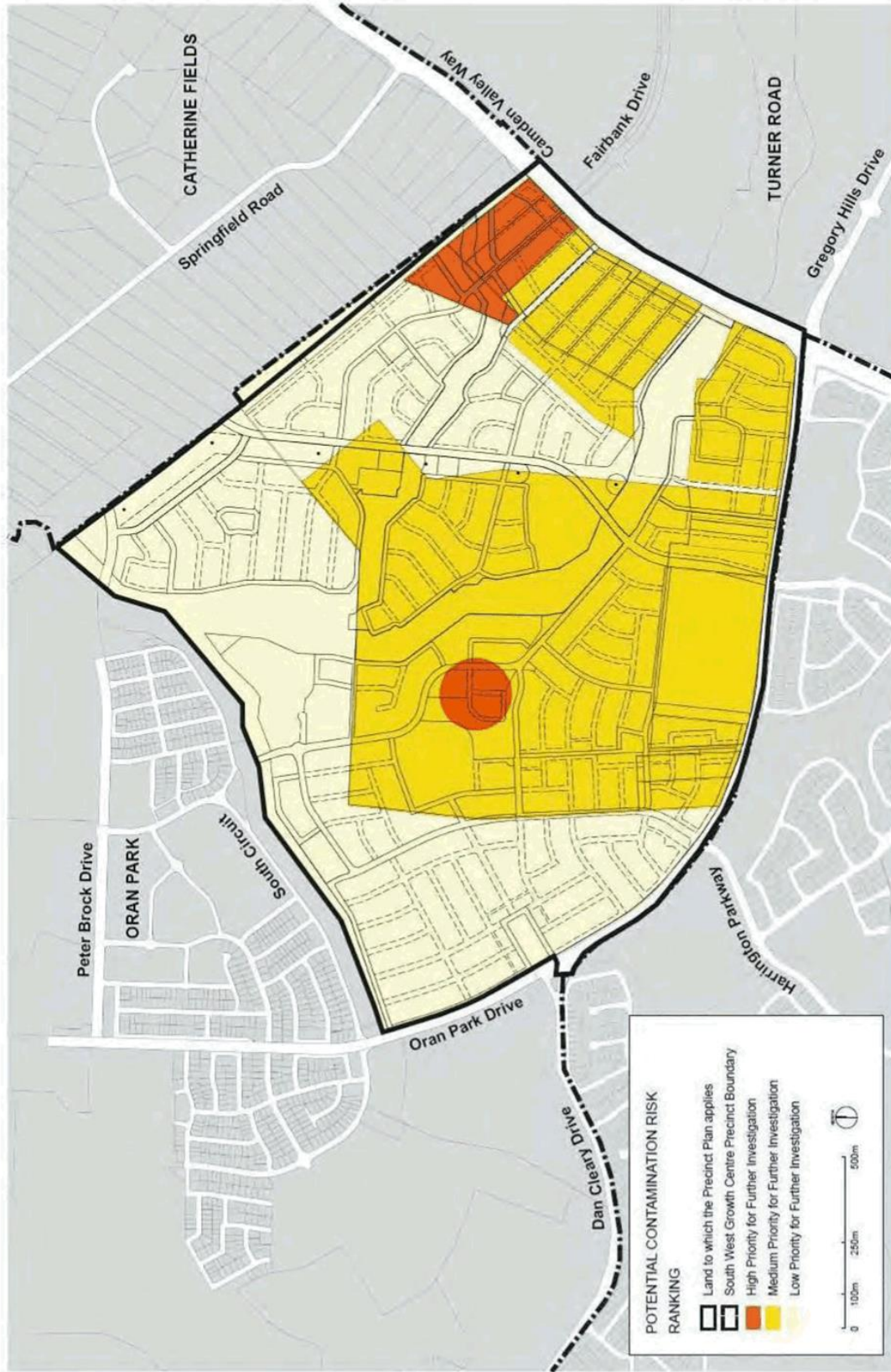


Figure 2-8: Potential contamination risk ranking

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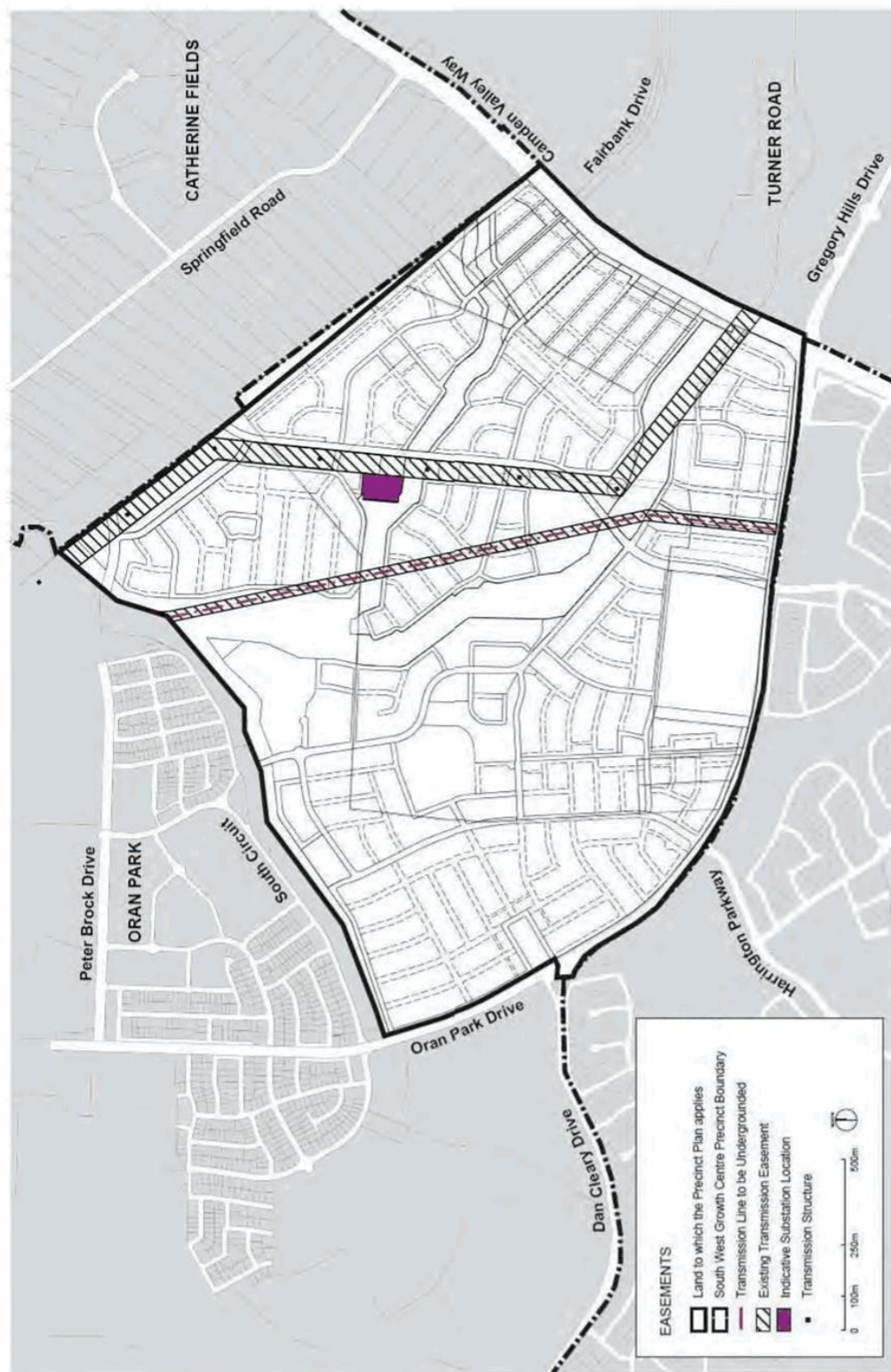


Figure 2-9: Location of easements



Figure 2-10: Residential structure

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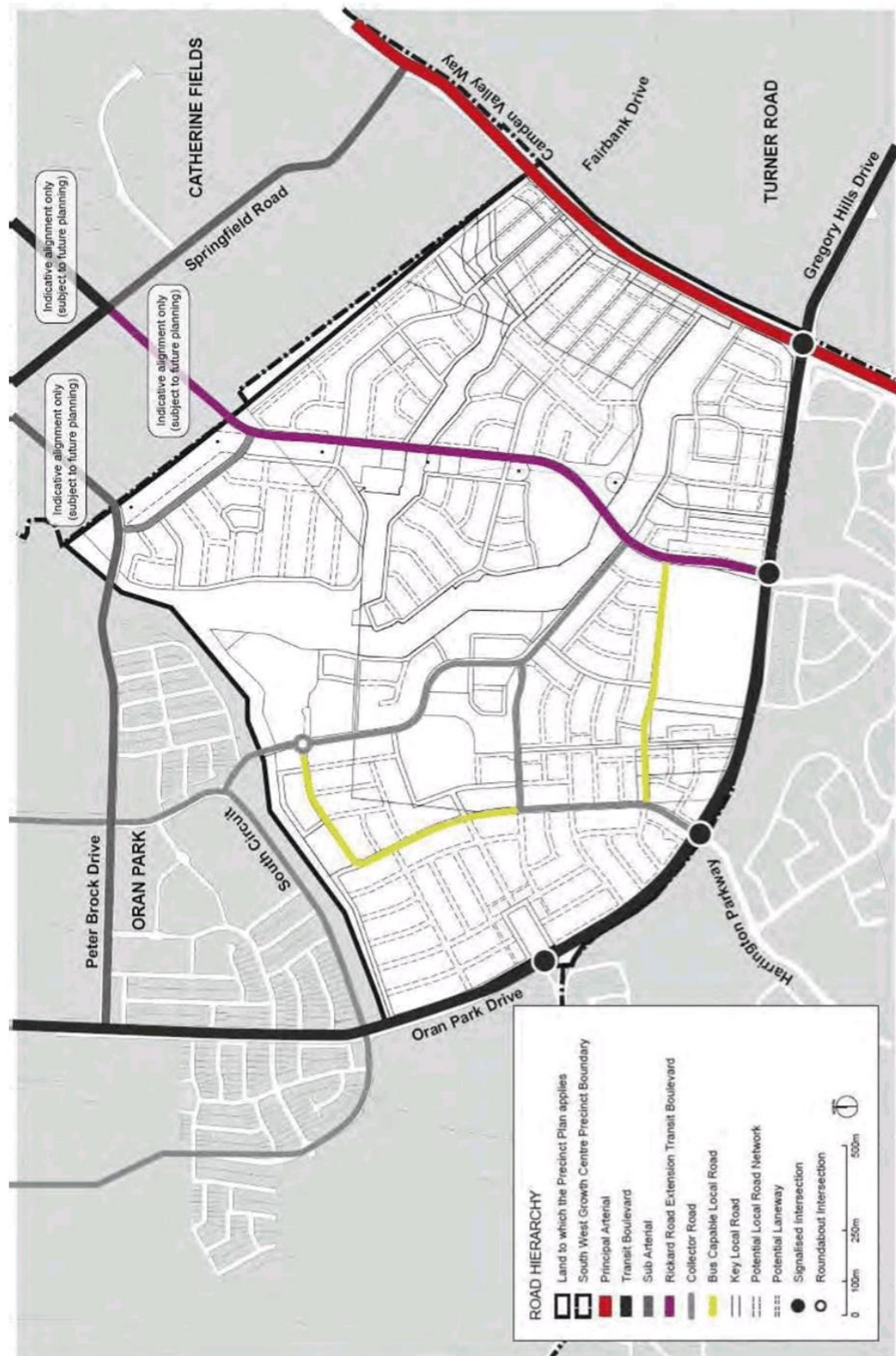


Figure 2-11: Precinct road hierarchy

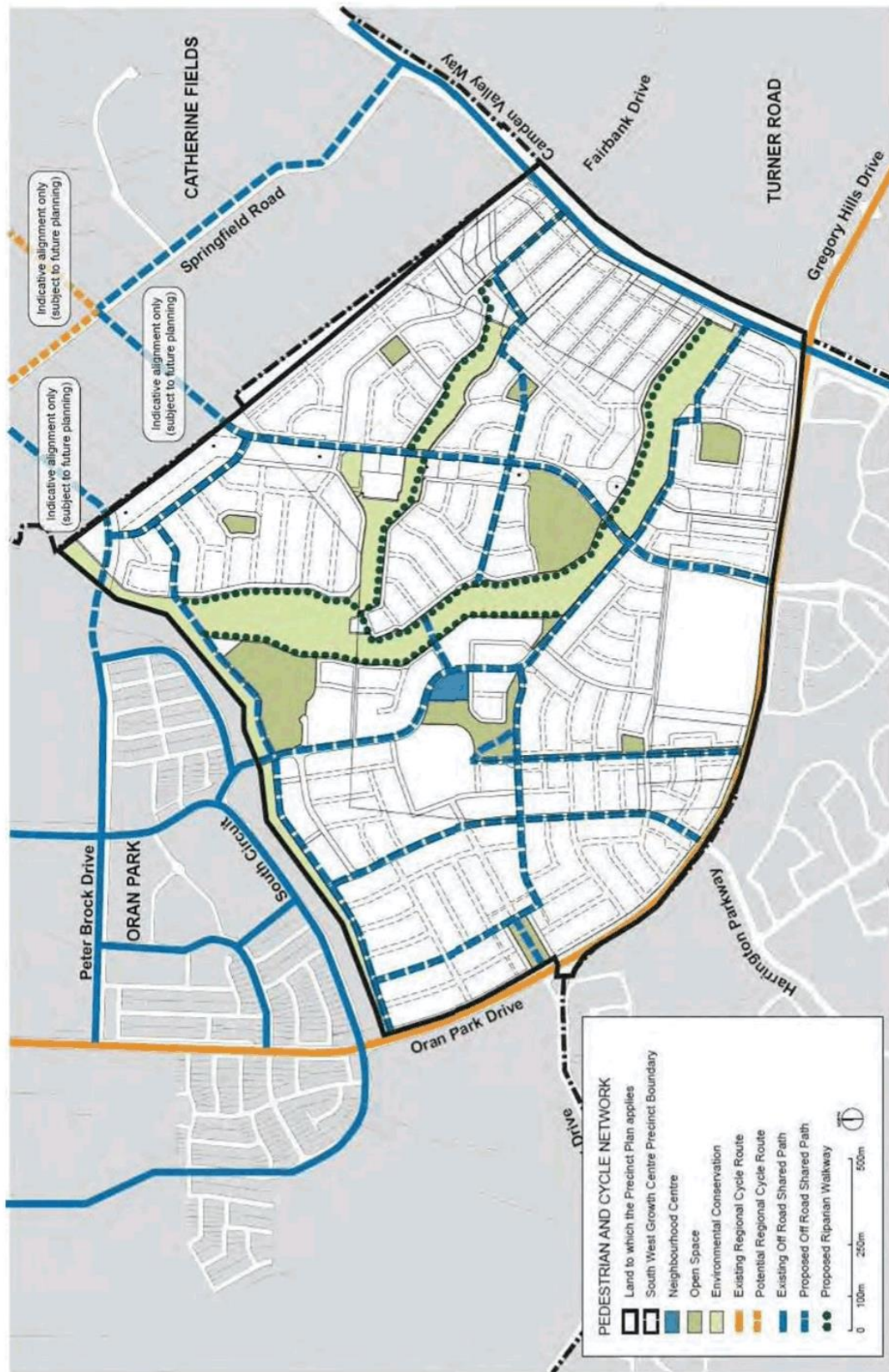


Figure 2-12: Pedestrian and cycle network

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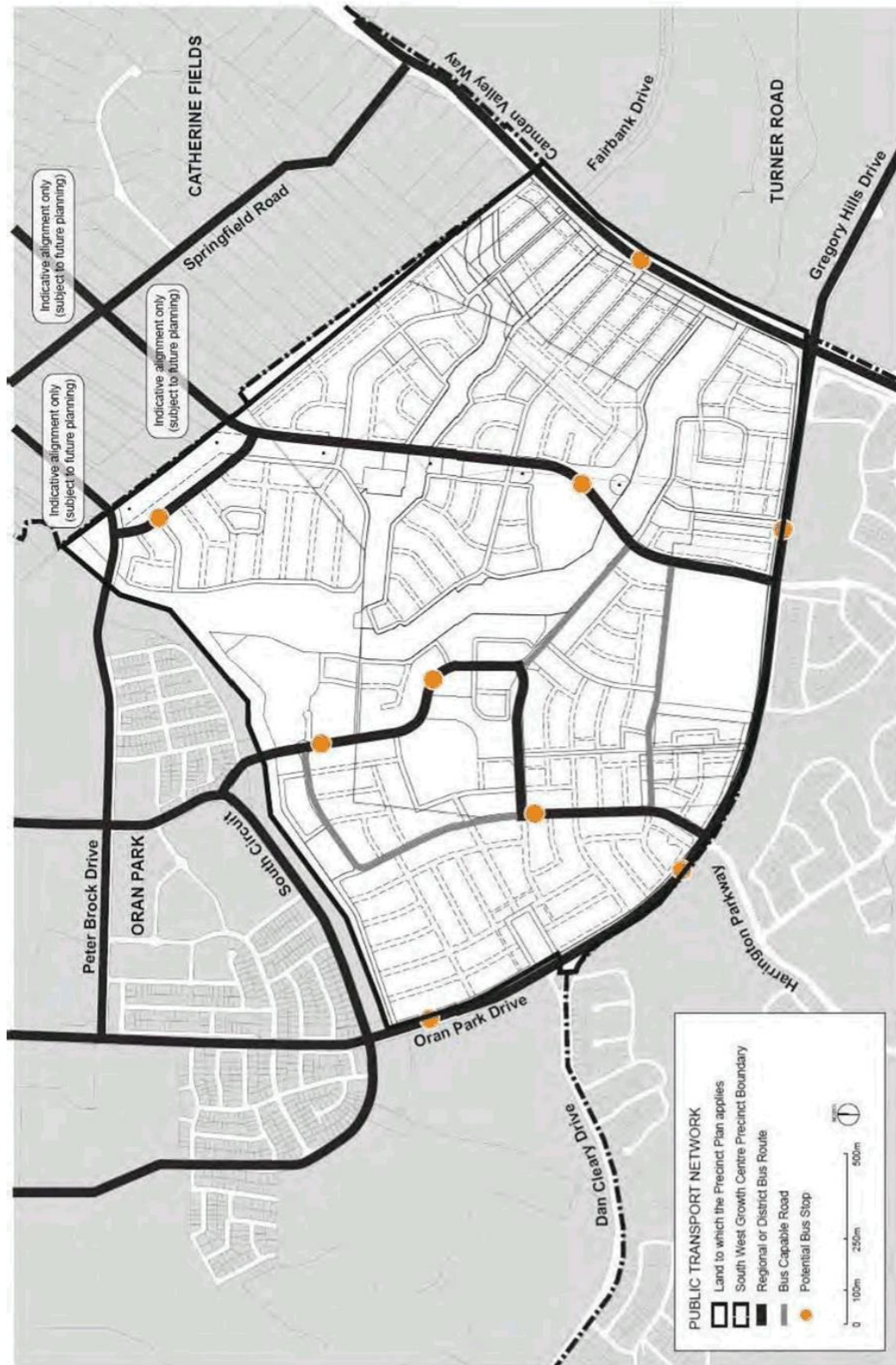


Figure 2-13: Public transport network

2.3 Rickard Road extension Transit Boulevard

Objectives

- To provide a safe and convenient public transport route that incorporates a shared pedestrian / cycleway and promotes a future public transport connection to the Leppington Major Centre.

Controls

- Rickard Road extension Transit Boulevard, within the Precinct, is to be designed in accordance with **Figure 2-14**.
- The road shall be designed for and sign-posted at a maximum of 60 kph in consultation with Transport for NSW and NSW Roads and Maritime Services. Intersections are to be designed to accommodate bus manoeuvrability.
- The design of the road shall consider the electricity easement height clearance and minimum working distance requirement from electricity stanchions.

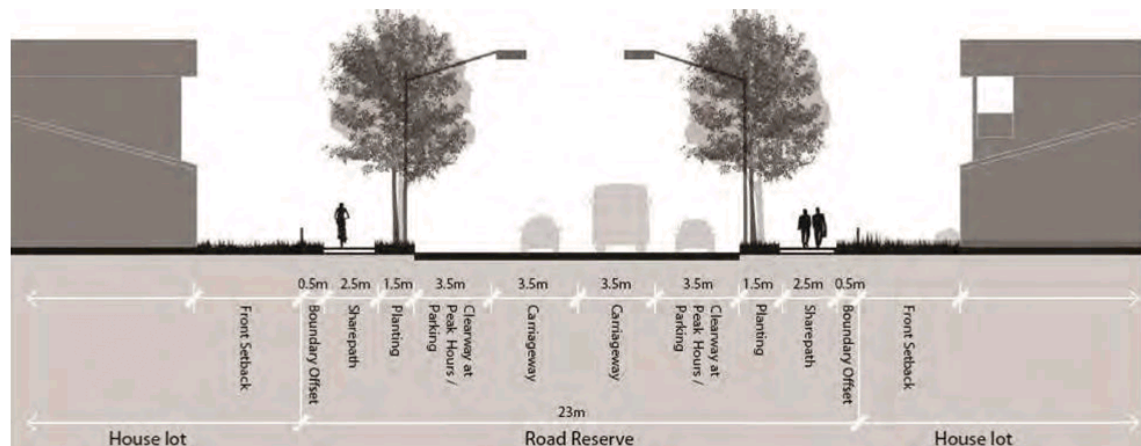


Figure 2-14: Indicative Rickard Road Transit Boulevard section

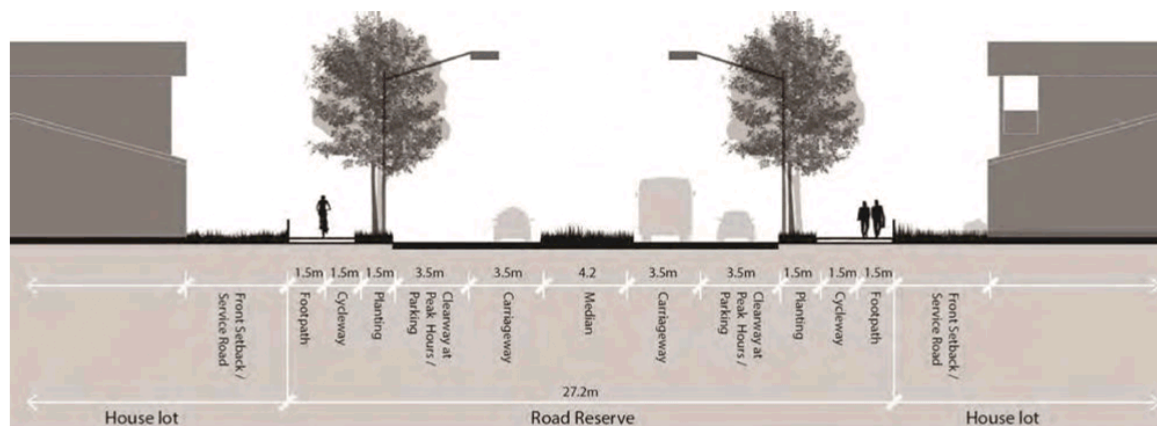


Figure 2-15: Indicative Rickard Road Transit Boulevard section (with Optional Median)

2.4 Public Transport

Objectives

- a) Encourage the use of public transport through the provision of integrated bus, pedestrian and cycle routes within the Precinct.

Controls

1. The design of roads with Bus Routes and Bus Capable Roads in **Figure 2-13** within the Precinct is to accommodate bus movements.
2. Bus stops are to be provided on-street and not within indented bays. Bus shelters are to be provided at key stops and installed at the subdivision construction stage.
3. Applications for subdivision and development shall demonstrate how bus routes and bus movements are to be accommodated within the Precinct for each stage of development.

2.5 Open Space and Recreation Network

Objectives

- a) To provide open space to local residents for social interaction and passive recreation activities.
- b) To establish a sense of place and orientation within the neighbourhood by locating open space to take advantage of significant or prominent landscape features, such as views, high points and areas of natural and cultural heritage significance.
- c) To provide equitable distribution of public open space and recreation opportunities.
- d) To ensure high quality design and embellishment of all public open space.
- e) To encourage the use of the major creek corridors for passive recreation purposes consistent with environmental objectives.

Controls

1. Local sporting fields, neighbourhood parks, recreation activity nodes and other passive open space areas (i.e. environmental conservation and riparian corridors) are to be provided generally in accordance with **Figure 2-16** and **Table 2-2**.
2. The minimum provision of open space and facilities including embellishment is to be consistent with the *Catherine Fields (Part) Precinct Section 94 Contributions Plan*.
3. Neighbourhood parks are to have a minimum area of 3,000m². The following principles are to be taken into consideration in the location of neighbourhood parks:
 - i. where possible, parks are to be located in accordance with the Indicative Layout Plan (refer to Figure 2-1);
 - ii. parks are to be located as focal points within residential neighbourhoods. All dwellings should be located no further than 400m from a neighbourhood park;
 - iii. where possible, parks shall be co-located with community and education facilities, be highly accessible and linked by pedestrian and/or cycle routes;
 - iv. parks shall be located and designed to accommodate remnant vegetation and areas of cultural heritage significance where appropriate, and should be linked to and integrated with riparian corridors;
 - v. parks shall be generally bordered by streets on all sides with houses oriented towards them for surveillance;
 - vi. a large neighbourhood park is to be located immediately to the south and east of Oran Park House, which interprets its cultural landscape and protects key view lines and its visual prominence; and
 - vii. a neighbourhood park is to be located in the high point to the east of South Creek which interprets the views from Oran Park House. This park should visually connect to Oran Park House via the street layout.
4. The detailed design of local sporting fields, neighbourhood parks, recreation activity nodes and other passive open space areas is to be generally in accordance with the *Catherine Fields (Part) Precinct Public Domain and Landscape Strategy* (AECOM, October 2013) and *Catherine Fields (Part) Precinct Cultural Heritage Interpretation Strategy* (GML, October 2013) and shall consider:
 - i. the need for a range of play spaces and opportunities and cater for the range of ages;
 - ii. the provision of adequate parking, lighting and waste management facilities;

- iii. the inclusion of interpretative signage detailing local history, Aboriginal cultural values, environmental education themes and the like; and
 - iv. the provision of amenities such as seating and shade structures, drinking fountains, street lighting, street and information signs, planter boxes, feature fencing and the like.
5. Where riparian corridors are proposed to be in public ownership, they are to provide opportunities for pedestrian paths and cycleways, fitness trails and additional open space in a manner that maintains the environmental significance of these areas. A range of themed elements such as boardwalks, eco- pathways, and educational tracks shall be incorporated at appropriate locations.
 6. A Public Domain and Landscape Plan is to be submitted for each local sporting field, neighbourhood park, recreation activity node and other passive open space area at the time of subdivision of the adjoining residential area. The Plan shall be generally consistent with the *Catherine Fields (Part) Precinct Public Domain and Landscape Strategy* (AECOM, October 2013) and *Catherine Fields (Part) Precinct Cultural Heritage Interpretation Strategy* (GML, October 2013). The selection of landscape species for public open space areas is to consider bush fire risk. The Plan is to provide details on these elements:
 - Earthworks;
 - street furniture;
 - plant species and sizes;
 - play equipment;
 - utilities and services;
 - public art;
 - hard and soft landscaping treatments;
 - signage and lighting;
 - any entry statements;
 - waste facilities; and
 - interpretative material.

Table 2-2 Summary of open space and recreation requirements

Open Space Type	Minimum Size/Number	Facilities
Local Sporting Fields 1 (LS1)	46,000m ²	<ul style="list-style-type: none"> • Multipurpose playing fields • Playground • Formal courts • Amenities building • Local sports furniture • Picnic facilities • Exercise equipment
Local Sporting Fields 2 (LS2)	46,000m ²	Same as LS1
Neighbourhood Park 1 (LP1A)	9,000m ²	<ul style="list-style-type: none"> • Neighbourhood park furniture • Playarea

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Open Space Type	Minimum Size/Number	Facilities
Neighbourhood Park 1 (LP1B)	3,000m ²	<ul style="list-style-type: none"> Neighbourhood park furniture Playground
Neighbourhood Park 2 (LP2)	27,000m ²	<ul style="list-style-type: none"> Neighbourhood park furniture Playground
Neighbourhood Park 3 (LP3)	3,000m ²	<ul style="list-style-type: none"> Neighbourhood park furniture Playground
Neighbourhood Park 4 (LP4)	5,000m ²	<ul style="list-style-type: none"> Neighbourhood park furniture Playground
Neighbourhood Park 5 (LP5)	4,000m ²	<ul style="list-style-type: none"> Neighbourhood park furniture Playground
Neighbourhood Park 6 (LP6)	12,000m ²	
Neighbourhood Park 7 (LP7)	4,000m ²	<ul style="list-style-type: none"> Neighbourhood park furniture Playground
Recreation Activity Nodes	<p>Area to be provided shall be usable and capable of providing a quality recreation setting.</p> <p>Minimum 4.</p>	<p>A range of facilities shall be made available across the Precinct, such as:</p> <ul style="list-style-type: none"> seating and furniture; barbecue and picnic facilities; exercise equipment; children's play equipment; skateboard and BMX facilities; public art; and community gardens.

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Figure 2-16: Open Space Network

3 Centre Development Controls

Note: This part supports the development controls for Centres in **Part 5** of the DCP.

Oran Park is listed on the State Heritage Register. The listing includes Oran Park House (also referred to as Catherine Park House), Coach House and Silo.

3.1 The 'Coach House' Neighbourhood Centre

Objectives

- a) To maintain vistas between the Coach House and Oran Park House and South Creek.
- b) To restore the Coach House to a suitable standard which provides opportunities for adaptive re-use.
- c) To ensure that future uses in the Coach House contribute to the activity, amenity, and safety of the local neighbourhood centre to create a distinctive public domain.

Controls

1. Proposals for subdivision and development that are seeking exemption from Integrated Development referrals to Heritage NSW and exemption from Section 60 approval under the *Heritage Act 1977* must comply with the guidelines contained in the Oran Park State Heritage Register listing and with the requirements contained in the *NSW Heritage Act 1977*.
2. Approval under the *NSW Heritage Act 1977* is required for development which does not meet the guidelines of the Oran Park Heritage Exemptions.
3. The Coach House must be restored and reconstructed for the purpose of adaptive re-use. The new use should involve minimal change to significant fabric, should respect associations and meanings, and be in accordance with the *Oran Park Conservation Management Plan*.
4. New uses to the Coach House must contribute to the safety, amenity and vibrancy of the neighbourhood centre. Suitable activities may include, but not be limited to, a shop, convenience store, café/restaurant, gallery, office, craft centre or community activity centre.

3.1.1 The Neighbourhood Centre

Objectives

- a) To maintain vistas between the Coach House, Oran Park House and South Creek
- b) To ensure the heritage significance is considered in the design of commercial buildings and public spaces.
- c) To ensure buildings and public spaces celebrate the connection to Oran Park House, its associated buildings, and the Coach House.

Controls

1. The Neighbourhood Centre must be located in accordance with **Figure 3-1**.
2. A Heritage Interpretation Strategy must be submitted with the first development application relating to the neighbourhood centre. This interpretation strategy must detail how the significant aspects and uses of the Coach House may be publicly interpreted in both building and public domain design.
3. Buildings orientated towards the Coach House, Central Plaza and playground must be designed with elements aimed at activating the public domain. Appropriate design elements include shop fronts and facades with openings.

4. Buildings orientated towards the Coach House must respect the significance of the item through consideration of its siting, bulk, scale, character, colour, texture and material. Imitation should be avoided.
5. The vistas between the Coach House and Oran Park House must be preserved. As far as practical, the view corridor must be kept free of obstacles and structures that inhibit this visual connection.
6. The neighbourhood centre must be designed with consideration to the principles of the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017 and with the *Oran Park Conservation Management Plan*.

3.1.2 Archaeology associated with the Coach House

Objectives

- a) To conserve the cultural significance of Indigenous and European items within and in the vicinity of the Coach House.
- b) To provide appropriate handling procedures to protect and conserve archaeological finds.

Controls

1. Carefully design any new interventions to avoid any disturbance of potential archaeological items located within these areas.
2. Engage a suitable heritage consultant or archaeologist to assess, record and monitor the works in the event of any disturbance to the Coach House having to take place. Archaeologists must meet the current Heritage Council requirements for an Excavation Director and obtain appropriate approvals, exemptions to or excavations permits required under Section 57(1) or Sections 139-146 of the Heritage Act 1977 prior to any excavation of areas of identified archaeological potential.
3. Retain any archaeological evidence uncovered on the site in situ wherever possible, so long as it will not be damaged in any works on site.
4. Archaeological finds retained in situ are to be appropriately catalogued for future reference.
5. Archaeological finds that have been or are in the future uncovered on the site and are deemed appropriate to be removed by the supervising archaeologist must be assembled, catalogued and safely housed.

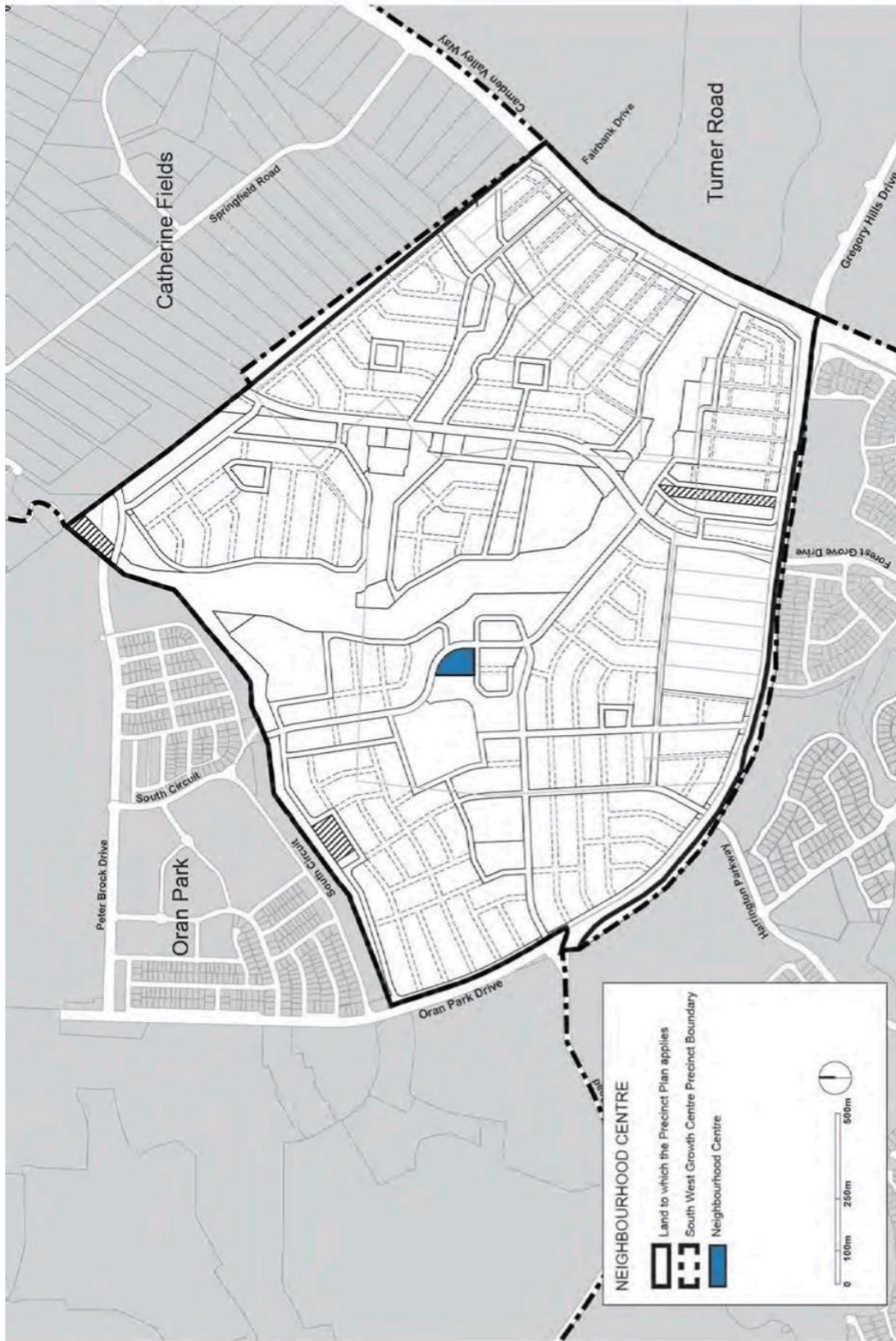


Figure 3-1: Location of Neighbourhood Centre

4 Site Specific Controls

4.1 Development surrounding Oran Park House

4.1.1 General

Objectives

- a) To maintain the heritage significance of Oran Park House and Garden including the Silo, Coach House and driveways.
- b) To conserve the visual prominence of Oran Park House as a 'house located on the crest of a prominent knoll' ('summit model') and its visual landscape setting and associated views.
- c) To encourage ongoing use of Oran Park House and associated outbuildings, including adaptive reuse where this will contribute to their conservation.
- d) To maintain significant views to and from Oran Park House and Garden including the Silo, Coach House and driveways.

Controls

1. Proposals for subdivision and development that are seeking exemption from Integrated Development referrals to Heritage NSW and exemption from Section 60 approval under the *Heritage Act 1977* must comply with the guidelines contained in the Oran Park State Heritage Register listing and with the requirements contained in the *NSW Heritage Act 1977*.
2. Approval under the *NSW Heritage Act 1977* is required for development which does not meet the guidelines of the Oran Park Heritage Exemptions.
3. Development must be designed to maintain significant view lines illustrated in **Figure 4-1**.
4. Development in these areas must be sympathetically designed to complement the topography of the site, the setting of Oran Park House and associated outbuildings and the historical rural character without replicating architectural details.

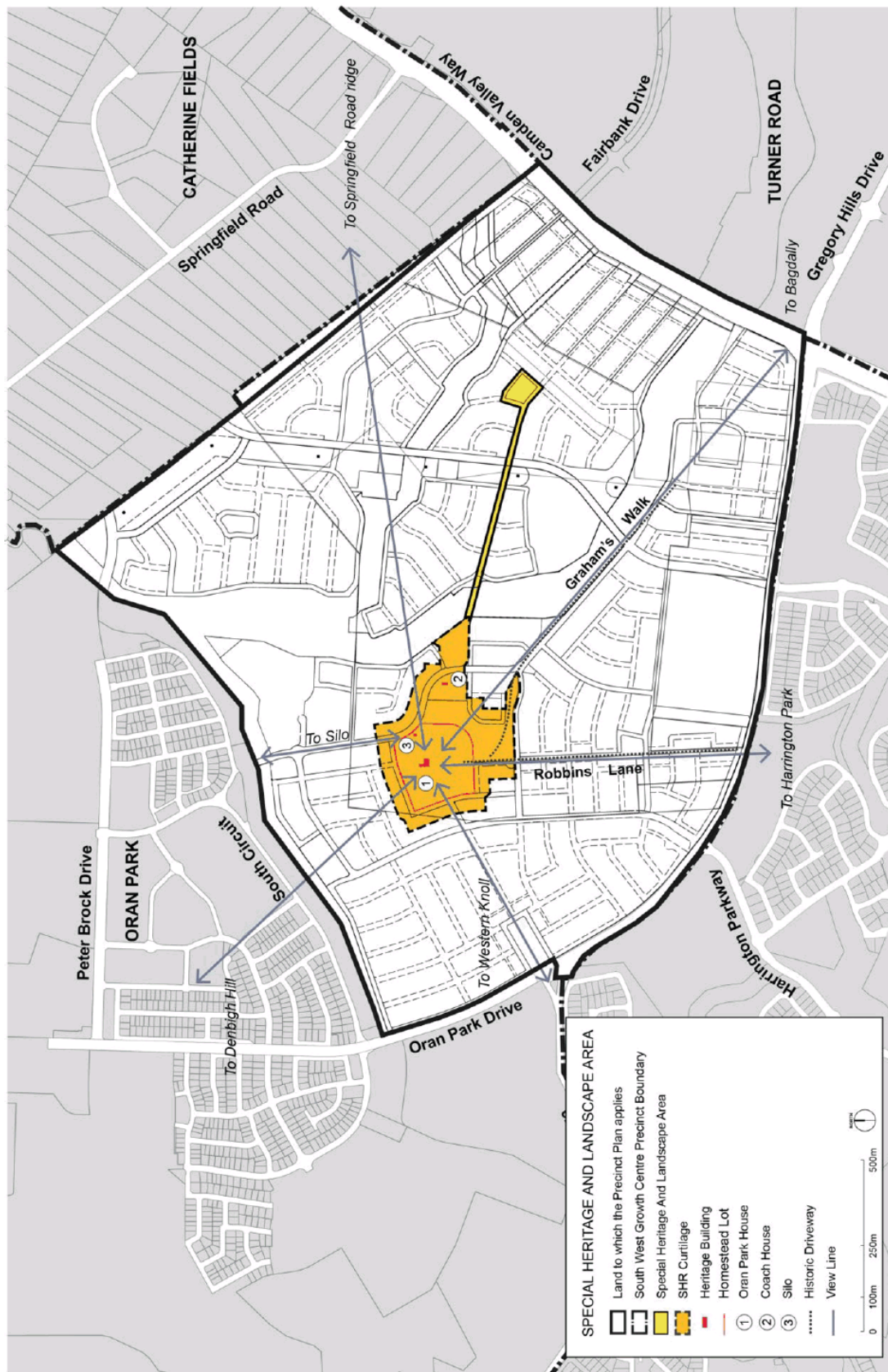


Figure 4-1: Heritage Curtilage and Special Heritage and Landscape Area

4.1.2 Oran Park House outer heritage curtilage principles

Objectives

- To ensure that developments in the vicinity of heritage items and in the Special Heritage and Landscape Area are designed and sited to protect the significance of that item. This includes streets, parks, residential allotments, buildings, pathways, drainage areas and the local neighbourhood centre.
- To preserve the heritage significance of Oran Park House and its associated structures.

Controls

- All development within the Oran Park heritage curtilage is to be designed in accordance with **Figure 4-2**.



Figure 4-2 – Oran Park House Outer Heritage Curtilage Principles

4.1.3 Landscape elements - views and vistas

Objectives

- To maintain the visual prominence of Oran Park House, its landscape setting and significant vistas.
- To maintain the heritage value of Oran Park House and significant vistas within the State Heritage Curtilage.

Controls

1. Development must be designed to ensure that the significant vistas shown in **Figure 4-3** are retained.
2. New plantings must be planted with consideration to the vistas identified in **Figure 4-3** and must not obscure the cultural, historical or aesthetic significance of the place in any physical or visual way.

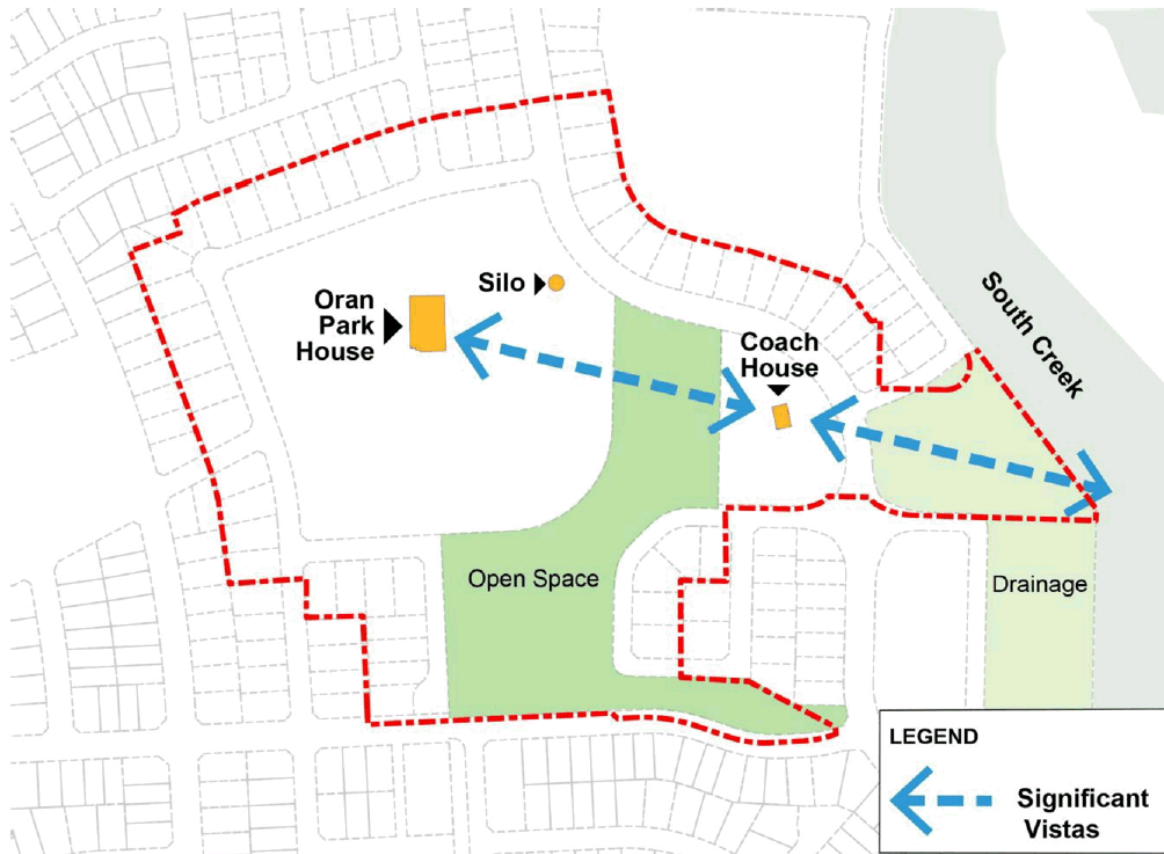


Figure 4-3 – Significant Vistas within the Oran Park House curtilage to be preserved

4.1.4 Landscape character and design

Objectives

- a) To retain the interface between the traditional rural landscape and the Homestead Lot.
- b) To ensure landscape treatments enhance the rural appearance of Oran Park House.
- c) To ensure that the public domain elements and residential development surrounding the Homestead Lot are designed to protect the rural character of the heritage items.

Controls

1. Landscape treatments in the public domain areas must preserve the rural appearance of Oran Park House and should be undertaken generally in accordance with the *Oran Park Conservation Management Plan*.
2. Low density plantings may be provided in public open spaces areas.

3. Feature trees within gardens must be compatible with Council requirements.

4.1.5 Subdivision design principles

Objectives

- a) To allow subdivision in the heritage curtilage that is planned for the locality.
- b) To guide the transition of uses through appropriate subdivision layouts.
- c) To ensure that subdivisions consider the existing land topography.
- d) To ensure that subdivision does not inhibit conservation works or detract from the prominence of Oran Park House.

Controls

1. All subdivisions within the heritage curtilage must demonstrate no adverse impacts upon the visual prominence of Oran Park House and its setting.
2. The subdivision design is to ensure that:
 - 2.3 Individual allotments in the very low density area and Oran Park House are to be designed to orientate dwellings towards the House.
 - 2.4 Cut and fill is to be minimised, where possible.
 - 2.5 The use of steep batters and raining walls be minimised.
 - 2.6 At the street frontage, any height variation across the site is to be limited.
3. The minimum lot frontage for residential allotments identified as very low density in **Figure 4-2** is 20 metres.
4. The minimum lot sizes for residential allotments within the heritage curtilage must be in accordance with **Figure 4-4**.



Figure 4-4 – Subdivision within the Oran Park House (Catherine Park House) Outer Heritage

4.1.6 Public open space

Objectives

- a) To provide high quality and publicly accessible open space that maintains the significance of Oran Park House and its landscape setting.
- b) To ensure that the design of open spaces and pathways provide a variety of uses appropriate for the location.
- c) To maintain the rural setting of Oran Park House.
- d) To maintain significant view lines between Oran Park House, the silo, the Coach House and South Creek using public open space.
- e) To ensure that public art is an integrated and cohesive part of the public open space.

Controls

1. Public open space and pathways within the heritage curtilage must be designed generally in accordance with **Figure 4-5**.
2. Public open space and pathways must be designed generally in accordance with *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.
3. Trees known to have existed on the site and those consistent with the historical and rural character of the area should be incorporated into public open space and along pathways within the heritage curtilage.
4. Playgrounds must be designed in accordance with the recommendations contained in the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.
5. Public art must take into consideration the recommendations in the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017, and the *Oran Park Conservation Management Plan*.
6. The existing pasture located immediately adjacent to Oran Park House and garden must be retained to create a delineation between the house garden and surrounding landscaping within the curtilage. Trees and shrub plantings should be avoided in this area. Refer to **Figure 4-3**.
7. Significant views identified in **Figure 4-3** must be retained within the public open space areas. Only low height trees and shrub plantings are permitted in these locations.



Figure 4-5 – Public Open Space and Pathways

Note: The Street Tree Master Plan included in the Public Domain Strategy states that the planting scheme for Catherine Park Estate uses primarily deciduous exotic trees to reflect the rural character of the area and that parks will contain a mix of both native and exotic plants chosen for their sculptural characteristics, seasonal colour and interest, hardiness and low maintenance

4.1.7 Historic Driveways – Graham's Walk and Robbins Lane

Objectives

- To ensure that the public domain respects the local cultural heritage and linkages to heritage items in the curtilage.
- To establish a sense of place by locating open space near areas of cultural heritage significance.
- To reinforce the importance of historic driveways.

Graham's Walk controls

- Graham's Walk must be delivered in accordance with **Figure 4-6**.

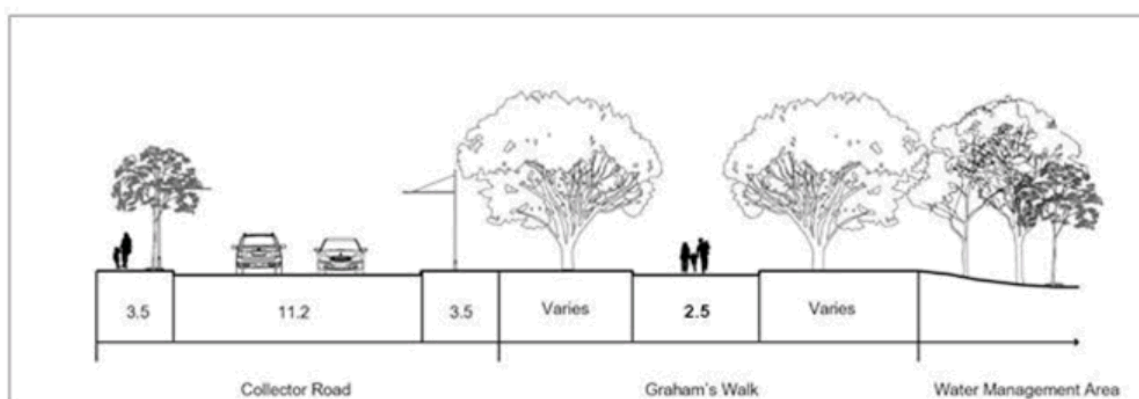


Figure 4-6 – Indicative Graham's Walk section

Public Domain and Residential elements

- As shown in **Figure 4-5** and **Figure 4-6** a shared path must be provided to follow the historic alignment of Graham's Walk.
- Signage (safety and way finding) must be provided along the shared path in accordance with the *Oran Park Conservation Management Plan* and Council's standards.
- Dwellings adjacent to and orientated towards Graham's Walk are to be designed to positively address the walkway. In particular, the preferred location of garages and other car accommodation is on the opposite side of the dwelling to Graham's walk.

Shared path treatment

- The shared path is to be a sealed asphalt path, coloured in light heritage charcoal tones.

Landscaping

- Tree plantings are to be provided either side of the shared path within the heritage curtilage as outlined in the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.
- Any trees removed along Graham's Walk that sit within the heritage curtilage are to be replaced as outlined in the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.

3. New tree plantings are to be from species known to have existed on the site and those consistent with the historical and rural character of the area.

Interpretation of the Historic Driveway

1. Interpretation signage shall be provided in accordance with the *Oran Park Conservation Management Plan* and to Council's specifications.
2. Interpretation signage is to be located at beginning and end of the pedestrian pathway / cycleway.

Robbins Lane controls

1. Robbins Lane is to be delivered in accordance with **Figure 4-5** and **Figure 4-7**.

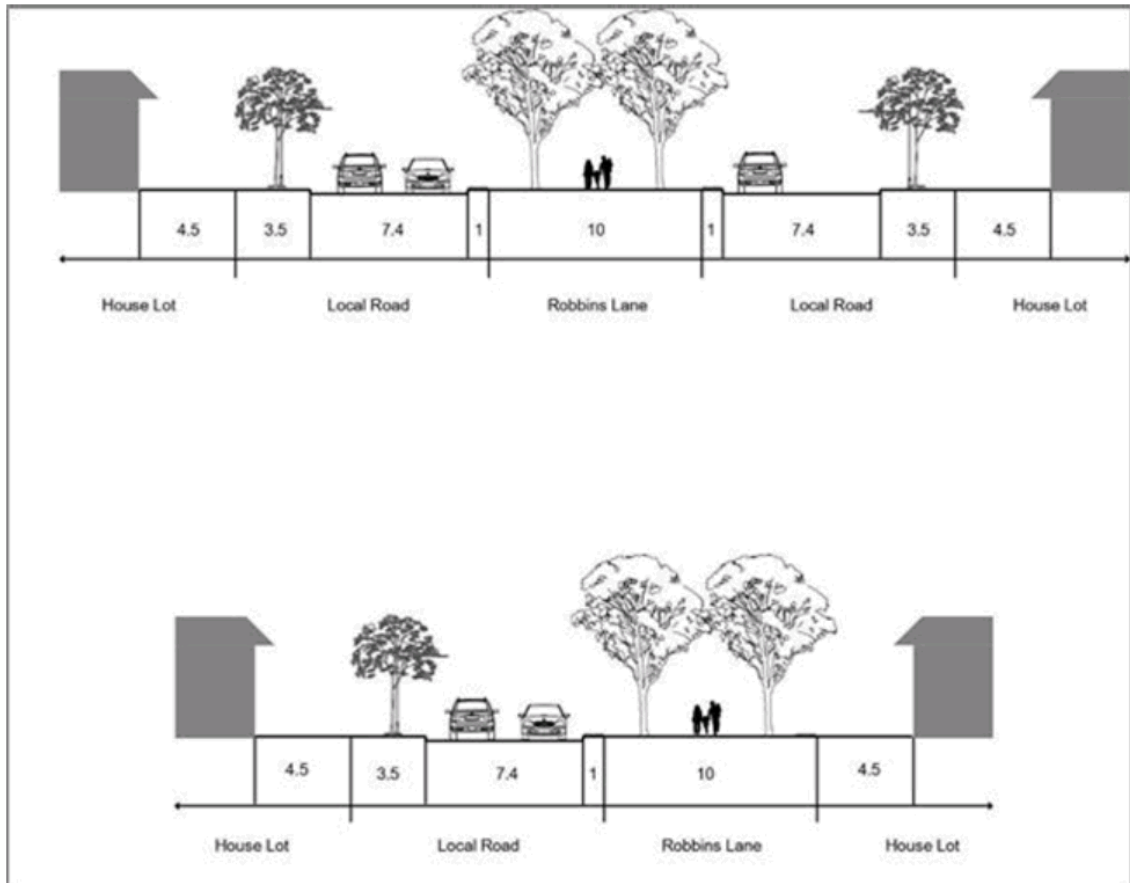


Figure 4-7 – Indicative Robbins Lane Section

Public domain elements

1. A shared path is to be provided to follow the alignment of the former driveway now known as Robbins Lane.
2. Signage (safety and way finding) must be provided along the shared path in accordance with the *Oran Park Conservation Management Plan* and Council's standards.

Shared path treatment

1. The shared path is to be a sealed 2.5m – 4m asphalt path with feature paving and soft landscaping in the shoulders.

Landscaping

1. Tree plantings are to be provided either side of the shared path.
2. Tree species should be trees known to have existed on the site and those consistent with the historical and rural character of the area and are to comply with the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.
3. Lower branches of the trees shall be carefully removed to lift canopies and allow longitudinal views.

Interpretation of the Historic Driveway

1. Interpretation signage shall be provided in accordance with the *Oran Park Conservation Management Plan*.
2. Interpretation signage is to be located at the beginning and end of the pedestrian pathway / cycleway.

4.1.8 Streets

Objectives

- a) To ensure that streets and pathways along the boundary of the Homestead Lot respect the significance of the heritage items.
- b) To provide safe pedestrian and vehicular environments using road, street design and landscaping.
- c) To ensure that community facilities, significant items, and public open spaces within the Oran Park Heritage Curtilage are well-connected and achieves a high-quality urban design outcome.
- d) To create visual distinctions between the public domain inside and outside the heritage curtilage.

Controls

1. Pedestrian pathways must not be permitted along the roadway verge adjacent to the perimeter of the Homestead Lot. Pathways must be constructed adjacent to new residential allotments.
2. Streets within the Oran Park heritage curtilage should be designed to encourage low vehicle speeds. These should be incorporated into the road design, width of roads, and vehicle calming measures, where appropriate.
3. Provide interconnected pathways designed to maximise permeability and connectivity between significant items, community facilities and the public open space.
4. Streets must incorporate roll kerbs.
5. Landscape treatments within the public domain are to extend to the street kerb.
6. The footpaths must allow planting in accordance with the Street Tree Master Plan contained in the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.

4.1.9 Drainage basin

Objectives

- a) To ensure that the drainage basin maintain vistas towards the Coach House and Oran Park House.
- b) To ensure that the drainage basin maintain the heritage values of Oran Park House and grounds.

Controls

1. The drainage basin must be designed and situated so that the open space character, amenity and significant vistas of the Oran Park House heritage curtilage and the adjacent South Creek are maintained.
2. Landscaping in the drainage basin must be designed in consideration of the principles of the *Catherine Park House Heritage Curtilage Public Domain Strategy* prepared by Oculus and dated March 2017.

4.1.10 Bulk earthworks**Objectives**

- a) To ensure that level changes do not adversely impact on the heritage significance of items within the heritage curtilage.
- b) To promote landforms that require minimal earthworks during construction of residential buildings.

Controls

1. Earthworks are to respect the existing landform of the area forming the Homestead Lot.
2. Finished levels of new development surrounding the Homestead Lot are to transition to the existing levels within the Homestead Lot where possible.
3. Cut and fill is to be minimised for new residential allotments surrounding the Homestead Lot.

4.1.11 Residential built form**Objectives**

- a) To enhance the significance of Oran Park House and its associated buildings by ensuring that new developments are designed to respond positively to the character of these items.
- b) To maintain the existing landscape setting by ensuring surrounding residential developments are of an appropriate scale.
- c) To provide a consistent approach to dwelling design.

Controls

1. Dwellings are to be designed to address the street and corner lots are to address both street frontages.

4.1.12 Street facades and visible elevations**Objectives**

- a) To provide high quality residential developments which provide contemporary interpretations of traditional elements.
- b) To ensure that developments respect the significance of Oran Park House and the Coach House.
- c) To contribute to the landscape setting and facilitate views by providing breaks between buildings.
- d) To provide a consistent approach to dwelling design.

Controls

1. Residential developments are to have contemporary designs (i.e. architecture being produced now) and respect the heritage significance of Oran Park House but must not replicate historic styles.
2. All dwellings in the heritage curtilage area are to have architectural merit (i.e. architecture that is enduring and respects the heritage significance of Oran Park House).
3. Building facades are to be visually interesting and articulated suitably to break up the building mass. At least three of the following design features are to be incorporated into the front facade:
 - front doors with side lights;
 - contemporary window treatments including aluminium or timber frames in neutral colours;
 - bay Windows (rectangular only);
 - entry portico; and
 - recessed garage doors setback behind the primary facade.
4. Colonial style window treatments are not appropriate where visible from the public domain.
5. Window design to the front facade, or where visible from the public domain, is to have a dominant vertical proportion.
6. Picture windows or fully glazed walls are permitted to the street façade.
7. An entry portico is to be of contemporary design and appearance. Access to the entry portico may be from either the driveway or a separate path.
8. Shadow lines are an appropriate element to complement the overall facade appearance.
9. The design of dwellings shall include an articulated front elevation in the direction of the Primary Street.

Notes: Shadow lines are a design feature that enhance the elevation of wall treatments, such as corbels or recessions.

4.1.13 Corner sites

Objectives

- a) To ensure the design of dwellings on corner lots are well articulated and contribute to the design quality of housing within the Oran Park heritage curtilage.
- b) To ensure that streetscapes surrounding the Homestead Lot are interesting and diverse.

Controls

1. The design of dwellings on corner lots must include a side return which has at least one major opening facing the direction of the Secondary Street. The side return must be articulated so to present as an extension of the front elevation and must not be obstructed by visually impermeable fencing.
2. Architectural features and dormer windows may be appropriate on corner lots, where there will be no impact on the view and vistas to and from the Oran Park House and grounds.

4.1.14 Setbacks for the very low density area surrounding Oran Park House

Objectives

- a) To ensure that new developments relate to existing setback patterns in order to achieve consistency in the streetscape.

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- b) To ensure that developments maintain the setting of items in the heritage curtilage and significant vistas.
- c) To ensure that building forms respond positively to the landscape, streetscape and other buildings.

Controls

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Attachment 2

1. Dwellings must comply with the following minimum setback provisions:

	Minimum
Front Dwelling Setback	5m
Front Garage Setback	6m
Rear Boundary Setback	5m
Side Boundary Setback	0.9m (average 2m*)
Corner Lot Side Boundary Setback	3m

Note: In addition to the minimum side boundary setback of 0.9m, the siting of dwellings is required to achieve combined minimum side setbacks (both sides of building) of 4m.

4.1.15 Building height

Objectives

- To ensure development provides an appropriate relationship between heritage items and new subdivisions.
- To reinforce the existing heritage character by maintaining significant vistas throughout the heritage curtilage.
- To ensure that buildings provide sufficient amenity by allowing solar access to private and public spaces.

Controls

- Residential development in the Oran Park House heritage curtilage must comply with the Height of Buildings maps or 'Clause 6.8 Height of Buildings for detached dwellings in the Catherine Fields Part Precinct near Oran Park House' in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

Note: Clause 6.8 in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* provides a building envelope for residential allotments that are identified as very low density in **Figure 4-2**.

- Residential dwellings that are proposed in accordance with Clause 6.8 are to comply with the following standards and **Figure 4-8**:
 - maximum building height is 4m at the main building line for up to 30 percent of the building frontage to allow entry features, porticos and similar architectural elements;
 - the building height envelope increases by 27.5 degrees from the main front building line up to a maximum building height of 7 metres;
 - eaves are allowed to encroach setbacks by up to 450mm plus gutters;
 - the maximum allowable 7 metre building height at the highest portion of the building (roof ridgeline) includes the portion of the building slab/base above existing ground level; and
 - dwellings should not include dormer windows or skylights in roof spaces (except on corner lots).

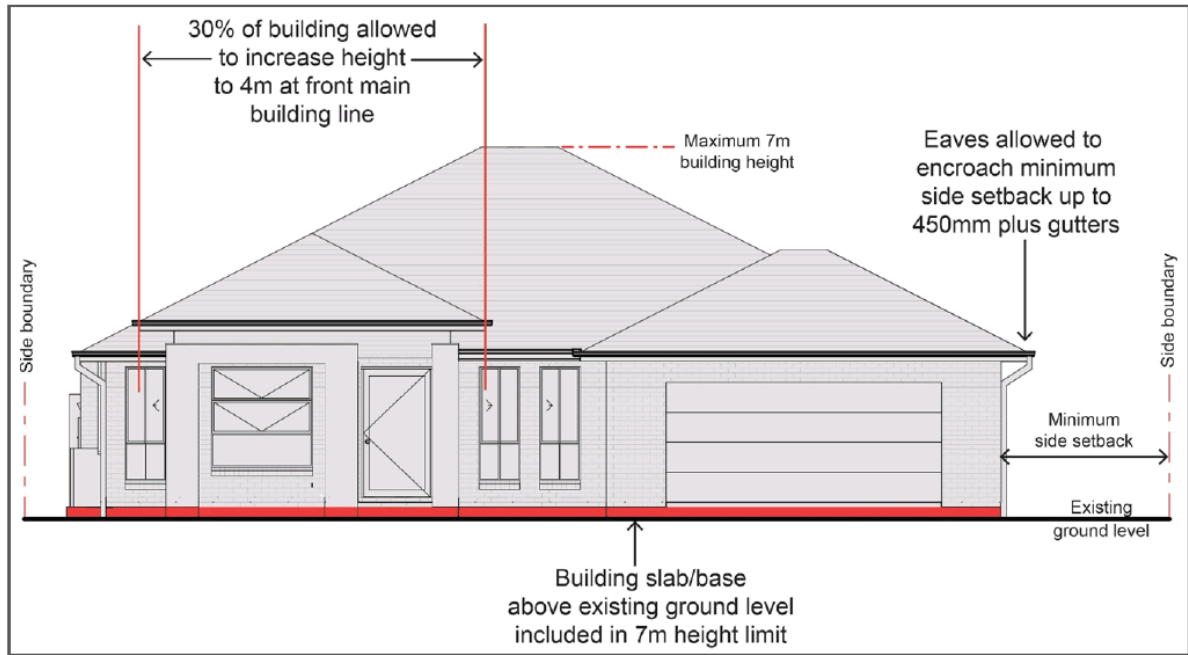


Figure 4-8: Clause 6.8 Building Controls

4.1.16 Roofs

Objectives

- To ensure that the design of roofs do not detract from the heritage significant of items in the curtilage.
- To reduce repetition of similar roof forms on dwellings surrounding Oran Park House.
- To promote the use of materials and colours that create attractive and complementary streetscapes within the Oran Park House heritage curtilage.

Controls

- Roof pitches are to be between 22.5 degrees and up to 35 degrees.
- Roofs are to be of simple design and form with either simple hips or gables. Federation detailing, symbolism and Victorian inspired gables are not permitted.
- The minimum eave overhang is 450mm.
- Roofs must use neutral colour tones such as greys, greens or browns.

4.1.17 Lofts, attics and dormer windows

Objectives

- a) To promote variety and interest in the streetscape within the Oran Park heritage curtilage.
- b) To provide flexibility in the design and location of floor space within a home on a corner lot.

Controls

1. Variations to the building height on corner lots may be appropriate when attic rooms with dormer windows are proposed, and where there will be no impact on the views and vistas to and from Oran Park House and grounds.
2. Occasional lofts can go over roof pitch as long as design proportions are in harmony with the overall skyline of development.

4.1.18 Garages

Objectives

- a) To protect the amenity of and create attractive streetscapes within the Oran Park heritage curtilage.
- b) To reduce the dominance of garages within the streetscape and ensure they do not detract from the streetscape or appearance of dwellings.
- c) To ensure the visual connection between the dwelling and the streetscape is maintained.
- d) Garages and driveways should be designed to minimise the on-street parking surrounding Oran Park House.

Controls

1. Garages are required to be setback a minimum of 6m from the front boundary.
2. The width of garages must not exceed 50% of the dwelling and be setback a minimum 1m behind the main part of the dwelling.
3. Garages are required to be integrated into the building design and be consistent in respect of materials, colours and roof pitch.
4. Garages are to accommodate two cars, with allowance for a further two cars to be parked on the residential lot in front of the garage.
5. Garages must be constructed using the same materials as the dwelling.

4.1.19 Building materials

Objectives

- a) To ensure that building materials complement the character established in the heritage curtilage.
- b) To ensure good urban design outcomes by providing a range of complementary building materials.

Controls

1. Building materials and finishes are to be non-reflective.
2. Neutral colour palette such as mid-range greys, olives and browns are recommended.
3. Roofs may be constructed from either tiles or corrugated roofing material. When corrugated material is used, it is preferable if it is of a traditional profile and not angular or seamed.
4. Clear/tinted/coloured acrylic roof material and other roof tones or colours (including black and green) are not permitted.

5. Front walls may be rendered and have contrasting features to the House.
6. The following wall materials are appropriate:
 - Face brickwork with struck or tooled joints;
 - Light coloured mortar joints; and
 - Any rendered surfaces painted in neutral colours.

4.1.20 Landscaping

Objectives

- a) To ensure that landscaping contributes positively to the streetscape, built form and heritage character.
- b) To maintain the rural character by providing appropriate landscaping.

Controls

1. All parts of the residential allotment in front of the building and facing the street that are not built on or paved are to be landscaped, with materials such as turf, groundcover, garden beds, shrubs and trees.
2. Front gardens are to be landscaped with a good balance of turf, garden beds, paving, shrubs and trees.

4.1.21 Driveways

Objectives

- a) To ensure driveways do not detract from the rural landscape character of the Oran Park heritage curtilage.
- b) To provide appropriate driveway designs and widths for dwellings within the heritage curtilage.

Controls

1. Driveways are to:
 - Have a maximum width of 6m.
 - Be designed with high quality stone pavers, large tiles, selected permeable paving or exposed aggregate. The colour and finish of stone pavers and tiles is to be subdued with a natural unpolished finish.
2. When concrete driveways are proposed, the design is to break up its mass through the inclusion of bands of coloured concrete. Stencilled concrete finishes on driveways are not appropriate.

4.1.22 Fencing

Objectives

- a) To allow for passive surveillance between public and private spaces without impacting on significant vistas.
- b) To conserve the setting and character of heritage items.
- c) To respond to the character of the building and streetscape.
- d) To establish a consistent approach for the design and material selection of front fences in the heritage curtilage.

Controls

1. Front boundary fences of dwellings are to be of a low masonry construction, of contemporary style and complement the heritage significance of Oran Park House and grounds.

2. Front fences are to be of similar design and materials along the street frontage.
3. Fencing along the front boundary is limited to a maximum height of 1.2m and be 50% transparent.
4. Side fencing to corner sites is to be consistent in colour and materials to front fencing.

4.1.23 Secondary dwellings, outbuildings and other ancillary buildings

Objectives

- a) To ensure that the design of buildings maintain the character of the streetscape and rural landscape.
- b) To ensure that ancillary buildings do not detract from the visual amenity of heritage items in the curtilage.
- c) To ensure that secondary dwellings, outbuildings and ancillary buildings do not detract from the principle building form.

Controls

1. Secondary dwellings and ancillary buildings are permitted within 900mm of the main dwelling.
2. Secondary dwellings, outbuildings and ancillary buildings are to be screened from public views, unless constructed from the same materials as the main dwelling.
3. Secondary dwellings, outbuildings and ancillary buildings must not exceed the height, and setback controls specified in Section 4.1 Schedule 4 of the *Camden Growth Centre Precincts Development Control Plan* and with the floor space ratio control specified under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

4.1.24 Rooftop fixtures, air conditioners, TV antennas and satellite dishes

Objectives

- a) To provide an integrated building design and protect the visual amenity and character of the Oran Park House heritage curtilage.

Controls

1. Rooftop fixtures, air conditioners, tv antennas, solar panels and satellite dishes shall be located so they are screened/minimised from public view.

4.1.25 Letterboxes

Objectives

- a) To ensure that letterboxes do not detract from the streetscape or appearance of dwellings.

Controls

1. Letterboxes must not be a visually prominent element on the streetscape.
2. Letterboxes must be designed as an integrated feature of the fence.

4.1.24 Development Assessment Table for the very low density area surrounding Oran Park House

Table 4-1 Summary of residential controls for the very low density area surrounding Oran Park House

Element	Control
Front Setback (minimum)	5m
Front Garage Setback (minimum)	6m
Rear Boundary Setback (minimum)	5m
Side Boundary Setback (minimum)	0.9m (average 2m*)
Corner Lot Side Boundary Setback (minimum)	3m
Height in storeys (maximum)	1
Garage Width	Must not exceed 50% of the dwelling
Garage Setback:	Minimum of 1m behind the main part of the dwelling
Driveway width (maximum)	6m
Front Boundary Fencing	Maximum 1.2m in height 50% transparency

Note: In addition to the minimum side boundary setback of 0.9m, the siting of dwellings is required to achieve combined minimum side setbacks (both sides of building) of 4m.

4.2 Development near or on electricity easements

Objectives

- To ensure that development on or near electricity easements does not impact on the integrity and safety of electricity infrastructure.
- To ensure reasonable standards of amenity for residential development within the vicinity of electricity easements.
- To encourage passive surveillance of electricity easements.

Controls

- Public roads within residential areas are to be generally located adjacent to electricity easements to allow easy access to transmission towers.
- The road verge may encroach into the easement; however, the carriageway shall be located outside the easement except where roads cross the easement.
- The layout of residential development adjacent to electricity easements is to be consistent with **Figure 4-9** as applicable to the proposed development.
- A public road is not required adjacent the western side of the electricity easement near Oran Park Drive (between Oran Park Drive and South Creek), as shown in the Indicative layout Plan (refer to **Figure 2-1**). The design of development on the western side of the electricity easement shall emphasise casual surveillance of the easement land and rear fences shall be up to 1.2m high.
- The location of road crossing electricity easements should be in accordance with the Indicative Layout Plan (refer to **Figure 2-1**).
- All proposed activities within electricity easements require approval from the relevant electricity infrastructure agency (TransGrid or Endeavour Energy). Applicants should consult with the agency and obtain the relevant approvals prior to submitting a development application to Council. Evidence of approval is to be submitted with the development application.

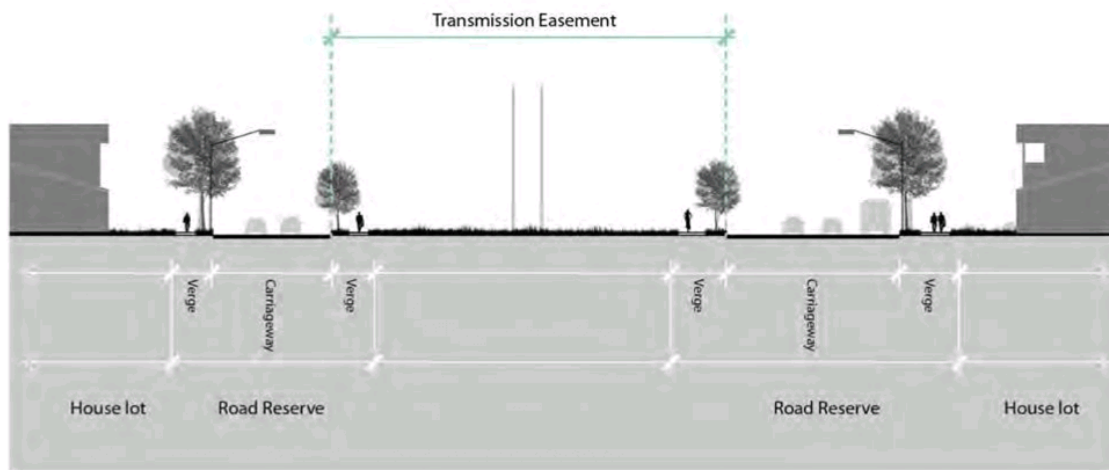


Figure 4-9: Preferred layout of development on land affected by Transmission easement

4.3 Development in the Environmental Living zone

Objectives

- a) To protect the significant environmental values of creek lines, flood prone land, and areas of high visual amenity.

Controls

1. Applications for subdivision and development in the Environmental Living zone are to demonstrate consistency with the preferred subdivision layout shown in **Figure 4-10**. Dwellings are to be located outside the extent of the 1 in 100 year flood line (refer to **Figure 2-2**).
2. The floor level of all dwellings is to be at least 500mm above the level of the 1 in 100 year flood.
3. Fencing within areas affected by the 1 in 100 year flood is to be minimised, and the design of fencing is to ensure that flood waters are not affected and that debris will not become trapped in fences.
4. The design of subdivision and the location of dwellings are to ensure that all residents are able to safely evacuate in the event of a flood. Evacuation routes are to be submitted with the development application.
5. Dwellings and other buildings are not to be located within land affected by the Riparian Corridor, shown on the Indicative Layout Plan (refer to **Figure 2-1**).
6. Applications for new residential development or subdivision within the Environmental Living zone are to include landscaping plans and a vegetation management plan demonstrating how native vegetation is to be protected, rehabilitated and/or restored as part of the development. Landscaping is to consist of predominantly native (preferably native to the local area) species.
7. Applicants are to demonstrate compliance with the requirements of *Planning for Bushfire Protection 2006* where new development is proposed within the Environmental Living zone. The application is to consider protection from bushfire hazards relating to remnant vegetation and to vegetation that is proposed to be planted on the property or on adjoining properties.

Schedule 4 - Catherine Field (Part) Precinct



Figure 4-10: Preferred layout of development in the Environmental Living zone in the Precinct

4.4 Australasian Bittern habitat protection

Objectives

- a) To protect, enhance and create suitable habitat for the Australasian Bittern within the Precinct.
- b) To ensure that drainage and other works within South Creek are designed and undertaken in a way that protects and enhances the existing habitat of the Australasian Bittern and creates opportunities for additional habitat.
- c) To ensure that drainage and other works within and/or adjacent South Creek do not have a significant impact on the Australasian Bittern or its habitat.

Controls

1. The design and construction of development, including drainage, sewerage and flood mitigation works, on land zoned E2 Environmental Conservation along South Creek is to be generally consistent with the *Catherine Fields (Part) Precinct: Australasian Bittern Habitat* paper (EcoLogical Australia, October 2013).
2. Applications for subdivision and development within and/or adjacent land zoned E2 Environmental Conservation along South Creek, as shown on the Indicative Layout Plan (refer to **Figure 2-1**), shall be accompanied by a Flora and Fauna Assessment prepared by suitably qualified ecologist addressing potential impacts on the Australasian Bittern and its habitat, including a 7-Part Test of Significance under the *Threatened Species Conservation Act 1995* and Assessment of Significance under the *Environmental Protection and Biodiversity Conservation Act 1999*. This assessment must include a survey meeting the requirements of the SEWPac SPRAT Database (Species Profiles and Threats Database) and the *Catherine Fields (Part) Precinct: Australasian Bittern Habitat* paper (EcoLogical Australia, October 2013), including being conducted during the Summer/Spring breeding season.
3. The first application for subdivision within and/or adjacent to land zoned E2 Environmental Conservation shall be accompanied by a Vegetation Management Plan prepared by a suitably qualified ecologist. The Plan shall address all works proposed within and adjacent the E2 Environmental Conservation land and specifically, the protection, enhancement and creation of Australasian Bittern habitat.
4. The design of the Riparian Corridor and E2 Environmental Conservation land is to identify and assess opportunities for protection, enhancement and creation of Australasian Bittern habitat (i.e. existing in- stream (on-line) dams and wetlands). A minimum of two habitat areas shall be identified, including the existing "Southern Wetland" habitat area identified in **Figure 2-3**.
5. The design of habitat areas, including the "Southern Wetland" habitat area identified in **Figure 2-3**, shall be generally consistent with the indicative cross-section for in-stream Australasian Bittern habitat (refer to **Figure 4-11**) and shall consider fish passage.
6. Works undertaken within habitat areas shall be sympathetic to the Australasian Bittern and be limited to purposes of public safety, flood mitigation, revegetation and environmental protection, in accordance with the Vegetation Management Plan.

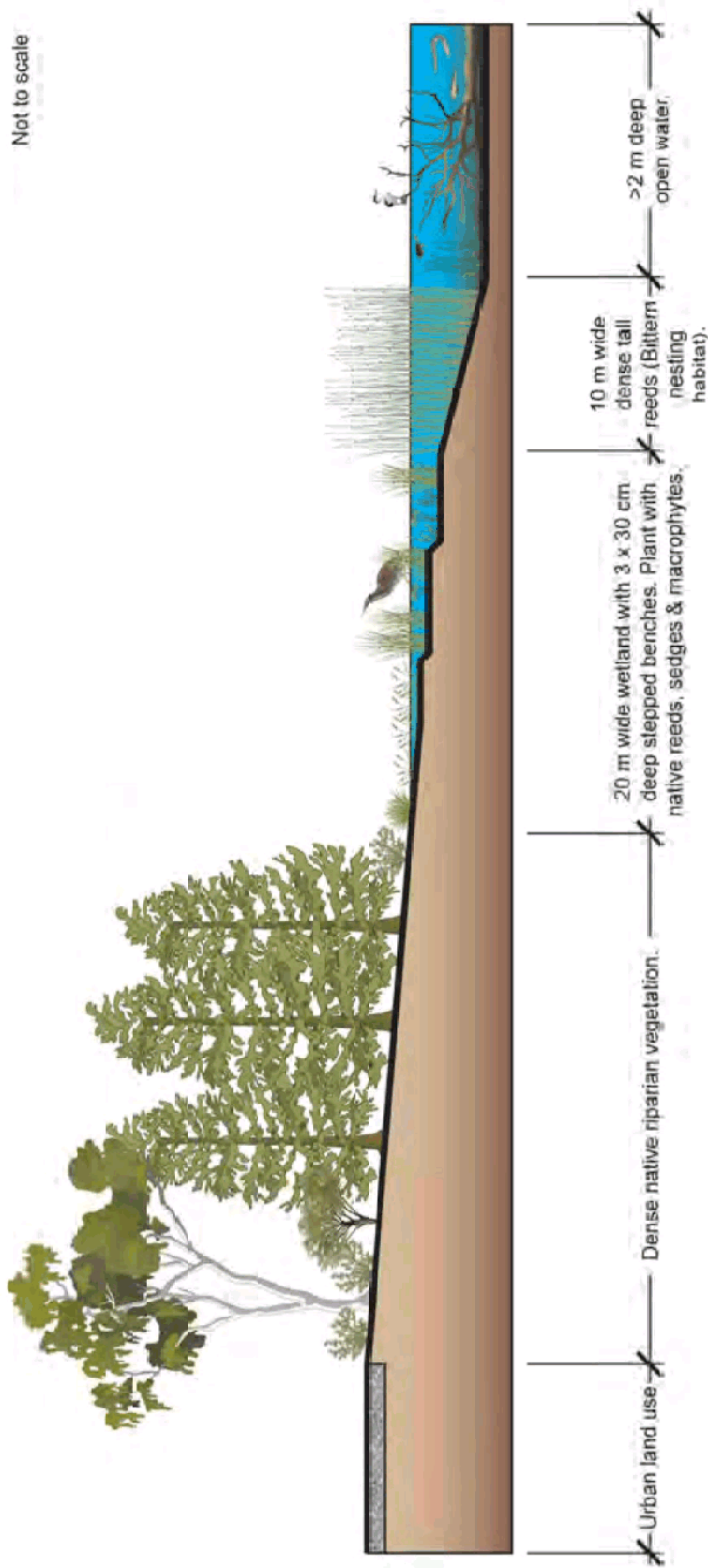


Figure 4-11: Indicative cross-section through Riparian Corridor and Australasian Bittern habitat

4.1 Specific Controls “Town Home” Attached Dwellings

Objectives

- a) To promote housing diversity and affordability.
- b) To provide specific dwelling design controls for small lot housing that exhibit higher standards of architectural design and innovation.
- c) To encourage innovative building designs in small lot housing on the end of street blocks and other appropriate locations that present higher levels of amenity.
- d) To take advantage of additional access opportunities afforded by the end of street blocks with 3 street frontages, including front and side vehicle access to dwellings.
- e) To prevent the dominance of garages in streetscapes.

Controls

- 1. Development controls for the subdivision and built form of ‘attached dwellings’ are to comply with Section 3.0 and 4.0 of this Development Control Plan except where provided in this section which applies specific controls for attached dwellings on the end of street blocks.
- 2. The maximum number of “Town Home” attached dwellings permissible in a set is seven.
- 3. Minimum width of lots with front accessed dwellings to primary street (garages to front street) is 8 metres.
- 4. Minimum width of lots with side accessed dwellings (rear garages to side street) is 4.5 metres.
- 5. The maximum number of dwellings in a set of attached dwellings with garages to the primary street frontage is three.
- 6. Front-loaded double garages are permitted provided the combined width of the garage doors does not exceed 35 percent of the total front facade of the attached dwelling to the primary street frontage.
- 7. The minimum setback of front accessed garages is 5.5 metres.
- 8. Dwellings with rear driveway access and/or garages to a side street are to have a minimum setback of 3 metres.
- 9. The minimum setback to rear boundary is 4m, excluding garages.

Table 4-2 Summary of key controls for “Town Home” attached dwellings

Element	Control	
Front setback (min)	4.5m to building facade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space 5.5m to garage line	
Side setback (min)	Zero Lot, Attached or Abutting Boundary Ground floor: 0m Upper floor: 0m	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback must be within easement: 0.9m (single storey zero lot wall) 1.2m (double storey zero lot wall)
Maximum length of zero lot line on boundary	15m	
Rear setback (min)	4m excluding garage (ground level) and 6m (upper levels)	
Corner lots secondary street setback (min)	3m	
Building height, massing and siting	In density areas _20dw/Ha: 2 storeys maximum (3rd storey subject to clause 4.2.5 (1))	In density areas _25dw/Ha: 3 storeys maximum
Site Coverage	Upper level no more than 50% of lot area	
Soft landscaped area	Minimum 15% lot area. The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.	
Principal Private Open Space (PPOS)	In density areas _20dw/Ha: Min 16m ² with minimum dimension of 3m.	In density areas _25dw/Ha: Min 16m ² with minimum dimension of 3m. 10m ² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.
Solar access	In density areas ≤ 20dw/Ha: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to 50% of the required PPOS of both the proposed development and the neighbouring properties.	In density areas ≥ 25dw/Ha: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of: • All affected neighbouring properties and, at least 70% of the proposed dwellings.
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.	

Schedule 4 - Catherine Field (Part) Precinct

Element	Control
Garages and car parking	<p>Double width garage or car space to front and side boundary permitted. Maximum of 3 dwellings with garages to primary street.</p> <p>Maximum garage door width 2.5m single and 4.9m double.</p> <p>Combined garage width on primary street facade must be less than 35% of the total width of attached dwelling.</p> <p>1-2 bedroom dwellings will provide at least 1 car space.</p> <p>3 bedroom or more dwellings will provide at least 2 car spaces.</p>
Layout	<p>In density bands ≤ 25 dw/Ha, attached dwellings with this lot type only permitted on ends of street blocks with minimum width of 60 metres.</p>

4.6 Specific Controls for rear-accessed attached dwellings directly fronting Robbins Lane

Objectives

- a) To provide an appropriate built form interface to open space.
- b) To maximise passive surveillance to open space and the local street to the rear of the dwelling.
- c) To provide larger building setbacks to Robbins Lane (where relevant).
- d) To position private open space within the allotment adjacent to Robbins Lane to maximise amenity.
- e) To ensure built form addresses the local street interface.
- f) To maximise off-street parking to offset no front street address.

Controls

1. Development controls for the subdivision and built form of 'attached dwellings' are to comply with Section 3.0 and 4.0 of this Development Control Plan except where provided in this section which applies specific controls for rear accessed dwellings abutting Robbins Lane.
2. The maximum number of attached dwellings permissible in a set is seven.
3. Minimum width of lots is 7.5 metres.
4. Double rear garages are permitted.
5. Minimum setback to Robbins Lane is 6 metres.
6. Minimum setback to building from rear accessed street is 4.5 metres.
7. Minimum setback to garage is 5.5 metres.
8. Maximum length of zero lot line boundary wall is 19 metres.
9. Maximum site coverage for upper storey is 60 percent.
10. Principle private open space is to be adjacent to Robbins Lane.

Table 4-3 Summary of key controls for rear accessed dwellings directly fronting open space

Element	Control	
Front setback (min)	4.5m to building facade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space.	In density bands 25dw/Ha 3m to building facade line, 1.5m to articulation zone.
Side setback (min)	Zero Lot, Attached or Abutting Boundary Ground floor: 0m Upper floor: 0m	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback must be within easement: 0.9m (single storey zero lot wall) 1.2m (double storey zero lot wall)
Maximum length of zero lot line on boundary	19m (including garage)	
Rear setback (min)	4.5m to building 5.5m to garage (rear loaded)	
Corner lots secondary	1.0m	
Building height, massing and siting	In density areas ≤ 20dw/Ha: 2 storeys maximum (3rd storey subject to clause 4.2.5 (1))	In density areas ≥ 25dw/Ha: 3 storeys maximum
Site Coverage	Upper level no more than 60% of lot area	
Soft landscaped	Minimum 15% lot area.	
Principal Private Open Space (PPOS)	In density areas ≤ 20dw/Ha: Min 16m ² with minimum dimension of 3m.	In density areas ≥ 25dw/Ha: Min 16m ² with minimum dimension of 3m. 10m ² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.
Solar access	In density areas ≤ 20dw/Ha: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to 50% of the required PPOS of both the proposed development and the neighbouring properties.	In density areas ≥ 25dw/Ha: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of: <ul style="list-style-type: none"> • All affected neighbouring properties and, • at least 70% of the proposed dwellings.
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.	

Element	Control
Garages and car parking	Rear loaded double garage or car space only for lots of this type. Minimum garage width 2.4m (single) and 4.8m (double). 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.

ORD02

Attachment 3



Camden Local Planning Panel

Closed Meeting Minutes
21 September 2021

Meeting held via teleconference



MEETING COMMENCED AT 11.05AM**PRESENT**

Pamela Soon (Chairperson), Grant Christmas (Expert Panel Member), Mary-Lynne Taylor (Expert Panel Member), Dean Boone (Community Representative – North Ward).

ALSO IN ATTENDANCE

Manager Strategic Planning, Team Leader Precincts & Growth Coordination, Senior Strategic Planner, Team Leader Heritage, Precincts & Rural, Executive Planners, Team Leader DA Assessment East, Strategic Planner, Governance Officer, Governance Administration Officer.

DECLARATIONS OF INTEREST

There were no declarations to be noted.

**CC01 PLANNING PROPOSAL - ADDITIONAL LOCAL PROVISION TO
INCREASE BUILDING HEIGHTS FOR RESIDENTIAL DEVELOPMENT
SURROUNDING ORAN PARK HOUSE AND ASSOCIATED
AMENDMENT TO SCHEDULE 4 - CATHERINE FIELD (PART)
PRECINCT DEVELOPMENT CONTROL PLAN**

PANEL RECOMMENDATION

The Camden Local Planning Panel has considered the draft Planning Proposal and supports the Council officer's report for the following reasons:

- i. The Panel is of the opinion that the Planning Proposal demonstrates both strategic and site specific merit and is consistent with the preliminary advice from Heritage NSW and therefore recommends that the Planning Proposal proceeds to gateway determination.
- ii. The Panel suggests to the Council that the proposed additional local provision:
 - Stipulates the proposed roof pitch and front building line is included in the draft clause consistent with the preliminary advice from Heritage NSW.
 - Suggests exclusion of the operation of clause 4.6.
 - Includes a map that shows the area to which the clause applies.
 - Clarifies the inclusion of eaves on the proposed local provision clause diagram with Heritage NSW.

VOTING NUMBERS

The panel voted 4-0 in favour of the recommendation.

Attachment – Assessment against Key Strategic Documents**Assessment Against Key Strategic Documents**Greater Sydney Region Plan

The Greater Sydney Region Plan (the Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage growth and change in the economic, social and environmental matters.

The proposal is consistent with the relevant Direction and Objectives of the Plan as summarised in **Table 1**:

Greater Sydney Region Plan		
Direction	Objective	Officer Comment
Direction 4: <i>Housing the City - Giving People Housing Choices</i>	Objective 10 - Greater housing supply	The proposal supports the delivery of well-designed homes within the South West Growth Area.
	Objective 11 – Housing is more diverse and affordable	The draft Planning Proposal provides a single storey residential dwelling product on larger lots (500sqm and 700sqm) to respect the heritage setting for Oran Park House.
Direction 5: <i>A city of great places - Designing Places for People</i>	Objective 12 - Great Places that bring people together	The draft Planning Proposal is consistent with recognising the unique character and heritage setting of Oran Park House in its place-based response to increased building heights for residential dwellings.
	Objective 13 - Environmental heritage is conserved and enhanced	The draft Planning Proposal is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.

Table 1: Assessment against Greater Sydney Region Plan

Western City District Plan

The Western Sydney District Plan (the District Plan) was released by the Greater Sydney Commission on 18 March 2018. The District Plan guides the 20-year growth of the district to improve its social, economic and environmental assets.

The proposal is consistent with the relevant Planning Priorities and Actions of the District Plan as summarised in **Table 2**.

Western City District Plan		
Priority	Objective	Officer Comment
Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	Objective 10 - Greater housing supply	The draft Planning Proposal supports the delivery of well-designed homes within the South West Growth Area. The proposal provides a single storey residential dwelling product on larger lots (500sqm and 700sqm) to respect the heritage landscape setting for Oran Park House.
	Objective 11 - Housing is more diverse and affordable	
Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage	Objective 12 - Great places that bring people together	The draft Planning Proposal is consistent with recognising the unique character and heritage setting of Oran Park House in its place-based response to increased building heights for residential dwellings. The draft Planning Proposal is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.
	Objective 13 - Environmental heritage is identified, conserved and enhanced	

Table 2: Assessment against Western Sydney District Plan

Community Strategic Plan

The Camden Community Strategic Plan (CSP) seeks to actively manage Camden LGA's growth by retaining Camden's heritage sites, scenic vistas and cultural landscapes.

The proposal is consistent with the relevant strategic directions and objectives of CSP as summarised in **Table 3**.

Community Strategic Plan		
Key Direction	Objective	Officer Comment
Key Direction 1: <i>Actively Managing Camden Local Government Area's Growth</i>	Objective 1.1 - <i>Urban development is managed effectively</i>	The draft Planning Proposal is consistent with <i>Strategy 1.1.2 Manage and plan for a balance between population growth, urban development and environmental protection</i> . The draft Planning Proposal is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.
Key Direction 2: <i>Healthy Urban and Natural Environment</i>	Objective 2.1 - <i>Caring for urban and natural environment including heritage sites</i>	The draft Planning Proposal is consistent with <i>Strategy 2.1.1 Protect the built and natural heritage of the Camden LGA</i> . The draft Planning Proposal is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.

Table 3: Assessment against Community Strategic Plan

Camden Local Strategic Planning Statement

The Camden Local Strategic Planning Statement (LSPS) is a 20-year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how Camden LGA will change to meet the community's needs over the next 20 years.

The proposal is consistent with the relevant strategic directions and objectives of the LSPS as summarised in **Table 4**.

Camden Local Strategic Planning Statement		
Theme	Local Priority	Officer Comment
Liveability	Local Priority L1: <i>Providing housing choice and affordability for Camden's growing and changing population</i>	The draft Planning Proposal supports the delivery of well-designed homes within the South West Growth Area. The proposal provides a single storey residential dwelling product on larger lots (500sqm and 700sqm) to respect the heritage landscape setting for Oran Park House.
Liveability	Local Priority L2: <i>Celebrating and respecting Camden's proud heritage</i>	<p>The draft Planning Proposal is consistent with recognising the unique character and heritage setting of Oran Park House in its place-based response to increased building heights for residential dwellings.</p> <p>The draft Planning Proposal is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.</p>

Table 4. Assessment against the Camden Local Strategic Planning Statement

Draft Camden Local Housing Strategy

The draft Camden Local Housing Strategy sets Council's vision for housing in the Camden LGA over the next 10 and 20 years.

The proposal is consistent with the relevant strategic directions and objectives of the Housing Strategy as summarised in **Table 5**.

Draft Camden Local	Housing Strategy	
Priority	Objective	Officer Comment
Priority 2: <i>Delivering resilient, healthy and connected communities</i>	Objective 4 – <i>Neighbourhood design supports healthy and connected communities that are better placed</i>	<p>The draft Planning Proposal is consistent with recognising the unique character and heritage setting of Oran Park House in its place-based response to increased building heights for residential dwellings.</p> <p>The draft Planning Proposal is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.</p>
Priority 3: <i>Delivering the right housing in the right location</i>	Objective 7 – <i>Housing growth in established areas is incremental, and preserves character and heritage values</i>	<p>The draft Planning Proposal is consistent with recognising the unique character and heritage setting of Oran Park House in its place-based response to increased building heights for residential dwellings.</p> <p>The draft Planning Proposal is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.</p>

Table 5: Assessment against the draft Camden Local Housing Strategy



Ref: DOC21/74441

HERITAGE COUNCIL OF NSW REPORT FOR EXERCISING DELEGATED AUTHORITY
FUNCTION UNDER THE *HERITAGE ACT 1977*.

INTEGRATED DEVELOPMENT APPLICATION IDA/2021/14 DA/2021/77/1 CAMDEN COUNCIL	
Address of property	Oran Park
Statutory Listing	i. Oran Park, SHR No 01695. ii. Oran Park, including homestead, grounds, outbuildings, old cottage, silo, stable building, carriage house, drive and circular carriage drive, Camden LEP 2010, Item No. 1137.
Proposal	Increase of existing 5m height limit for residential lots within the SHR curtilage to 8m.
Applicant	Trevor Jensen (Harrington Estates)
Owner	Hixson Pty Ltd
Previous Heritage Council determinations	<ul style="list-style-type: none"> • 7/12/20 – GTAs issued for s.4.55 modification S4.55/2020/040 to amend staging boundaries of Stage 6 of Catherine Park, subdivide an approved super lot and drainage infrastructure, public domain landscaping and associated civil works. (DOC20/980807) • 5/4/20 – approved CWC for S60/2018/141 in relation to part one of Condition 2 – Condition report (note some works not approved and require application/exemption - incl. homestead garage doors removal/replacement, formal garden fencing, caretakers cottage fencing, asbestos replacement, water tanks replacement, solar panels installation); also Part 2 – implementation part still to be approved) (DOC19/778794) • 10/3/20 – approved IDA/2019/064 for construction of at-grade car park, timber pergola, installation of street furniture and landscaping works. (DOC19/604410) • 22/5/19 – CMP endorsed. • 2/9/19 – approved S60/2018/141 following IDA for subdivision of 141 residential lots, 2 superlots, large residential lot, construction of public roads, provisions of services, earthworks, site works and retaining walls to be delivered in 3 stages. Note: The existing 'Caretakers Cottage' will be retained in situ. • 19/1/17 – approved IDA/2017/131 for subdivision of 141 residential lots, 2 superlots, large residential lot, demolition of cottage, 1 neighbourhood centre, public reserve, construction of roads & services; approved except for regrading of land & demolition or relocation of caretaker's cottage. • 5/3/2015 - SHR listing gazettal. • 6/8/2014 – presentation to SHRC.
Information for consideration:	<p>A: Full SHR database Statement of Significance – refer to https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5052417</p> <p>B: Concept Plan, prepared by Urbanco as listed below:</p>

Dwg No	Dwg Title	Date	Rev
Project Name: Concept Plan DA, Stage 6, Catherine Park			
001.CP.049	Concept Plan DA	21/01/21	01
C: Architectural drawings, prepared by Wisdom Homes as listed below:			
Dwg No	Dwg Title	Date	Rev
Project Name: Proposed Brick Veneer Dwelling – Lot 6017 Gleeson Rise, Catherine Park			
2	Site Plan	22/01/21	A-2
3	Benching Plan	22/01/21	A-2
4	Ground Floor Plan	-	-
5	East Front & North Right Façades	22/01/21	A-2
6	West Rear & South Left Façades	22/01/21	A-2
7	Section A-A & B-B	22/01/21	A-2
8	Details	22/01/21	A-2
9	Door & Window Schedules	22/01/21	A-2
10	Stormwater Concept Plan	22/01/21	A-2
11	Site Analysis Plan	22/01/21	A-2
-	Materials and Finishes	-	-
-	Materials and Finishes	-	-
-	Landscaping plan & schedule	18/01/21	A
-	Landscape details	18/01/21	A
-	Waste Management Plan	-	-
-	Waste Management Plan	-	-
D: Architectural drawings, prepared by Wisdom Homes as listed below:			
Dwg No	Dwg Title	Date	Rev
Project Name: Proposed Brick Veneer Dwelling – Lot 6044 Gleeson Rise, Catherine Park			
2	Site Plan	22/01/21	A-3
3	Benching Plan	22/01/21	A-3
4	Stormwater Concept Plan	22/01/21	A-3
5	Ground Floor Plan	22/01/21	A-3
6	South Front & West Left Façades	22/01/21	A-3
7	North Rear & East Right Façades	22/01/21	A-3
8	Section A-A & B-B	22/01/21	A-3
9	Details	22/01/21	A-3
10	Door & Window Schedules	22/01/21	A-3
11	Site Analysis Plan	22/01/21	A-3
-	Materials and Finishes	-	-

-	Materials and Finishes	-	-
-	Landscaping plan & schedule	19/01/21	A
-	Landscape details	19/01/21	A
-	Waste Management Plan	-	-
-	Waste Management Plan	-	-

E: Architectural drawings, prepared by Wisdom Homes as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Proposed Brick Veneer Dwelling – Lot 6066 Gleeson Rise, Catherine Park			
2	Site Plan	22/01/21	A-1
3	Benching Plan	22/01/21	A-1
4	Stormwater Concept Plan	18/01/21	A-1
5	Site Analysis Plan	22/01/21	A-1
6	Ground Floor Plan	18/01/21	A-1
7	West Front & North Left Façades	18/01/21	A-1
8	East Rear & South Right Façades	18/01/21	A-1
9	Section A-A & B-B	22/01/21	A-1
10	Door & Window Schedules	22/01/21	A-1

F: Architectural Streetscape drawings, prepared by Wisdom Homes as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Proposed Street			
-	[3D views for 7 houses]	-	-
3	[Elevations and site plans for 7 houses]	22/01/21	A-1

G: Statement of Environmental Effects – Concept Development Application, prepared by Urbanco, dated January 2021, as listed in Condition no.1 – refer to DOC21/74441-13

H: Letter re: Proposal to Amend Height Limit for Homes surrounding Oran Park House (SHR 1695), from Harrington Estates to Heritage NSW, dated 19 January 2021 – refer to DOC21/74441-9

I: Clause 4.6 Variation Request – Concept Development Application, prepared by Urbanco, dated January 2021 – refer to DOC21/74441-4

J: Catherine Park Planning Agreement under s93F of the Environmental Planning and Assessment Act 1979, Camden Council, Hixson P/L, Dandaloo P/L, and Edgewater Homes P/L, prepared by Lindsay Taylor Lawyers, dated 16 December 2016

K: (Draft) Heritage Impact Statement – Catherine Park House, prepared by Tropman & Tropman Architects, dated 29 March 2021

L: Submissions to Public Notification of Development Application

	M: Email from Trevor Jensen with envelope sketch, 12/5/2021.
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1.0 DELEGATION TO DETERMINE APPLICATION

- 1.1 This integrated development application, if approved, would materially affect the significance of Oran Park. It is recommended that the Heritage Council's function to provide General Terms of Approval under Section 4.47 of the *Environmental Planning and Assessment Act 1979* is delegated to the Executive Director.

2.0 ISSUES

- 2.1 Increase of height limit from 5m to 8m to the approved residential lots surrounding the homestead.

3.0 SITE AND CONTEXT

- 3.1 The subject site is in the Camden Council Local Government Area, approximately 55 km south-west of the Sydney CBD. Oran Park town centre is located to the north of the place; South Creek to the east and Oran Park Drive to the south.
- 3.2 The area is experiencing extensive and rapid residential expansion with site preparation works for residential development occurring on the periphery of the SHR curtilage of Oran Park.
- 3.3 Development in the locality has changed the rural, cultural landscape and views in the vicinity of the place.
- 3.4 The elements of heritage significance within the subject site include: Oran Park house, coach house, silo, gardens, paddocks, carriage loop and drives, caretaker's cottage, and cistern. The historic dwelling is situated on a raised knoll formally surrounded by open paddocks; residential subdivision is now occurring within the immediate vicinity of the dwelling.
- 3.5 This application was followed by a concept DA for 66 residential lots which are partially located within the SHR curtilage. 34 of the 66 lots are located within and 32 outside of the curtilage (Figure 2). Architectural drawings were provided for three lots; Lot 6044 and Lot 6066 are located within the SHR curtilage, while Lot 6017 is located outside of the SHR curtilage. This DA has been on hold, as Council requested it be withdrawn as the height limit should be determined as part of the planning proposal. However, as the applicant has not withdrawn it, Council has requested that the application be processed.



Figure 1. Subdivision drawing showing the 66 lots as part of this Concept DA (lots affected by proposed 8m height limit are hashed blue); the three lots (Lots 6017, 6044 6066) are indicated by orange arrows (Source: *Calibre*, annotated by assessment officer).



Figure 2. As part of the IDA, the residential lots (orange hashing) are located partially within the SHR curtilage (yellow line). Note that one of the three lots (Lot 6017) is located outside of the SHR curtilage. 34 of the 66 subject lots are located within the SHR curtilage, while 32 are located outside of the SHR curtilage. (SEE, p9, annotated by assessment officer)

- 3.6 The IDA includes residential lots within the SHR curtilage which are affected by the increased height limit. These lots have been approved for residential allotments; the site-specific exemptions for the site relate to the subject area.

4.0 SIGNIFICANCE

4.1 SHR Statement of Significance

Oran Park is of state heritage significance as an early surviving cultural landscape in NSW. Part of a 2000-acre land grant, awarded by Governor Lachlan Macquarie to William Douglas Campbell in 1815, Oran Park represents the colonial development of the Cowpastures district in the early to mid-19th century and demonstrates the emergence of country estates for the prominent and wealthy members of the colony.

Oran Park retains a number of layers of fabric that demonstrates the evolution of the property and its use over the last two centuries.

Oran Park is of state heritage significance for its association with a number of prominent people, including: William Douglas Campbell (recipient of original grant and owner of Harrington Park, 1815-27), Edward Lomas Moore (wealthy grazier and large landholder in Campbelltown district, 1871-82) and the Honourable John Dawson-Damer (engineer and motor racing enthusiast, 1969-2002).

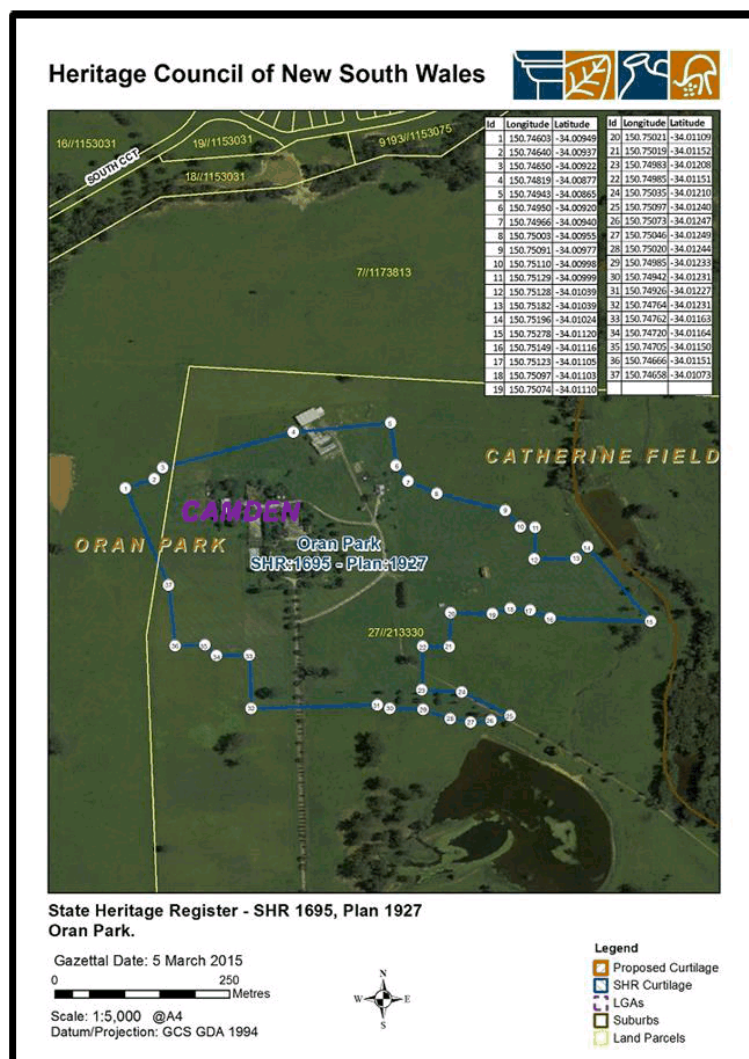


Figure 3. NSW State Heritage Register (SHR) curtilage map for Oran Park — SHR No. 01695 (Source: NSW State Heritage Register)

4.2 Significance of the Affected Component

Oran Park is of state heritage significance as an early surviving cultural landscape in NSW. The affected area, in particular the subject lots within the SHR curtilage, contributes to the historic and aesthetic significance of the SHR item.

As part of the IDA, lots 6044 and 6066 are located within the SHR curtilage, while lot 6017 is located outside of the SHR curtilage (as this land is outside of the SHR curtilage, Heritage NSW is not a consent authority and does not have authority to provide GTA's regarding the works).

5.0 DEVELOPMENT PROPOSAL

5.1 Background

- 5.2 In early 2013, the Catherine Fields Precinct of the South West Growth Centre was rezoned for development. The indicative Layout Plan (see Figure 4) shows Oran Park surrounded by residential development.

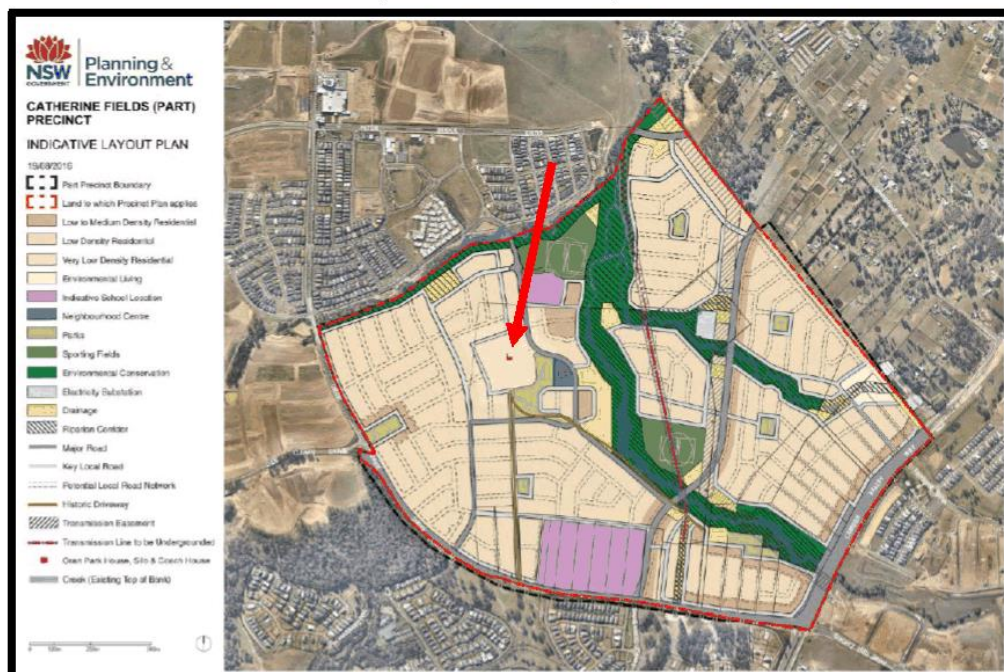


Figure 4. Indicative Layout Plan of Catherine Fields Precinct showing Oran Park (indicated by the red arrow) surrounded by residential development of varying density with parklands to the south-east. (Source: NSW Department of Planning and Environment, accessed 1/2/17 - <http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/South-West-Priority-Growth-Area/Catherine-Fields>)

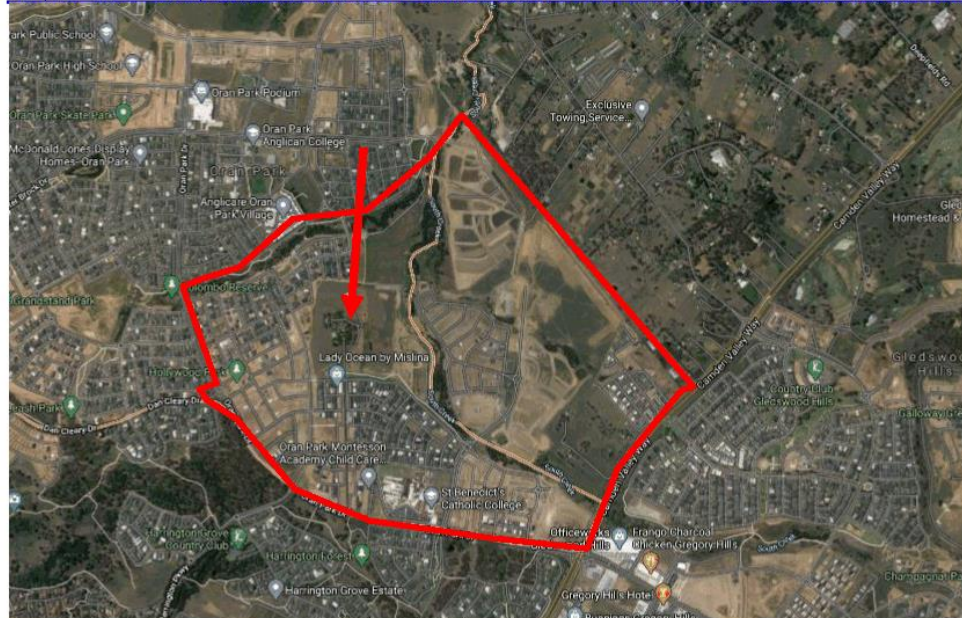


Figure 5. 2021 aerial to illustrate development progress. Approximate boundaries of Catherine Fields Precinct outlined in red, while Oran Park is indicated by red arrow. (Google Maps, annotated by assessment officer)

On 5 March 2015, the site was listed on the SHR.

On 19 January 2017, an IDA [IDA/2017/131] for subdivision of 141 residential lots, 2 superlots, large residential lot, demolition of cottage, 1 neighbourhood centre, public reserve, construction of roads and services was approved except for regrading land and demolition or relocation of the caretaker's cottage (note: demolition/relocation of Caretakers Cottage not approved). On 2 September 2019, the s.60 following IDA for this subdivision (note: the existing Caretakers Cottage being retained in situ) was issued. The subject s.4.55 application is a modification to this IDA.

On 10 March 2020, an IDA [IDA/2019/064] for construction of at-grade car park, timber pergola, installation of street furniture and landscaping works at the designated Neighbourhood Centre was approved.

An endorsed CMP exists for the site, endorsed in May 2019 (see relevant section of this report below).

Site-specific exemptions exist for the site, in the *Catherine Park Estate Oran Park House Heritage Exemption Guidelines* document, prepared by Hixson, dated October 2014. The subject concept DA relates to land predominantly located within the SHR item's 'outer curtilage', with some of the land located outside of the SHR curtilage (see Figure 2 and Figure 6).



Figure 6. Inner (white) and outer (shaded) heritage curtilage areas as per outlined by site specific exemptions document. The subject 3 lots are outlined in purple; two are located within the SHR curtilage/outer curtilage, while one is located outside of the SHR curtilage. (Source: *Exemption Guidelines, 2014, p2*, annotated by assessment officer)

On 4 January 2021, a meeting took place between Harrington Estates and Heritage NSW. This related to a proposed amendment to the site-specific exemptions section 4.1 Residential Built Form, with the control requiring the design of the dwellings to be undertaken and delivered as a package by one builder. This amendment was sent to Heritage NSW in January 2021 and will be dealt with by the Listings Team.

An online Pre-DA meeting between Harrington Estates, Camden Council and Heritage NSW was held on 15 January 2021 during which the applicant (Trevor Jensen,

Harrington Estates) explained that the 5m height limit for the area surrounding Oran Park House was recently noticed by Harrington Estates.¹ The applicant advised of their intention to follow three pathways to resolve the issue: a letter to Heritage NSW (subject PLS), a Planning Proposal to amend the SEPP 5m height limit and an IDA for a concept DA for three of the sixty-six subject allotments (IDA). The site-specific exemptions do not specify the building height, and this is part of the SEPP. Therefore, this issue is being dealt with by South Assessment Team, while the Planning Proposal (to amend the SEPP) will be dealt with by the Statewide Team.²



Figure 7. Maximum Building Height Map [blue=5m; green=9m; yellow=12m; red outline shows the SHR curtilage] (SEE, p4)

A follow-up onsite meeting was held on 11 February 2021 with Heritage NSW and the applicant, during which the applicant showed HNSW STL and assessment officer the outwards views from the first level of Oran Park House, looking outwards to the subject allotments from the balcony/windows. A team of workers held up a levelling rod with markings at the 5m and 8m height. This was aimed at showing HNSW that the impact upon views from Oran Park House would be minimal due to the existing vegetation

¹ It is noted that one of the submissions to the IDA has clarified that Hixson (Harrington Estates is the development group representing Hixson, the landowners) was aware of the height limit as early as 2013, when they requested the removal of 5m and 9m height limits, to be replaced by 12m height limits throughout the precinct, as illustrated in the GML report prepared for DPIE in 2013. The GML response noted that 'the restrictions to building heights for properties surrounding OPH is not only to retain key view lines, but also to retain the prominence of OPH as a local landmark', and that 'large lots with low, contemporary single-storey housing was recommended to ensure visual dominance of the garden and house'.
<https://www.planning.nsw.gov.au/~media/Files/DPE/Plans-and-policies/catherine-field-part-precinct-post-exhibition-heritage-advice-2013-09.ashx>

² Consultation with Andreana Kennedy has clarified that on 13 April 2021, this planning proposal had still not been received. Andreana noted that perhaps if DPIE has an issue with the proposal, this could be causing the delay with the Gateway process.

between the house and the subject lots. The photos below (Figure 15 - Figure 19) were sent by the applicant following the site visit and annotated by HNSW to identify 5m and 8m heights.

On 11 February 2021, the IDA referral was received. The three house designs in the IDA include roof heights of approximately 6.5m, however the variation request is for 8m height limit.

On 8 March 2021, assessment officer discussed the IDA with Council planner and received council's heritage advisor's response.

On 10 March 2021, following discussion with STL, assessment officer phoned the applicant to discuss the following issues:

1. Site-specific exemptions do not discuss the intended size of the houses and the term 'stately'³ to describe the houses is not used in the exemptions, nor in the document titled, *Schedule 4 Growth Centre DCP Catherine Field Precinct 2020*. The exemptions appear to imply that the houses on these larger lots should have a lower footprint being located within the 'transition' between Oran Park house and the new residential zone outside of the SHR curtilage. Applicant response: provided a letter submitted to DPIE in 2013, which described the houses on larger lots with the term 'stately'.
2. Site-specific exemptions allow the roof pitch to range between 22.5 and 35 degrees, however the proposed three houses include 27.5-degree pitched roofs and the option of lower pitched roofs is not explored. Applicant response: does not want to utilise a pitch lower than 27.5 degrees, as this would not be a good design outcome.
3. Proposed height limit is 8m, however the proposed three house designs as part of the IDA include a height of less than 6.5m. Applicant response: the 8m limit is to provide some flexibility within the future designs, and expects the majority of houses would have final height between 6.5-7.5m.

On 18 March 2021, additional information request for a HIS was sent, as the submission did not include a HIS and the SEE did not discuss the heritage impact.

On 19 March 2021, an online meeting was held between Harrington Estates, Camden Council and Heritage NSW. Additional information was requested, including the HIS and drawings to include a streetscape showing 3D view of the proposed houses, to be provided by 26 March to ensure assessment by Council prior to a follow up meeting.

On 30 March 2021, the follow-up meeting with Council, applicant and Heritage NSW was held even though the additional information was provided on the same day (including a Draft HIS). Agreement could not be reached.

On 31 March 2021, another follow-up meeting was held between applicant and Heritage NSW, following which amended drawings and streetscape perspective drawing was again requested.

³ Implying larger houses.

On 6 April 2021, applicant sent through amended streetscape drawings for consideration to Heritage NSW.

On 14 April 2021, Camden Council planner advised that a letter had been sent to the applicant to request the IDA be withdrawn and reinforce the correct pathway to determine this issue was via the planning proposal. While the IDA was removed from the AC agenda, the applicant requested for the PLS to remain so the committee could consider the height limit increase.

On 15 April 2021, Heritage NSW called Council planner to advise the proposal will be considered by AC, as per applicant's request. Heritage NSW flagged this with Council to ensure that Council is aware that any resolutions made by AC will need to be considered by Heritage NSW in relation to any future applications and the pending planning proposal. Due to the AC agenda being too full and due to negotiations between HNSW and applicant, the item was removed from the AC May agenda.

On 15 April 2021, applicant and STL discussed a reduced height at the front building line of 4m and a building envelope increasing at 27.5 degrees from the front building line to a maximum height of 7m.

On 28 April 2021, a meeting was held between Camden Council's Planning Proposal Team and HNSW (including Andreana Kennedy). The negotiated amendments were discussed with Council, and Council will request further information regarding the Planning Proposal, in particular relating to westwards views (to Denbigh and Dan Cleary Drive) to ensure impact is not detrimental to these views.

On 29 April 2021, a meeting was held between HNSW and applicant regarding cross sections / building envelope required for assessment, which was provided on 5 May 2021.

An additional meeting was held between HNSW and applicant on 11 May 2021, with amendments to the cross sections and envelope provided by the applicant on 12 May 2021. The applicant had advised that the designers suggested for the front elevation encroachment allowed should be increased to 50%, based on homes with a wide front verandah and a 'pop top' roof, which would look odd if the encroachment allowed is limited to 30%.

Discussion between assessment officer and applicant clarified that the mentioned 'homes with wide front verandah and pop top roof' design was not part of the designs for the homes discussed during the prior meetings and that this design was also not included in the provided streetscapes which formed the basis of the negotiations. Assessment officer questioned whether applicant would be satisfied to therefore reduce the 50% to 30% encroachment. Applicant responded that he would have provided this option for buyers, however he understands that this was not part of the prior discussions and to expedite the matter would be satisfied for HNSW to amend the drawing to show 30% encroachment. Assessment officer has done this, and this is attached to the letter.

5.3 *Proposal*

The proposal is for an increase to the existing 5m height limit to an 8m height limit to the houses surrounding Oran Park House (including 34 lots within the SHR curtilage).

The applicant has used a three-pronged approach to achieve this outcome, including:

- IDA Stage 6A Concept Housing (3 lots – representing 66 lots) [subject IDA];
- pre-lodgement letter sent to HNSW; and
- planning proposal [being sent to HNSW – statewide programs; not as yet received].

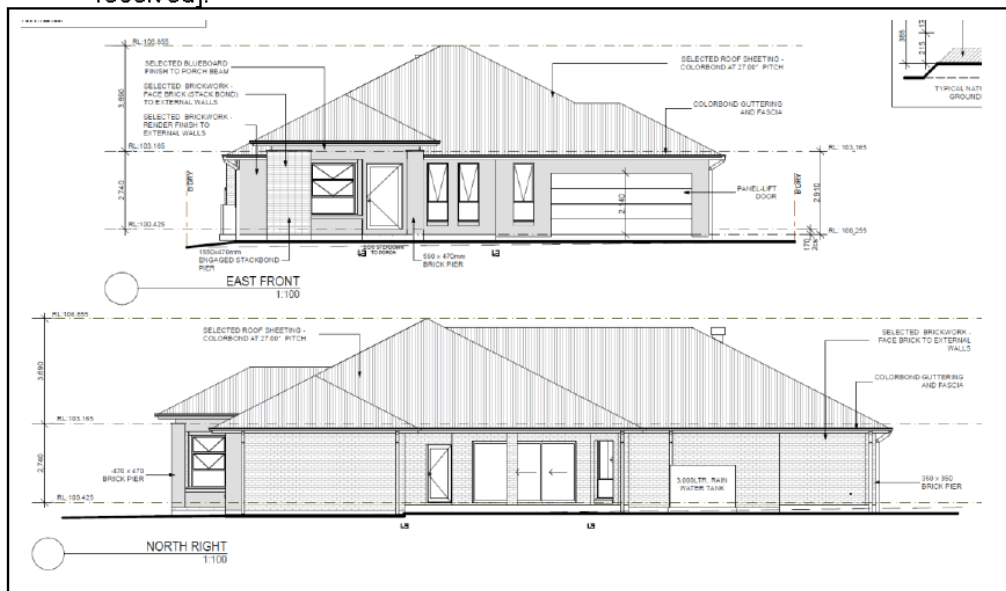


Figure 8. Elevations – Lot 6017 (IDA drawings)

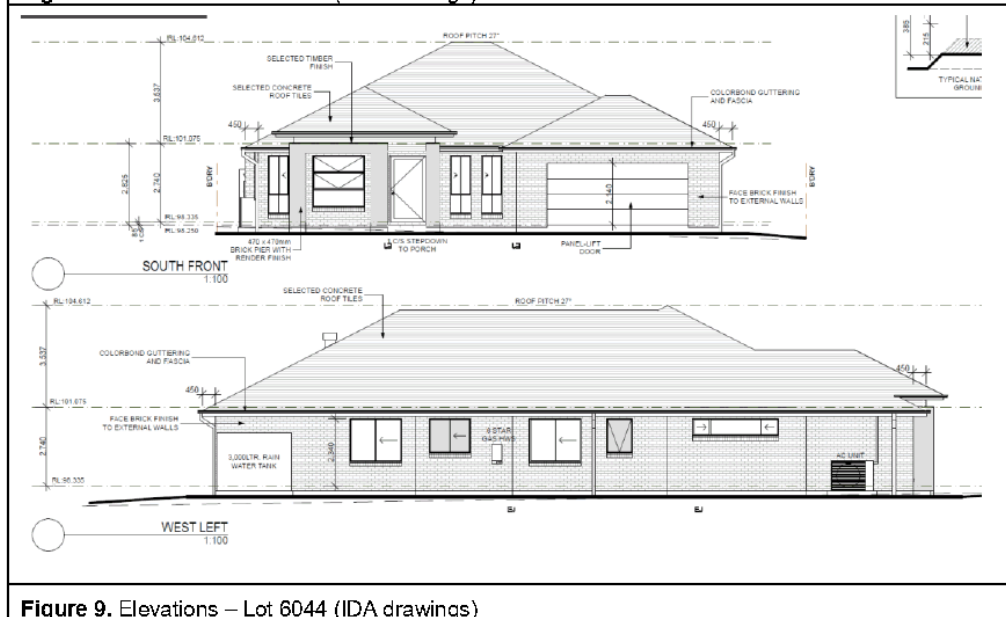


Figure 9. Elevations – Lot 6044 (IDA drawings)

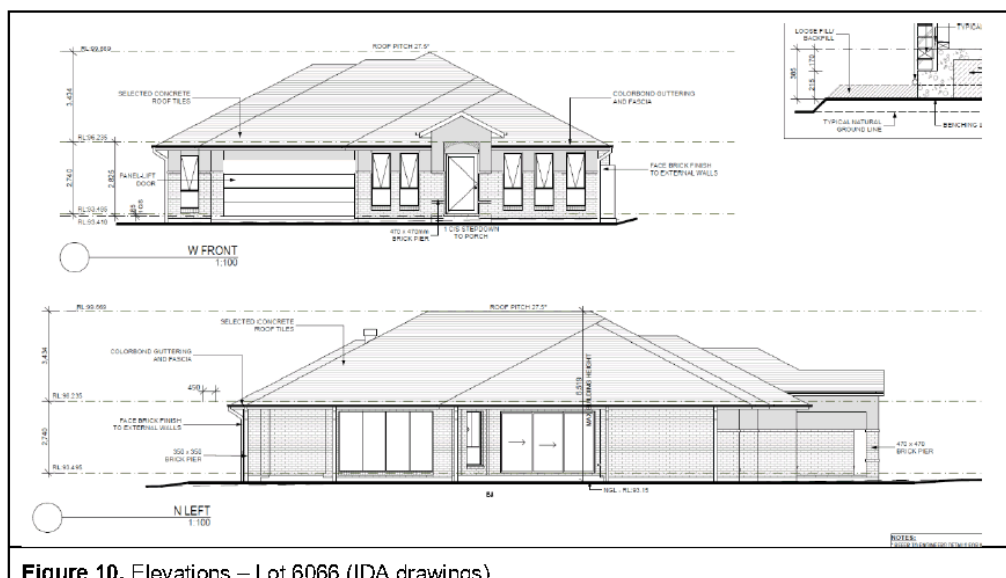


Figure 10. Elevations – Lot 6066 (IDA drawings)

Consultation with Specialist Services team has clarified that unexpected finds condition is sufficient (email Rebecca Newell 18/3/2021).

6.0 HERITAGE NSW ASSESSMENT

6.1 Matters for Consideration under the *Heritage Act 1977*

When making a determination under Part 4, Division 3, Subdivision 1 of the *Heritage Act 1977* in respect of an item or land, the approval body must, in accordance with s62, take the following into consideration:

6.2 (a) the extent to which that application, if approved, would affect the significance of any item as an item of the environmental heritage

Association with Values

6.2.1 The affected area, in particular the subject lots within the SHR curtilage, contributes to the historic and aesthetic significance of the SHR item

Height limit

6.2.2 The **existing height limit** for lots surrounding the homestead is 5m.

On 15 January 2021, a meeting took place between Harrington Estates ('applicant'), Camden Council and Heritage NSW. The applicant advised that following the recent sale of housing lots surrounding Oran Park House, they had noticed that the State Environmental Planning Policy (SEPP) included a numeric height limit of 5 meters. (Figure 7)

The **Site-Specific Exemptions** (2014 Design+Planning) do not stipulate a specific height limit for these houses (Figure 13). The exemptions are more specific regarding the pitch of the roof, specifying a roof pitch between 22.5 and 35 degrees (Figure 14).

Figure 11 shows the location of the subject proposed 3 houses in relation to the intended land use as per the site-specific exemptions.



Figure 11. Subdivision as per outlined by site-specific exemptions, with the subject residential lots of 700m² shown in cream shading. The subject lots are indicated by the red outline. (Source: *Exemption Guidelines, 2014, p6*, annotated by assessment officer)

4.4 Setbacks

Objectives

- To ensure that the design of dwellings within the Oran Park House heritage curtilage does not detract from the heritage significance of the house and grounds.
- To contribute to the landscape setting and open up views to vistas through providing breaks between buildings.
- To reduce the impact of building bulk and provide an attractive setting for buildings, landscape and streetscape.
- To provide an appropriate transition between public and private space within the heritage curtilage.
- To achieve consistency in streetscapes within the Oran Park House heritage curtilage.

Controls

- 1) Dwellings are required to comply with the following minimum setback provisions:

	Minimum
a) Front Dwelling Setback:	5m
b) Front Garage Setback:	6m
c) Rear Boundary Setback:	5m
d) Side Boundary Setback:	0.9m (average 2m*)
e) Corner Lot Side Boundary Setback:	3m

*NB. In addition to the minimum side boundary setback of 0.9m, the siting of dwellings is required to achieve an average 4m side separation between dwellings along an entire street block. Pursuant to Section 4.1 of these Guidelines, the simultaneous delivery of dwellings within the heritage curtilage by one builder will ensure the average 4m separation is achieved.

Figure 12. Site-specific exemptions section 4.4 **Setbacks** (*Design+Planning 2014, p12*)

4.5 Building height

Objectives

- To promote a building height which reinforces the existing character of the area and does not detract from the Oran Park House and associated buildings.
- To protect the views and vistas to Oran Park House from within the heritage curtilage.
- To ensure that buildings are of an appropriate scale and do not create an adverse impact on the amenity of the area.

Controls

- 1) Buildings are to be single storey in height within the Oran Park House heritage curtilage.
- 2) Variations to the building height on corner lots may be appropriate where attic rooms with dormer windows are proposed, and where there will be no impact on the views and vistas to and from Oran Park House and grounds.

Figure 13. Site-specific exemptions section 4.5 **Building Height** (*Design+Planning 2014, p12-13*)

4.6 Roofs

Objectives

- To ensure that the design of dwellings within the Oran Park House heritage curtilage does not detract from the heritage significance of the house and grounds.
- To reduce the regularity of roof forms and soften their effect on the views and vistas to and from the Oran Park House.
- To promote the use of materials and colours that create attractive and complementary streetscapes within the Oran Park House heritage curtilage.

Controls

- 1) Roof pitches are to be between 22.5 degrees and up to 35 degrees.
- 2) Roofs are to be of simple design and form with either simple hips or gables. Federation detailing, symbolism and Victorian inspired gables are not permitted.
- 3) The minimum eave overhang is 450mm.

Figure 14. Site-specific exemptions section 4.6 **Roofs** (*Design+Planning 2014, p13-14*)

While the site-specific exemptions do not discuss or recommend a specific height limit, they aim to promote an appropriate building height *that reinforces the existing character of the area and does not detract from Oran Park House and associated buildings*, while ensuring that *buildings are of an appropriate scale that does not adversely impact on the amenity of the area*.

The **HC Recommendation to List Report** (DOC14/290170-2) notes that the Heritage Division recommended certain planning controls to the Department of Planning & Environment to be implemented to control the development and level of impact of the residential housing directly fronting Oran Park House.

One of those recommendations was that *'the adjacent housing will be on 700sqm (minimum) blocks and will be grouped in pairs to allow view lines to and from Oran Park house to be retained and interpreted'* (Figure 11).

Another recommendation was that *'single storey residential dwellings on directly adjacent lots and the second row of lots behind those directly adjacent (due to topography, two storey dwellings will equal the height of the single-storey dwellings adjacent to Oran Park', with a 'potential scope for two storey dwellings to the rear of Oran Park house in the row of dwellings behind those directly adjacent'.*

Applicant's concerns:

The applicant notes in their letter that their understanding is that the Department of Planning created the 5m height limit to ensure the agreed single storey outcome for the new houses around Oran Park House.

The applicant argues that the imposed height limit is too low, and that this height restriction would mean that the housing outcomes as intended during the SHR listing process cannot be produced.

The applicant argues that the intention for the new homes directly fronting Oran Park House should be 'stately' homes that are well spaced.

The applicant also argues that the intention was that these homes would have a higher than normal roof pitch.

The applicant refers back to their presentation to the Heritage Council on 8 July 2014, which included typical street elevations that were expected to be achieved surrounding Oran Park House and note that these informed the 2014 site-specific exemptions.

At the HNSW site visit on 11 February 2021, the applicant showed HNSW STL and assessment officer the outwards views from the first level of Oran Park House, looking outwards to the subject allotments from the balcony/windows. A team of workers held up a levelling rod with markings at the 5m and 8m height. This was aimed at showing HNSW that the impact upon views from Oran Park House would be minimal due to the existing vegetation between the house and the subject lots. The photos below were sent by the applicant following the site visit.



Figure 15. View from Oran Park House balcony toward Lot 6017. Yellow arrow shows existing 5m height limit while red arrow shows proposed 8m height limit. (Trevor Jensen)



Figure 16. View from Oran Park House balcony toward Lot 6019. Yellow arrow shows existing 5m height limit while red arrow shows proposed 8m height limit. (Trevor Jensen)



Figure 17. View from Oran Park House balcony toward Lot 6032. Yellow arrow shows existing 5m height limit while red arrow shows proposed 8m height limit. (Trevor Jensen)



Figure 18. View from Oran Park House balcony toward Lot 6065. Levelling rod not visible. (Trevor Jensen)



Figure 19. View from Oran Park House balcony toward Lot 6057. Yellow arrow shows existing 5m height limit while red arrow shows proposed 8m height limit. (Trevor Jensen)

Assessment:

While it is correct that the site-specific exemptions do not set a specific numeral height limit, the site-specific exemptions aim to:

- promote a building height reinforcing the existing character of the area and does not detract from Oran Park House and associated buildings;
- protect views and vistas to Oran Park House from within the heritage curtilage; and

- ensure that buildings are of an appropriate scale and do not create an adverse impact on the amenity of the area.

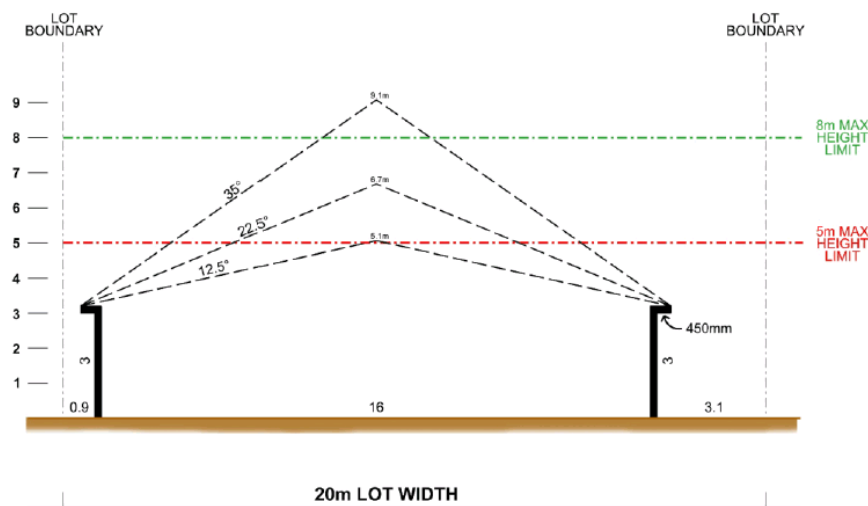
The proposed height increase appears to be a result of the applicant's intent to build 'stately' homes upon these larger allotments. In relation to the applicant's premise that the intention for the new homes fronting Oran Park House should be '*stately⁴ homes which are well spaced*', the site-specific exemptions do not indicate an intention that these homes were larger.

Page 4 of the exemptions (section 3.1) includes the objectives of the subdivision design principles, including '*to provide a transition in development within the heritage curtilage area*' and '*to ensure land levels for surrounding Oran Park House gently transition with the House allotment*'.

Page 7 of the exemptions (section 3.2) requires the residential lots within the heritage curtilage to include a minimum lot site of 700m² and a minimum lot frontage of 20 metres, to '*provide a consistency in lot sizes and widths within the heritage curtilage between the Oran Park House lot and the development abutting the outer boundary of the curtilage*'.

Page 11 of the exemptions (section 4.2) requires the design '*to contribute to the landscape setting and open up views to vistas through providing breaks between buildings*.' The larger 700m² blocks allow for these breaks between the buildings.

The Statement of Environmental Effects (p13) includes a figure showing the relationship of the existing 5m height limit and proposed 8m height limit, based on typical 3m wall height and 450mm eaves. The SEE states that this figure illustrates the 'worst-case' scenarios for roof forms with a pitch between 22.5 and 35 degrees, and that the design standards for the minimum roof pitch and the 5m maximum height limit for a sing



le storey dwelling are conflicting. The SEE argues that the 8m building height is necessary to achieve a quality design for the dwellings surrounding Oran Park House, which are required to include simple hipped roof designs with a pitch between 22.5 and 35 degrees.

⁴ The word 'stately' being defined as impressive or grand in size or appearance.

Figure 20. Building height and roof pitch (SEE Figure 9, p13)

The large footprint and increased 8m overall height of these proposed houses is not in line with the intended character of this area -being a transition between the homestead lot and the residential development outside the SHR curtilage- and would create increased visual impact and cumulative impact. However, at the same time HNSW agrees that the 5m height limit would result in homes that are not of an appropriate design standard within the SHR curtilage.

As discussed above, extensive negotiations took place between the applicant, Council and HNSW. A mutually acceptable design solution was verbally agreed upon between HNSW and the applicant on 15 March 2021. This included:

- 4m height limit at the front building line to a maximum of 30% of the building frontage;
- Building height envelope that increases by 27.5 degrees from the front building line to a maximum 7m height;
- This 7m height limit at the rear ridge height includes the approximately 0.4m high Building platform; and
- New houses should not include dormer windows or skylights in roof spaces (except on corner lots, as outlined in the site-specific exemptions)

The below cross sections and building envelope was provided by the applicant following additional information by Heritage NSW, which represent the building outlines as per negotiated.

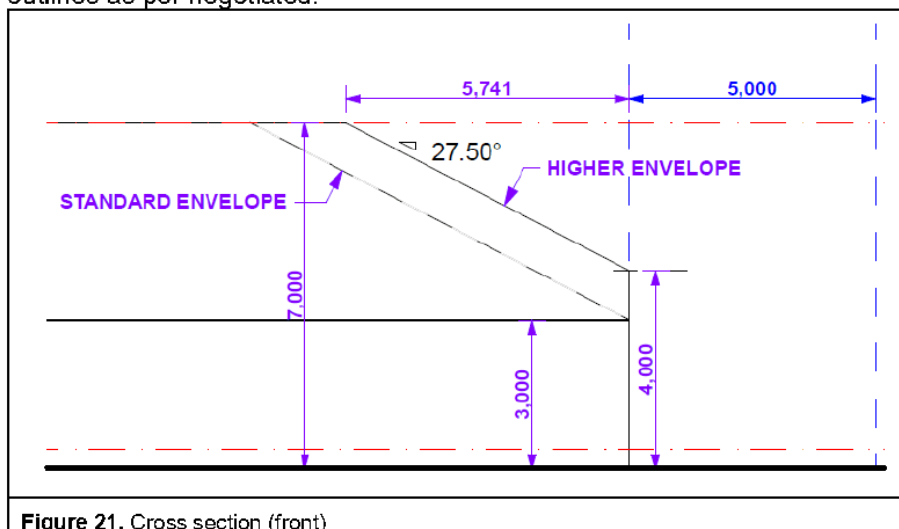


Figure 21. Cross section (front)

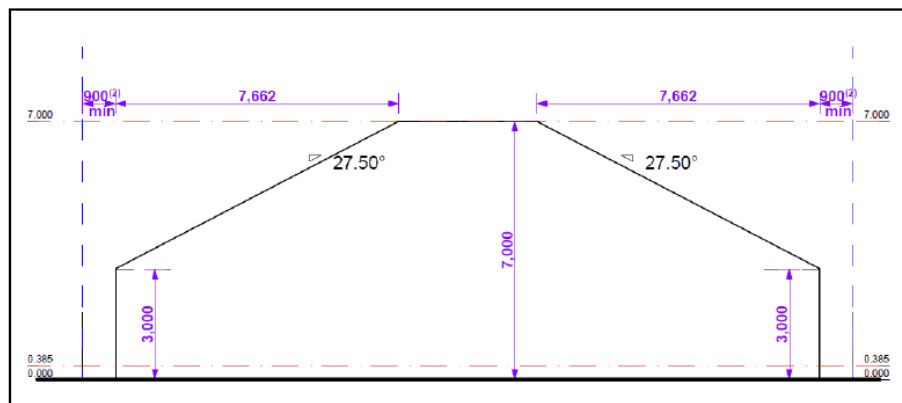


Figure 22. Cross section (short)

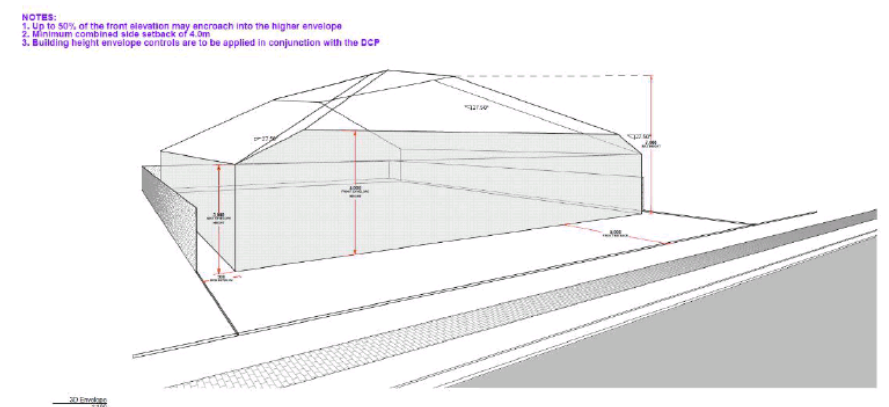


Figure 23. 3D envelope

Use

- 6.2.3 The use of these lots as part of the residential subdivision was previously approved.

Setting, Views and vistas

- 6.2.4 The significant views outlined in the endorsed CMP (Figure 24) include three general directions: north, east and south. Proposed height increase is not in the vicinity of view lines to the east, while the views to the north and south run along the subject roads (Robbins Lane in the south).

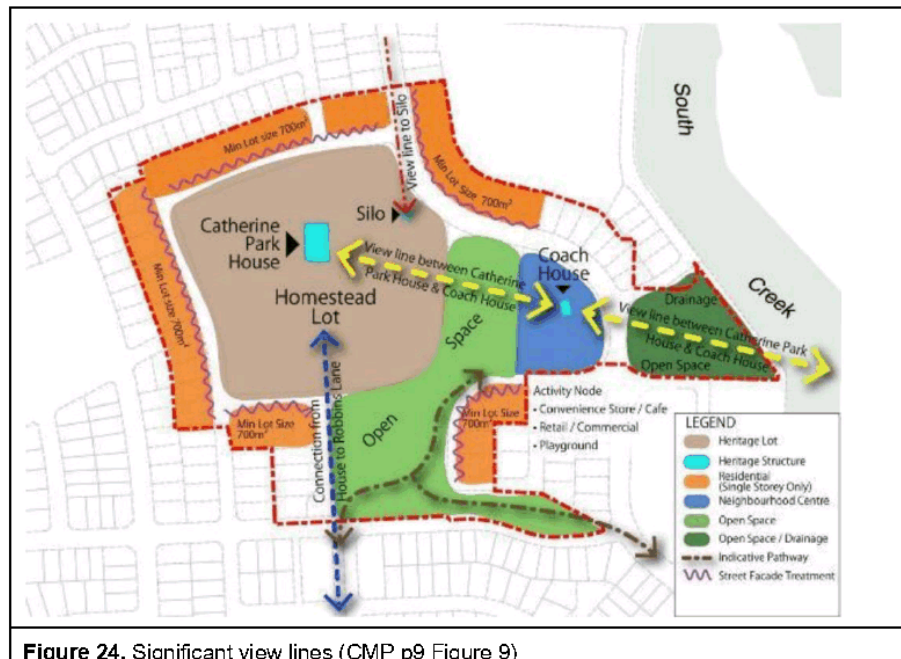


Figure 24. Significant view lines (CMP p9 Figure 9)

- 6.2.5 The applicant showed HNSW the view lines from Oran Park House's upper level on site, as discussed above. The argument was that there was dense existing vegetation (mainly mature trees) which would block views to the subject houses. While in some cases (as seen in the images above) this was the case, in other cases view lines would be impacted if the 8m height limit was approved.
- 6.2.6 The setting of Oran Park will be impacted by an 8m height limit. Therefore, negotiations have occurred, which ensure reduced height limit towards the front of the houses (4m), which will slope up at a 27.5 degree angle to the rear of the house, where the ridge height will be maximised at 7m (including building platform). The sides of the house will remain at 3m height and reach to a 7m at the rear (ridge cap).

Landscape Values

- 6.2.7 No changes proposed to trees or vegetation.

Curtilage

- 6.2.8 Thirty-four of the subject 66 lots are located within the SHR curtilage. The proposed change in height limit to 8m would result in a cumulative and major impact upon the open space within this area. Therefore, extensive negotiations occurred between Camden Council, HNSW and the applicant.
- 6.2.9 While the site-specific exemptions allowed for residential development to take place within the curtilage, the exemptions included safeguards to ensure that this space would become a 'transitional' area between the homestead lot and the residential development surrounding the curtilage. This included larger allotments (700m²) and larger minimum lot frontage (20m). The negotiated outcome of 7m height at the rear of the houses, together with a reduced height of 4m at the front building line which will slope by 27.5 degrees to the rear maximum 7m height will ensure a transitional space. Previously the

policies/guidelines would allow a 5m height for the entire house, while there will now be a lower front to the house followed by a gradual increase in height.

6.3 ***(b) the representations, if any, made with respect to that application under section 61 (3)***

The application was advertised by Camden Council for 30 days until 16/3/2021.

Five submissions (objections) were received. Of the five submissions received, five related to heritage matters.

The submissions are summarised in the table below:

No.	Summary of Issues	Heritage NSW Response
1	<p>(owner</p> <ul style="list-style-type: none"> Camden Council required the objector met the strict requirements in building his house (currently under construction); allowing a large developer to ignore these restrictions would be unfair; The houses would encircle Oran Park House, creating a 'wall' of houses, resulting in 'ordinary' people not able to see the historic precinct from a distance as intended; Urges Council not to ignore the Heritage Act 1977. 	<p>Agree with objector that 8m overall height increase would create a 'wall' of houses – negotiated outcome proposed (see above)</p>
2	<ul style="list-style-type: none"> Surprised that houses were even permitted within the SHR curtilage, Subsequent DCP modifications have eased restrictions, with the remaining difference between these and blocks outside SHR being block size, single storey restriction & building height; 5m height suitable to protect heritage site and build single storey house. Roof pitch specifications were included at the time this requirement was set; Clear implication in planning documents for space around properties to ensure the transition; Height limit increase appears needed because proposed houses are large, bulky and square with generous ceiling heights; Creatively designed houses could be high quality, reasonable footprint, pitched roof and at the 5m limit, while including surrounding open space; 	<p>Houses within SHR area were permitted as part of the listing process, with clear guidelines in the 2014 site-specific exemptions document;</p> <p>Agree that the applicant has not provided sufficient alternative options as part of the IDA;</p>

	<ul style="list-style-type: none"> Higher height limit would encourage larger houses, larger houses would result in compromised views; Roof colour is almost black – contradicts exemption guidelines to use neutral tones (greys, browns, dark tones). 	
3	<p>Camden Resident's Action Group:</p> <ul style="list-style-type: none"> Requirements (incl. site-specific exemptions, DCP etc) set up during SHR listing and in the CMP should be adhered to; Notes that the NSW exempt and complying development code includes 8.5m height for a two-storey development on moderately sloping sites; 8m much closer to two storeys than one storey limit of the exemption guidelines; Notes the wider the house, the higher the roof to achieve the required pitch; Whole building under one continuous roof rather than breaking up roof form / garage under separate roof; Only one design approach is used to prosecute the argument for a 37.5% height limit increase; The requirement for 'stately' houses is not reflected in any planning instrument; The house design plans are not subservient within the rural and traditional context, but rather as those that may be expected in any new housing estate; No HIS submitted with DA 	<p>Agree. Applicant has confirmed that adjoining new development includes two-storey housing with a maximum height limit of 9m.</p> <p>As above.</p> <p>A HIS has been submitted as part of additional information requested by HNSW.</p>
4	<p>Camden Historical Society (CHS):</p> <ul style="list-style-type: none"> Tension between height limit and including roof pitch of 22.5degrees; therefore, the houses were expected to be smaller properties. A small footprint is in line with the very low density indicated for the curtilage area; CHS made a submission in 2016 with concerns about housing within the curtilage, and were assured that the inclusion of the height limit in the 	

	<p>SEPP meant it held greater legal standing than if included in the DCP;</p> <ul style="list-style-type: none"> • Very low density lots intended to provide a transition between more intense development and the heritage property. <i>The intention was clearly not to allow these larger blocks to be filled with larger houses so that the proposed height limit would need to be changed.</i> References to 'stately' houses in fact mean that they are 'large' houses; • The designs suggest that 8m is in excess of what is needed for a large single roofed residence with appropriate roof pitch. E.g. solutions could be lower ceiling heights, smaller property footprints, modified roof form; • Height limit increase to 8m would encourage future applicants to seek exemptions to allow 2-storey building, further eroding heritage protections 	<p>Agree with this statement. The larger blocks appear to have been intended to enable views and to provide a sufficient transition zone.</p> <p>As above.</p> <p>Agree that 8m limit would enable further eroding of heritage protections - negotiated outcome proposed (see above)</p>
5	<ul style="list-style-type: none"> • Three designs are all well below 7m height; • When the 5m height limit was placed on SEPP in 2013, the applicant's arguments for a different (12m) height limit were explicitly considered and rejected at that time. Objection includes the 2013 submission from Hixson seeking removal of 9m and 5m height limits and replacement with 12m height limit throughout the entire precinct; • Clause 4.6 is not appropriate mechanism to amend a SEPP, instead a Planning Proposal should be submitted; • Designs are built to maximum floor space ration, however the DCP identifies the area as 'very low-density development'; • The site's endorsed CMP notes that the site's height limit is <i>'to ensure that buildings are of an appropriate scale and do not create adverse impact on the amenity of the area'</i> 	<p>Planning proposal has not as yet been received by HNSW;</p>

6.4 (c) ***such matters relating to the conservation of that item or land as to it seem relevant***



Conservation is not proposed as part of this application.

6.5 (c1) any applicable conservation management plan (within the meaning of section 38A) endorsed by the Heritage Council

Oran Park (SHR 1695) aka Catherine Park, Conservation Management Plan, prepared by Tropman & Tropman Architects, May 2019, issue 23.

Endorsed by the Heritage Council on 22/05/2019.

1. POLICIES:

Policy No.	CMP Policy	Consistency Assessment
2.1	For the House and immediate surrounds, manage the character of the subject site, which is that of a subdivided rural estate, to maintain the dominance of the homestead on the knoll surrounded by landscaped gardens, recreational areas, service buildings and open paddocks punctuated by the straight paddock track from Oran Park Drive. This includes conserving the original setting which relates to the topography, open space towards South Creek and distant views in the vicinity of the house.	<p>The proposed housing surrounding the homestead are proposed to be larger and higher than originally intended. The 66 new houses will be of an increased scale, which will result in a cumulative impact. These houses would sit in what was intended to be a 'transitional' area between the homestead lot and the surrounding residential subdivision.</p> 
2.3	Do not obscure the significant close and distant views and vistas from various vantage points and approaches to and from the subject site. This includes views from Oran Park Township.	See above.
9.10	The Heritage Exemption Guidelines prepared for inclusion in the gazettal on the State Heritage Register should apply to development within the curtilage but excluding the Homestead Lot. These developments are exempt from NSW Heritage Council Section 60 approvals. Refer to Figure 157, Appendix C and D.	<p>Section 3.0 of the Exemption Guidelines relates to subdivision.</p>  <p>The housing in the outer curtilage is part of the site-specific exemptions, when abiding by those exemptions. Due to the SEPP height control following these site-specific exemptions having been determined at 5m, the proposed 8m height does not abide by these exemptions.</p>

11.4	Significant views and vistas should be retained. Any new plantings or structures should not obscure the cultural, historic or aesthetic significance of the place in a physical or visual way.	The large-scale housing would impact views in the subject area which was designed as a transitional space between the homestead and the surrounding residential subdivision.
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6.6 (d) such other matters as to it seem relevant.

Consultation

- 6.6.1 Consultation with Council planner Nicholas Clarke on 3 March 2021 clarified that Council intends to ask the applicant to remove the concept proposal from the DA. Planner explained that a concept proposal usually relates to a building, not to an overall height increase.

Council heritage officer DA referral response document was received on 8 March 2021, which notes that there is insufficient evidence to justify/support the 8m proposed new height. The document notes that, given the provided designs, it seems that the minimum pitch roof of 22.5 degrees can be achieved with a height under 6m. Spoke with Council's heritage officer Samira Abbasalipour on 8 and 9 March; she had visited the site recently and is concerned the visual impact of 66 new dwellings with 8m roofs. When discussing the 'stately' / larger homes, she noted that Council's DCP originally noted a 280sqm maximum footprint, however that since the DCP had been amended, this had been changed to a non-numerical reference to the allotments in the 'very low density area'.

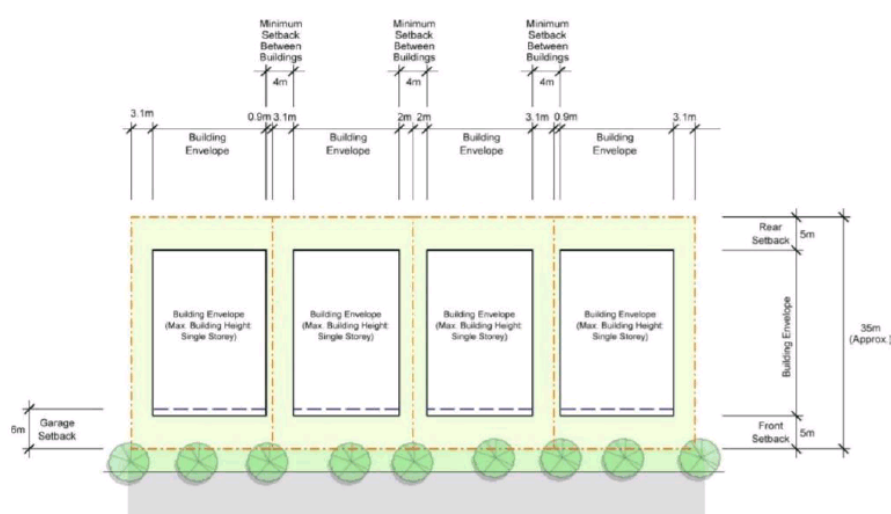


Figure 25. The DCP's indicative layout in the subject 'very low density area' surrounding Oran Park House (DCP, p39)

Conversations with applicant Mr Trevor Jensen on 10 March 2021, regarding the size, pitch and height of the proposed dwellings. Applicant advised that the houses were intended to be 'stately' and has forwarded emails with letter between himself and DPIE from 2013. Applicant explained that they do not want to use the 22.5 degree pitch as this would not be a good design outcome. Applicant noted that the 8m height is proposed to allow flexibility, however that he expects that the majority of houses would have a final height ranging from

6.5m to 7.5m. Assessment officer enquired regarding what the height is of the already built two-storey houses in the surrounding development; applicant advised that the height limit for two-storey houses is 9m.

Consultation on 10 March 2021 with Lucy Hampton (senior heritage operations officer), who was Heritage Officer at the time that the listings process was taking place in 2013-2014. Lucy advised that main focus regarding the housing on these lots related to the front elevations of these houses, these being single-storey, the side setbacks and materials etc; while the size of the house towards the rear of the allotments was less of a concern. When discussing the proposed 8m height in comparison to the 9m limit for two-storey dwellings in the surrounding area, Lucy agreed that the 8m height is not sufficiently lower and does not fit within the transitional intended character of the subject lots.

Further reduction in height to a total of 7m at ridge line has been achieved as result of negotiations between HNS and the applicant. Camden Council has, however advised that it will determine this IDA on the basis of the proposed 8m height and negotiate any height reductions as part of the Planning Proposal already being considered by the Planning Panel.

Interpretation

6.6.2 Interpretation is not proposed as part of this application.

Cumulative Impacts

6.6.3 The proposed increase in height to 8m, combined with the large footprint of the 66 houses surrounding Oran Park (34 of which within the SHR curtilage), would result in major cumulative impacts upon the heritage significance of Oran Park. A negotiated outcome is therefore proposed (see above).

7.0 CONCLUSION

The proposed 8m height limit is considered to be excessively high, and would cause detrimental impact upon the heritage significance, and in particular the setting of Oran Park.

As per evidenced in drawings provided as part of the IDA (now on hold as per Council request to applicant to withdraw the DA), a 7m height limit, which includes a 0.4m building platform, is achievable.

Extensive discussions between the applicant, Camden Council and Heritage NSW have resulted in a negotiated solution which allows for a reduced building line height of 4m within 30% of the building frontage, increasing by 27.5 degrees, reaching 7m at the rear ridge of the roof. This gradual increase in height is considered to provide a suitable compromise to ensure reduced impact upon the setting of Oran Park, while still providing a suitable design outcome which allows for steeper roof pitches.

7.1 This assessment has considered the 'Matters for Consideration' under Section 62 of the *Heritage Act 1977*, and concludes that:

- The increase in height limit proposed as part of this application will have a significant impact on the aesthetic values of the SHR item, however these impacts can be effectively minimised through the recommended condition of approval no. 2.
-

8.0 RECOMMENDATION

- 8.1 It is recommended that, in accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, the delegate of the Heritage Council of NSW (the Heritage Council) grants the following General Terms of Approval for the integrated development application:

HEIGHT LIMIT

1. The proposal shall be amended in accordance with the attached drawing:
 - 4m height limit at the front building line to a maximum of 30% of the building frontage;
 - Building height envelope which increases by 27.5 degrees from the building line to a maximum 7m height;
 - The 7m height limit at the rear ridge height includes the approximately 0.4m building base; and
 - New houses should not include dormer windows or skylights in roof spaces (except on corner lots, as outlined in the site-specific exemptions).

Reason: To minimise impacts upon views and setting to and from the Oran Park heritage curtilage. Please note that all other controls including the DCP and Guidelines remain unchanged including the need for them to be single storey.

HERITAGE CONSULTANT

2. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

SITE PROTECTION

3. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

Reason: To ensure significant fabric including vegetation is protected during construction.

UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS

4. The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Reason: This is a standard condition to identify to the applicant how to proceed if historical archaeological deposits or relics are unexpectedly identified during works.

ABORIGINAL OBJECTS

5. Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and Heritage NSW is to be informed in accordance with the *National Parks and Wildlife Act 1974* (as amended). Works affecting Aboriginal objects on the site must not continue until Heritage NSW has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the *National Parks and Wildlife Act 1974*.

Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.

COMPLIANCE

6. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason: To ensure that the proposed works are completed as approved.

SECTION 60 APPLICATION

7. An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

Reason: To meet legislative requirements.

The undersigned declare, to the best of their knowledge that they have no interest, pecuniary or otherwise, in this development application or persons associated with it and have provided an impartial assessment.

Report prepared by: Veerle Norbury Senior Heritage Assessment Officer	Date: 20/5/2021
Report Reviewed by: Rajeev Maini Senior Team Leader, South Assessments Heritage NSW	Date: 24 May 2021
Report approved by: Steven Meredith	Date: 24 May 2021

ORD02

A/Executive Director, Heritage NSW As Delegate of the Heritage Council	
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Attachment 5

ORD02

Tropman & Tropman Conservation Management Plan (Oran Park House)

Provided Under Separate Cover

21/430787

Attachment 6

Attachment – Relevant Development Assessment History

Relevant Development Assessment History for the Original Parent Site

The Development Application history for the site is listed below in **Table 1**.

Date	Development Application Description	Outcome
December 2020 (modification to original subdivision)	DA/2017/491 – A modification to the original subdivision pattern for Stage 6A of the Catherine Park Estate was approved by Council in December 2020. The modification approved the location and number of lots for Stage 6A including their minimum lot size and lot frontage width.	Approved
January 2021	DA/2021/77 – A Concept DA to enable building heights up to 8m for 66 lots within Stage 6A, and approval to construct 3 residential dwellings with building heights ranging up to 6.8m. Heritage NSW were consulted during the assessment of this DA and a copy of their report to Council is provided as a supporting document . This DA was lodged concurrently with this Planning Proposal. It was withdrawn noting changes to the maximum building height has implications on strategic planning outcomes for the Catherine Field (Part) Precinct and should be resolved under a Planning Proposal.	Withdrawn
July 2018 to February 2021	Residential dwellings built along Banfield Drive, Oran Park have been constructed to heights ranging between 5.133m and 5.975m with roof pitches between 7 degrees and 26 degrees. These dwellings were approved by either a development application or complying development certificate. The construction of these dwellings suggests building heights closer to 6m are achievable with roof pitches between 22.5 and 35 degrees (existing DCP control).	Approved
May 2021 to September 2021	Five lots subject to this Planning Proposal have lodged <i>Clause 4.6 - Variation to Development Standard</i> applications to construct residential dwellings with heights ranging between 5.983m and 6.35m with roof pitches of 22.5 degrees.	Under assessment
September 2021	A development application has been lodged to construct a single storey residential dwelling to a maximum building height of 5m with a roof pitch between 23 and 25 degrees on a lot subject to this Planning Proposal. This development application suggests compliance with the maximum building height of 5m and a roof pitch between 22.5 and 35 degrees (existing DCP control) can be achieved.	Under assessment

Table 1: Relevant Development Assessment History

Attachment – Extent of Notification Area for Draft Planning Proposal

The extent of the notification area for this proposal located at 4 O'Keefe Drive and 141 Banfield Drive, Oran Park is provided below.

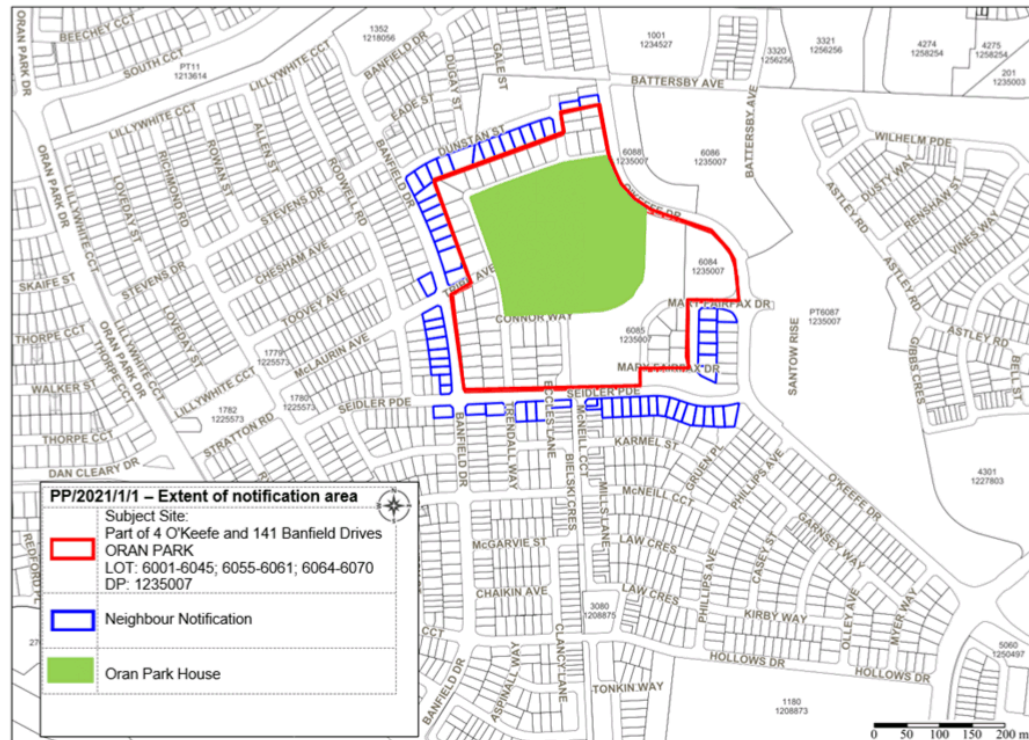


Figure 1: Extent of Notification Area for Draft Planning Proposal

ORD03

Attachment 1

SJB Planning



Camden Lakeside Studio Dwellings

Planning Proposal

September 2021 | Final

Contact Details:

SJB Planning
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Australia

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SJB Planning (NSW) Pty Ltd
ABN 47 927 618 527
ACN 112 509 501

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Executive Summary

This Planning Proposal (the Proposal) has been prepared on behalf of SH Camden Lakeside Pty Ltd, who are the owners and developers of residential landholdings within the Camden Lakeside Precinct. The Proposal relates only to those residential landholdings, legally described as Lot 70 in DP 1261166 ('the site').

The holding has an area of approximately 34.27ha. The site is generally bound by Raby Road to the north, the State heritage listed Water Supply Canal (Upper Canal) to the east and south, new residential subdivision on land formerly part of the Gledswood homestead site and the state heritage listed Gledswood Homestead itself, and Camden Valley Way to the west.

The site is currently devoid of any structures. Vegetation is consistent with that of the existing links style golf course and surrounds with scattered Cumberland Plain Woodland. The topography is undulating and rolling hills with the upper reaches of Riley's Creek traversing the site. Otherwise, the topography generally falls to the north.

This Proposal seeks to provide opportunities for increased levels of housing choice, diversity and affordability across the Camden Lakeside site. Accordingly, this Proposal seeks to amend the Camden Local Environmental Plan 2010 (CLEP2010) by amending Schedule 1 Additional permitted uses to allow for studio dwellings on the site, and Part 4 Principal development standards to allow for an exception to the minimum lot size where strata subdivision is proposed.

Studio dwellings are permitted across Growth Areas within the Camden Council Local Government Area (LGA) and provide evidence that supports opportunities for their introduction as an alternative dwelling typology outside of these Growth Areas.

The Proposal does not seek to amend the current 550 dwelling yield permitted on the site under the current Camden Development Control Plan 2019 (CDCP 2019). On this basis, the Proposal would provide capacity for an alternative housing typology within an agreed density target, delivering a diversity in housing types, sizes and price points.

This Proposal provides an analysis of the physical and strategic planning constraints and the opportunities of the site, and considers the relevant environmental, social, and economic impacts of the Proposal and its strategic merit.

Support for this Proposal is based on the following merits:

- **Increased housing choice and diversity**

The desire to incorporate this land use across Camden Lakeside will provide for a greater diversity of housing within Camden LGA, accommodate lifestyle changes as well as changing demographics and demands for housing amongst Camden's population.

- **Increased housing affordability**

The ability to provide studio dwellings across Camden Lakeside will provide an alternative supply of housing in a location well supported by existing services and amenity with an emphasis on walkable neighbourhoods and public transport access.

The Proposal presents an ability to provide studio dwellings as smaller, lower cost housing, creating opportunities for reducing both mortgage stress, as well as providing opportunities for additional rental housing.

- **Variation in subdivision pattern and streetscape**

The presence of studio dwellings is often associated with laneways, being constructed as part of rear loaded garages. The permissibility of studio dwellings has been a key driver in providing greater diversity in subdivision patterns and streetscapes by driving the construction of laneways as part of the subdivision pattern of The Hermitage and for future Camden Lakeside residential precincts.

- **Surveillance opportunities**

Passive surveillance along laneways from the upper storey rooms or balconies of studio dwellings, when constructed over garages, provides increased levels of casual surveillance to the adjoining public domain.

- **Optimisation of infrastructure**

The inclusion of studio dwellings across Camden Lakeside seeks to align opportunities for new dwelling densities and dwelling diversity with infrastructure by identifying place-based opportunities that consider the location and capacities of existing infrastructure – determined by a maximum density capacity within CDCP 2019.

The provision of new housing that is well coordinated with local infrastructure will result in liveable, walkable neighbourhoods with direct and safe pedestrian connections to shops, services, and public transport.

The Proposal is consistent with the broad strategic planning goals for the Western City District as:

- It provides greater housing supply; and
- Housing is more diverse and affordable.

It is requested that arising from the consideration of this Proposal, Camden Council resolve to support the changes to CLEP 2010 as detailed in this Proposal and forward the Proposal to the Department of Planning Infrastructure and Environment (DPIE) for a Gateway Determination.

1.0 Introduction

1.1 Overview

This Proposal has been prepared for SH Camden Lakeside Pty Ltd, the owners of the site. The Proposal seeks an amendment to the controls applying to the site to facilitate the introduction of Studio Dwellings. The amendments sought relate to:

- Amendment to Schedule 1 Additional permitted uses to allow for studio dwellings on the site; and
- Amendment to Part 4 Principal development standards to provide an exception to the minimum lot size where strata subdivision of studio dwellings is proposed.

The Camden Lakeside Precinct is located at Lot 71 DP 1261166, being the Lakeside Golf Club and Golf Course, and Lot 70 DP 1261166, being those residential precincts and land holdings under the ownership of SH Camden Lakeside Pty Ltd. The Camden Lakeside Precinct is located at the south-eastern corner of the Raby Road/Camden Valley Way intersection (refer to Figure 1).

The Proposal applies only to those residential land holdings on land described as Lot 70 in DP 1261166, shown at Figure 2.



Figure 1: Site context and location (Source: SIX Maps)

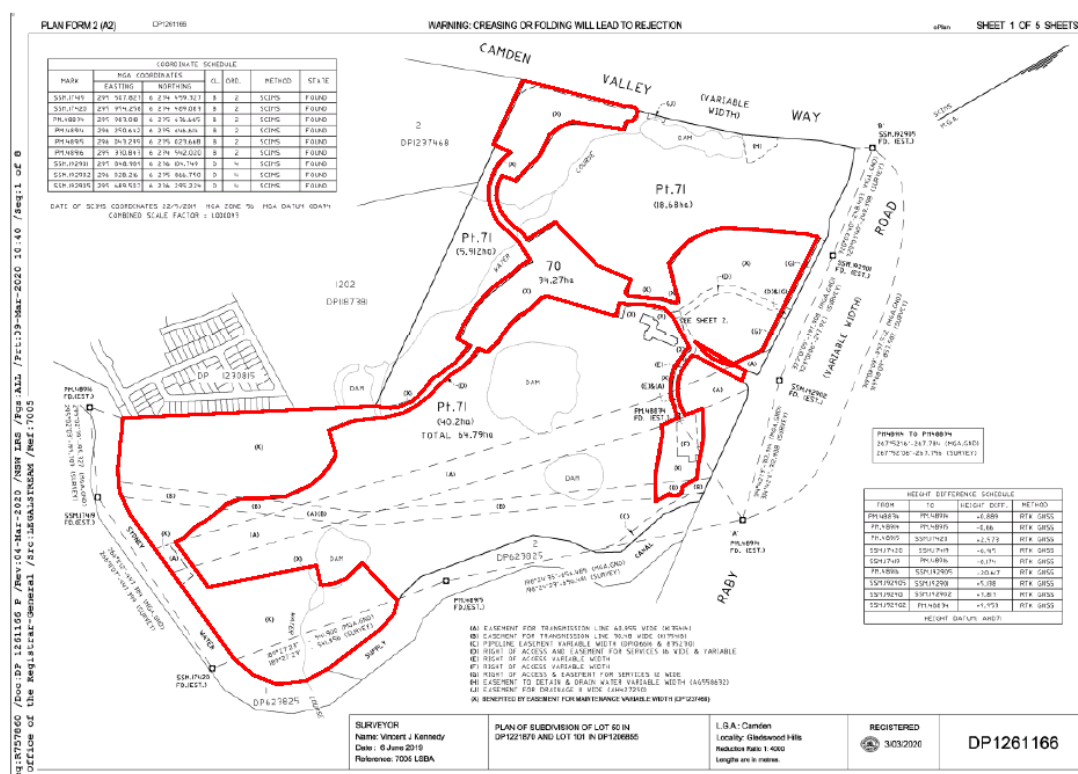


Figure 2: Camden Lakeside – Lot 70 in DP 1261166 (highlighted in red)

The Proposal is supported by detailed architectural plans and precedence diagrams that show approved development configuration outcomes for studio dwellings across the adjoining Hermitage site – designed and constructed by SH Camden Valley Pty Ltd.

Support for the Proposal is based on the following circumstances:

- Expansion and upgrade of housing capacity on the site;
- Consistency with surrounding development;
- Urban design integration and renewal of the locality;
- Consistency with the strategic planning framework; and
- Consistency with Council's approach to providing increased residential densities in well serviced existing urban locations.

The Proposal has been prepared in accordance with the Department of Planning, Industry and Environment's (DPI&E) *Planning Proposals - A Guide to Preparing Planning Proposals*, dated December 2018.

1.2 Scope and Format of the Planning Proposal

The Proposal details the merits of the proposed changes to CLEP 2010 and has been structured in the following manner:

- Section 1.0 provides an introduction to the Planning Proposal;
- Section 2.0 provides a description of the site, its context and existing development, including identification of the land to which the changes are proposed;

- Section 3.0 is the Planning Proposal and is provided consistent with the matters to be considered in the DPI&E's *A Guide to Preparing Planning Proposals*; and
- Section 4.0 provides the conclusions and recommendations to proceed with the Planning Proposal to Gateway Determination to amend CLEP 2010.

1.3 Supporting Plans and Documentation

This Proposal has been prepared with input from architectural design documents which have been prepared to accompany the application. These documents are included as Attachments to this report and are identified in Table 1.

Document name	Prepared by
The Hermitage - Stage 22 Design Precedent (Attachment 1)	Various for Sekisui House
The Hermitage – Stage 21 Design Precedent (Attachment 2)	Various for Sekisui House
Camden Lakeside – Indicative Subdivision Plan	YSCO Geomatics

Table 1: Plans and documents prepared to accompany this Planning Proposal

2.0 Site Description and Context

2.1 Overview

This section describes the location of the site, existing development on the land, the current planning framework and State Government and Camden Council's strategic plans applying to the location.

2.2 Site Context and Locality

The site is located approximately 45km to the south-west of Sydney City and 10km to the north-east of Camden CBD. Figure 3 shows the location of the site within Metropolitan Sydney.

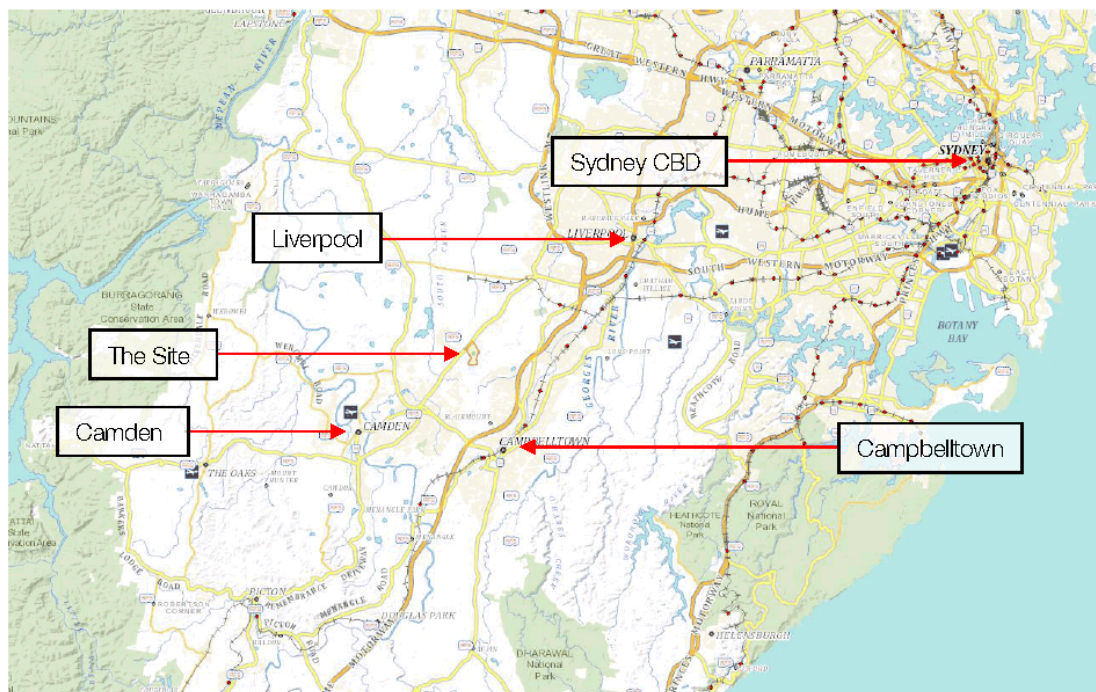


Figure 3: Locality map (Source: SIX Maps)

The site is set in a region that is undergoing significant urban growth and change with peri-urban land uses currently giving way to civil works for urban redevelopment.

The locality is characterised by a diverse range of uses and infrastructure including commercial, recreation, rural farming, education, rural residential dwellings and is undergoing transformation as low to medium density urban residential subdivisions occur on surrounding properties.

At a regional scale, the site is centred around Leppington Strategic Centre and Urban Renewal Area, including Leppington Train Station to the north; Badgerys Creek Aerotropolis to the north west; Oran Park Town Centre and growth area to the west; The Hermitage development, as well as Gregory Hills neighbourhood Centre and growth area to the south; Narellan Strategic Centre to the south west; Campbelltown-Macarthur Metropolitan cluster to the south-east; and Camden Town Centre to the south-west (refer to Figure 4).

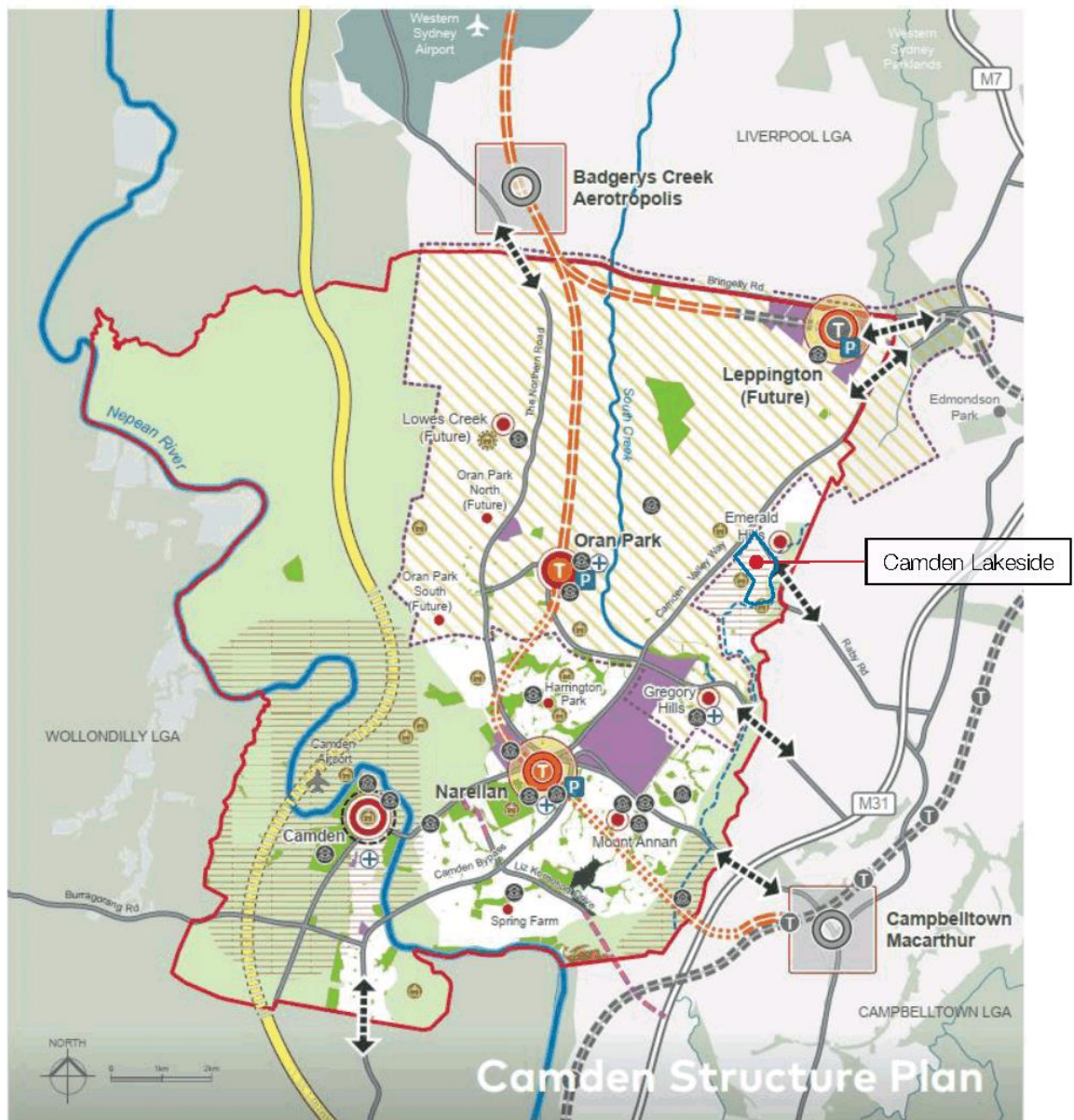


Figure 4: Regional Site Context (Source: Camden Local Strategic planning Statement (LSPS) – Structure Plan)

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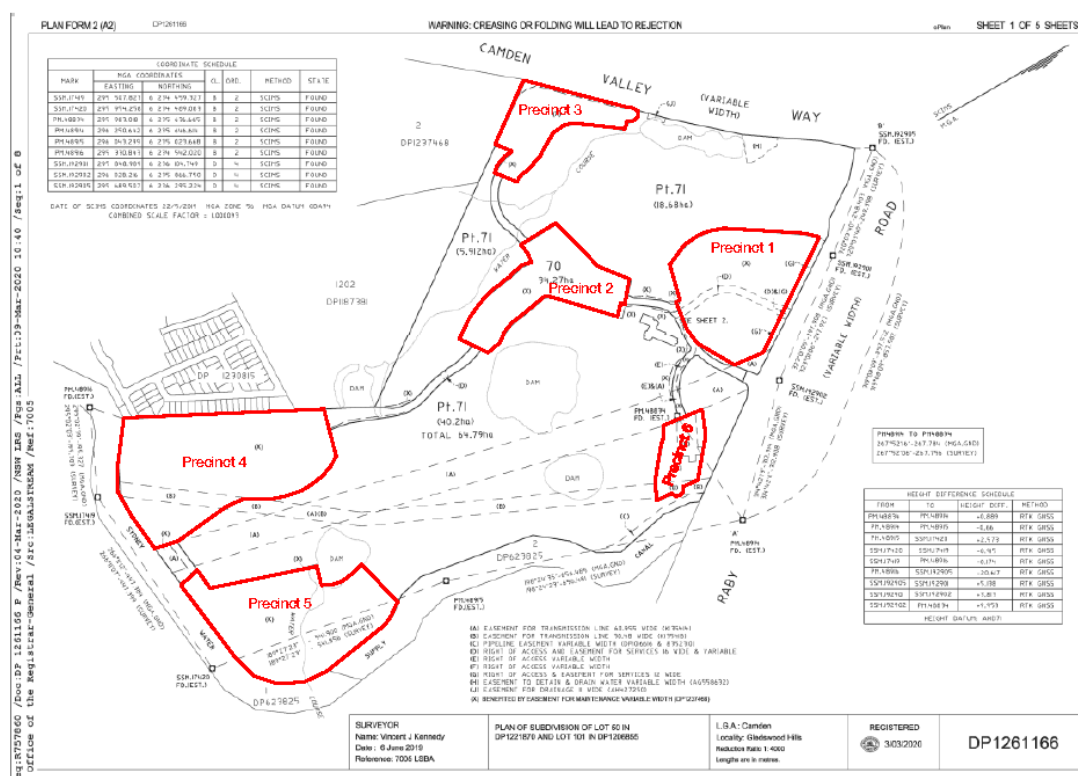


Figure 5: Camden Lakeside Precinct Layout

2.3 Site Description

Camden Lakeside is comprised of two (2) lots:

- Lot 70 DP 1261166 – owned by SH Camden Lakeside Pty Ltd; and
- Lot 71 DP 1261166 – owned by Narellan Properties Holdings Pty Ltd (refer to Figure 2).

The site subject of this Proposal relates to the six (6) residential zoned precincts set within Lot 70 DP 1261166 and the surrounding Camden Lakeside golf course, as illustrated in Figure 5.

The site is generally characterised by open grassland with scattered pockets of Cumberland Plain Woodland, in keeping with the former use as a golf course.

The site has frontages to Camden Valley Way to the north; Raby Road to the east; and is bounded by State Heritage Listed Upper Canal to the east and south, Golf course, State Heritage Listed Gledswood Homestead, as well as residential development to the west. The six (6) residential zoned precincts are zoned R1 General Residential, while the wider Camden Lakeside site includes RE2 Private Recreation and E2 Environmental Conservation zoned land.

2.4 Surrounding Land Uses and Built Form

Figure 6 shows key sites and properties beyond the immediate boundary of the site including:

- Emerald Hills Estate to the north, north-east;
- Catherine Fields to the west;
- Gledswood Homestead to the south-west;
- Hermitage Estate to the south-west;

- Sydney Assembly Hall of Jehovah's Witness to the south-east; and
- Mirvac Crest site to the south.

The site is located within proximity to key transport, education, business, and retail facilities. The site is serviced by a number of bus routes travelling along Camden Valley Way and Raby Road. These services provide access to Oran Park Town Centre (Services 850 and 858), Narellan Town Centre (Services 850 and 857) and Minto in the Campbelltown LGA (Service 850) (refer to Figure 7).

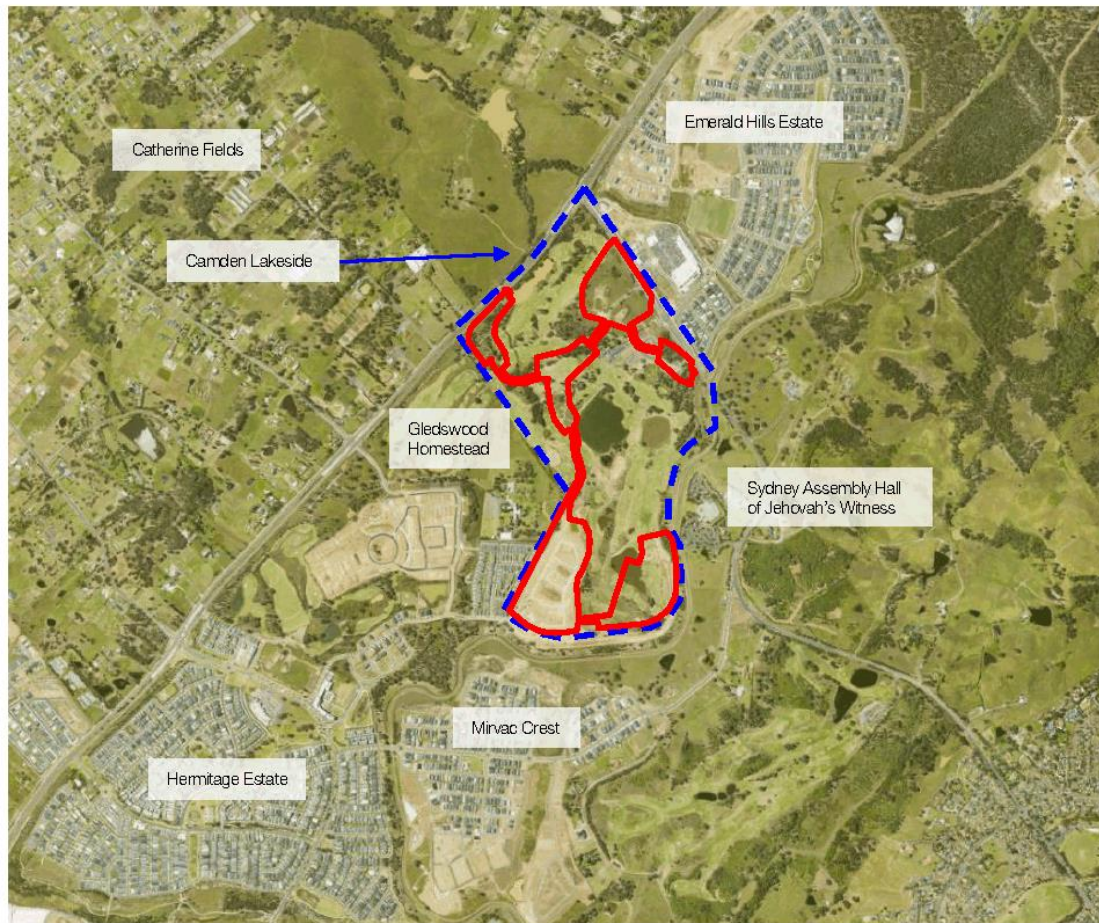


Figure 6: Key sites and properties surrounding the site of proposed development (Source: MetroMap)

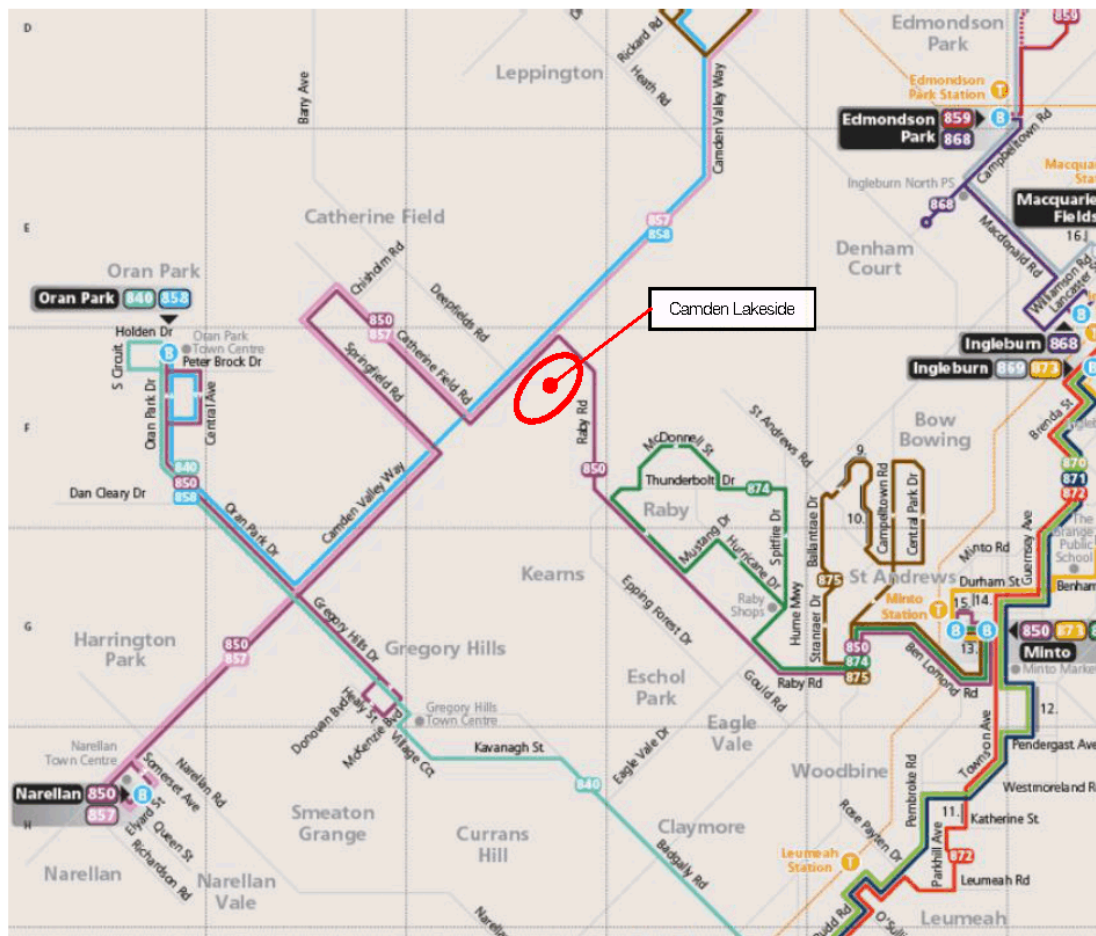


Figure 7: Campbelltown, Liverpool, Bringelly and Oran Park bus network map extract (Source: Transport for NSW)

3.0 Statutory Framework

3.1 State Environmental Planning Policy (Sydney Growth Centres) 2006 (Growth Centres SEPP)

Studio Dwelling, as a defined land use, are permissible across land administered under the State Environmental Planning Policy (Sydney Growth Centres) 2006 (Growth Centres SEPP).

A studio dwelling is defined under the Growth Centres SEPP as:

studio dwelling means a dwelling that—

- (a) *is established in conjunction with another dwelling (the principal dwelling), and*
- (b) *is on its own lot of land, and*
- (c) *is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage is attached to, or is separate from, the principal dwelling,*

but does not include a semi-detached dwelling.

Within the Camden Local Government Area (LGA), the Growth Centres SEPP provides the legislative framework for land identified as the South West Growth Centre. As detailed in Council's draft Local Housing Strategy (LHS), it provides for land uses, and associated planning controls that permit various development outcomes, including studio dwellings, on land to which it applies.

Land within the South West Growth Centre within the Camden LGA falls under Appendix 1 Oran Park and Turner Road Precinct Plan, as well as Appendix 9 Camden Growth Centres Precinct Plan.

As part of the development of a number of the residential subdivision stages within The Hermitage, Sekisui House have delivered studio dwellings as an alternative and viable dwelling typology. Accordingly, Sekisui House are experienced in the delivery of this dwelling typology as part of the delivery of housing in accordance with the Growth centres SEPP and in line with the Precinct Plan.

3.2 Turner Road Development Control Plan (as amended)

The Turner Road Development Control Plan (DCP) is the detailed guideline that supports the applicable planning controls and permissible land uses for land subject to Appendix 1 of the Growth Centres SEPP. The Turner Road DCP only applies to the land located within the Turner Road Precinct Plan.

The Turner Road DCP details a number of controls relating to studio dwellings, including requirements for on-site car parking, principle private open space, subdivision, access, services and facilities. Important to note is that the permissibility and construction of studio dwellings under the growth centres SEPP is not dependent on achieving a minimum lot size. Further, the DCP allows for the strata subdivision of these dwellings from the primary dwelling.

3.3 Camden Local Environmental Plan (CLEP) 2010

3.3.1 Zoning

Lot 70 DP 1261166 is zoned part R1 General Residential, part E2 Environmental Conservation and part RE2 Private Recreation under CLEP 2010 (refer to Figure 8).

The six (6) residential precincts set within Lot 70 DP 1261166, being the subject of the Proposal, are all zoned R1 General Residential.

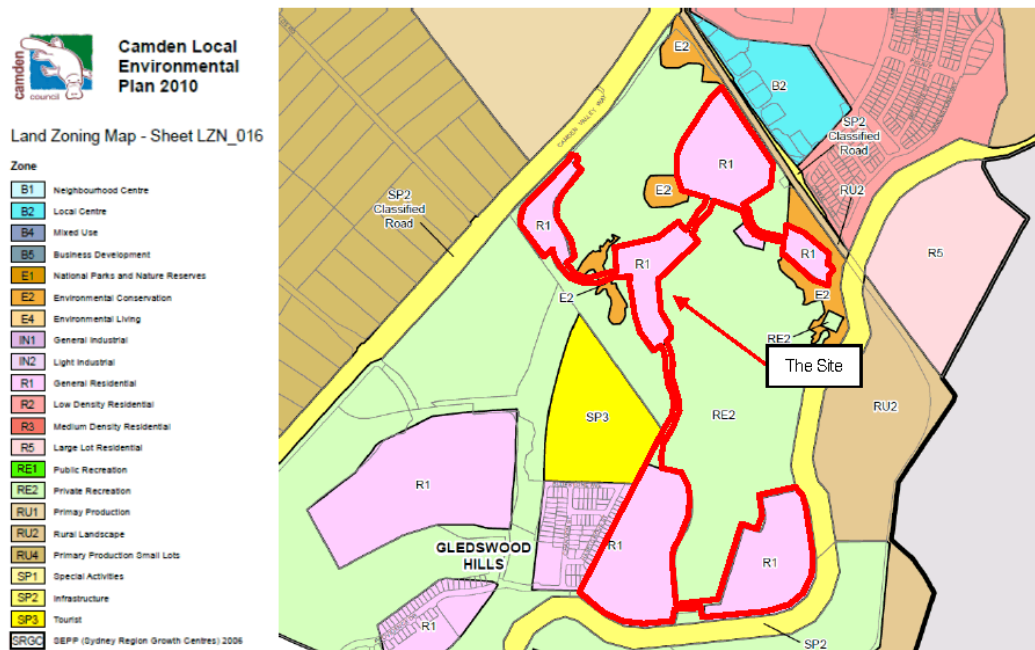


Figure 8: Extract from CLEP 2010 Land Zoning Map

The objectives of the R2 Low Density Residential zone are:

- To provide for the housing needs of the community;
- To provide for a variety of housing types and densities;
- 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; and
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

The zone permits without consent, *Home occupations*.

The zone permits with consent: *Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Exhibition homes; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture.*

While the zone permits residential development with consent, studio dwellings are not included as a defined land use within the Standard LEP and are therefore not included as a permissible land use within CLEP 2010. Accordingly, the availability to build and strata subdivide studio dwellings across Camden Lakeside does not exist.

The effect of this is that studio dwellings as currently constructed and strata subdivided within the Turner Road precinct cannot be constructed and strata subdivided within the Camden Lakeside site.

3.4 Camden Development Control Plan 2019 (CDCP 2019)

Camden Development Control Plan 2019 (CDCP 2019) provides detailed guidelines that support the planning controls and permissible land uses for land subject to CLEP 2010.

In June 2020, amendment No. 4 to Camden DCP 2019 was adopted, amending Schedule 6 Camden Lakeside. The amendments included increasing dwelling density across the Camden Lakeside area from 380 to 550 dwellings, as well as amendments to the master plan and road hierarchy.

The intention of Sekisui House to construct Studio Dwellings across Camden Lakeside is not to increase the maximum density permissibility but instead provide for greater diversity and affordability in housing choice within the 550 dwelling density requirements.

The preparation of complementary amendments to CDCP 2019 have been prepared and are provided in support of the Proposal.

Taking guidance from the Turner Road DCP, the draft controls reflect research and appropriate precedent application and best practice outcomes for studio dwelling controls across the LGA. Accordingly, they have been prepared to provide continuity and certainty in the application of controls across both Turner Road and Camden Lakeside Precincts.

4.0 Strategic Planning Context

4.1 Greater Sydney Regional Plan – A Metropolis of The Cities (March 2018)

The *Greater Sydney Region Plan – A Metropolis of Three Cities*, identifies the strategic centres of Leppington and Narellan, Campbelltown-Macarthur Metropolitan Cluster and Western Sydney Airport-Badgerys Creek Aerotropolis as surrounding the site.

The site is located within the Western Parkland City and on the periphery of the South West Growth Area, which spans from Western Sydney Airport-Badgerys Creek Aerotropolis and Leppington Centre down to Oran park (refer to Figure 9).

Leppington Station is completed and provides connections to Liverpool Metropolitan Cluster and Campbelltown-Macarthur Metropolitan Cluster.

Potential rail connections are identified linking Leppington Strategic Centre to the Western Sydney Airport-Badgerys Creek Aerotropolis and beyond, as well as a potential rail connection linking Campbelltown-Macarthur Metropolitan Cluster to Narellan Strategic Centre, Sydney Airport-Badgerys Creek Aerotropolis and beyond.

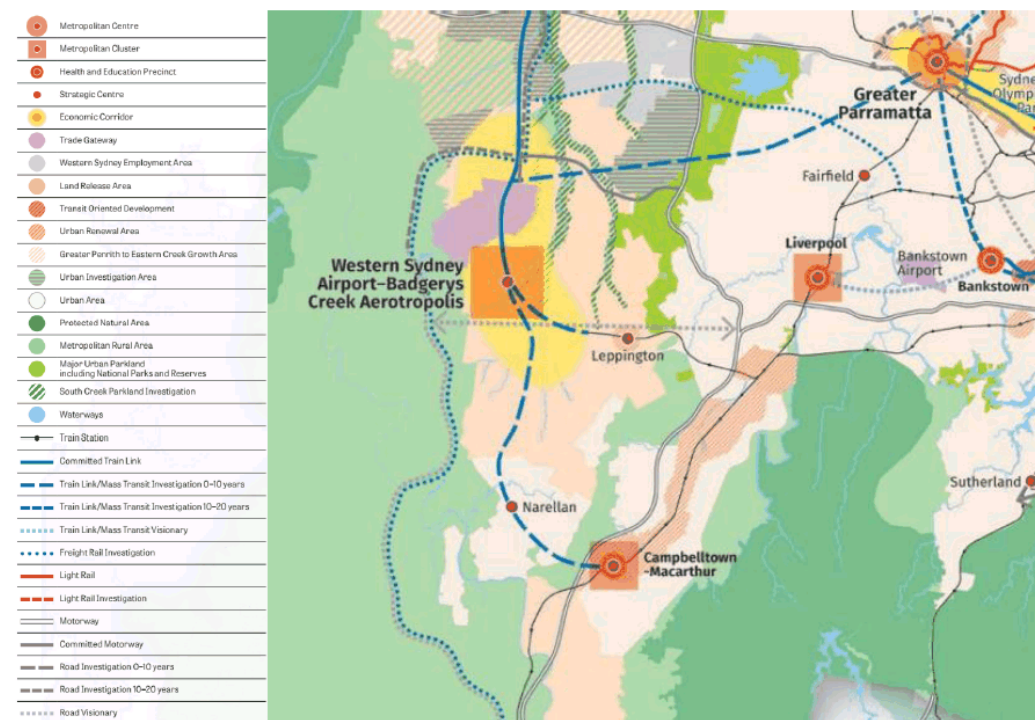


Figure 9: Greater Sydney Regional Plan extract

Given the strategic location of the site, future development should seek to accommodate opportunities for diversity in housing supply to realise alignment with the strategic direction of the Plan for this locality and to best utilise its location in proximity to key transport infrastructure and employment centres. The

Proposal is able to demonstrate such alignment with the broad directions of the Greater Sydney Region Plan through:

- Assisting in achieving its target of an additional 184,500 new dwellings by 2036;
- Improving the fine grain fabric of the suburb by increasing density and diversity of residential development, permeability, and walkability;
- Improvement in pedestrian accessibility and amenity of new subdivision patterns, as well as providing varied street frontages by utilising multiple streets for access and dwelling interfaces;
- Providing opportunities for fine grain urban form, diversity in residential land use mix with high amenity outcomes within both public and private domain;
- Providing residents' access to jobs and services;
- Accelerating housing supply, choice and affordability and building great places to live; and
- Protecting the natural environment by focusing new housing and increased densities on existing residential zoned land within proximity to existing centres.

4.2 Western City District Plan (March 2018)

The Western City District Plan (March 2018) sets out aspirations and strategic planning context for Greater Sydney's Western District, which includes the local government areas of Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith, and Wollondilly (refer to Figure 10).

The Western City District Plan sets a target of 12,500 jobs by 2036 for the Leppington Strategic Centre, an increase of 12,100 jobs upon the 2016 estimate of 400 jobs. The District Plan also sets a job target of 16,500 for the Narellan Strategic Centre, an increase of 5,900 jobs upon the 2016 estimate of 10,600 jobs. A five (5) year housing target is provided for each local government area in the Western City District Plan.

Camden LGA is set a target for 2016 – 2021 estimate of 11,800 additional dwellings. The District Plans however encourage Councils to focus on the longer-term target, as well as the five (5) year housing target as the Greater Sydney Commission (GSC) seeks to ensure that opportunities for increased dwelling capacity leverages off current and future infrastructure commitments. A target of 184,500 additional dwellings for the Western City District has been set as a minimum target by 2036. This equates to an average annual supply of 9,225 new dwellings per year to be delivered across the District by 2036.

The Proposal is consistent with the broad directions of the Western District Plan through:

- Providing opportunities for new housing to meet the demand of different housing types, tenure, price points, preferred locations and design;
- Providing opportunities for new housing that is well coordinated with local infrastructure to create liveable, walkable neighbourhoods with direct and safe pedestrian connections to shops, services and public transport;
- Providing opportunities for studio dwelling style homes that can provide increased housing options within the Camden Local Government Area (LGA);
- Creating opportunities for public domain outcomes and improved residential interface within residential precincts to assist in the provision of pedestrian links and accessibility, as well as complementing the natural and recreational character of Camden Lakeside to help promote healthy lifestyle areas with proximity to public transport, commercial and retail centres, as well as recreational facilities; and
- Assisting Council in achieving its target of an additional 11,800 additional dwellings by 2021, in an area connected to open space, employment and transport, with a form of residential density development that will enhance the character of the Camden Lakeside area and wider LGA.

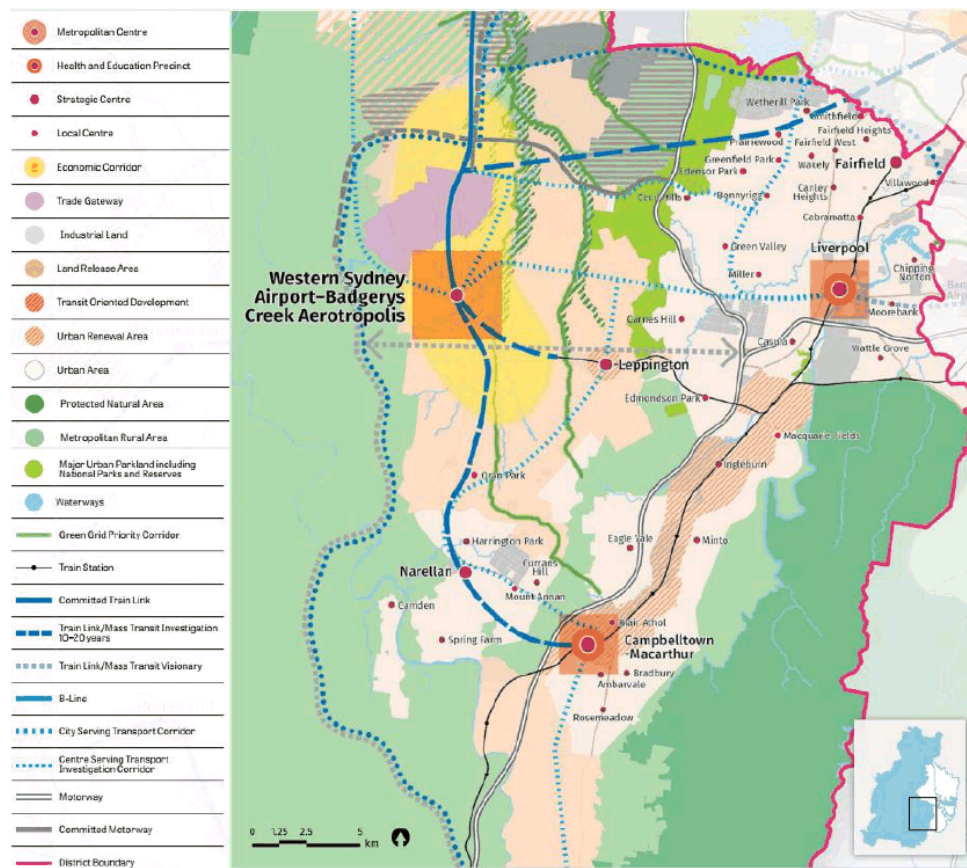


Figure 10: Western City District Plan - extract

4.3 Camden Local Strategic Planning Statement (March 2020)

The *Camden Local Strategic Planning Statement* (LSPS) is one of Council's key strategic land use planning documents that will facilitate and manage growth and development within the LGA to 2040. It sets out a 20-year vision with themes, priorities, and actions for land use planning to ensure Camden is a diverse City, with diversity in its landscapes, people and businesses.

The LSPS is made up of four (4) themes, mirroring the themes of the Sydney Region and District Plan. These themes are Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 21 Local Priorities which set out strategies for guiding Council's decision making relating to land use decisions and actions. Specifically, we note the draft LSPS establishes the following Local Priority relevant to the Proposal under the theme Liveability in its vision for the provision of housing in Camden to 2040.

Liveability

- Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population.

This priority includes the following Principles for housing growth in Camden that are considered relevant to the Proposal:

- Principle 4: Housing growth is in line with the delivery of local and regional infrastructure;
- Principle 9: Housing and subdivision design should facilitate sustainable outcomes and contribute to a sense of place; and

- Principle 10: Precincts contain a diverse mix of housing at a scale that enables healthy and walkable neighbourhoods.

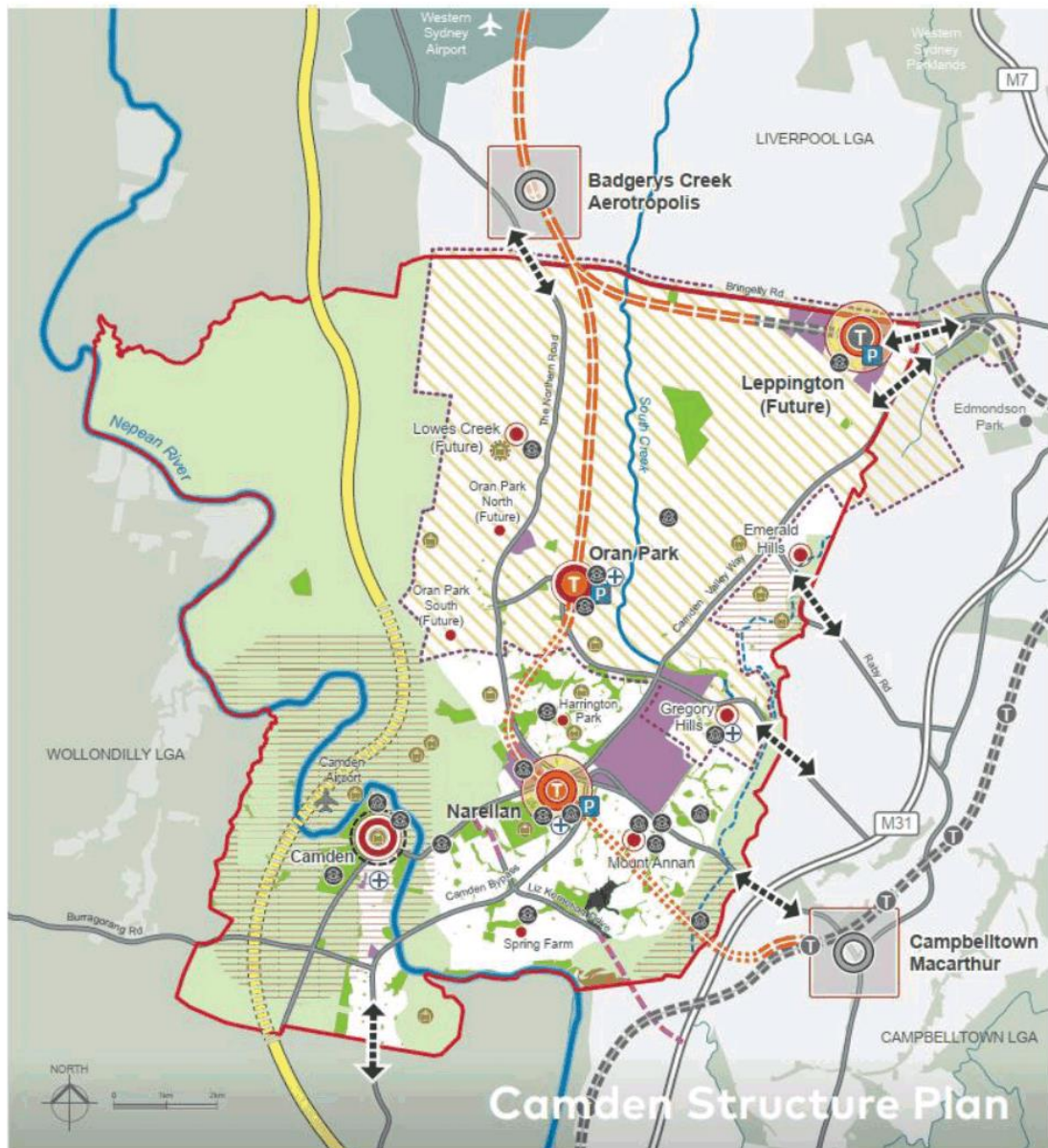


Figure 11: Camden LSPS Structure Plan Map

4.4 Camden Council Draft Local Housing Strategy (October 2020)

The draft Camden Local Housing Strategy (draft LHS) sets directions for accommodating future housing to 2036. In doing so, the draft Strategy guides the direction on quantity, location, and type of future residential development within Camden LGA.

The draft Strategy estimates that 76,626 dwellings will be required to meet population growth to 2035/36. To assist in the planning of future housing, the draft LHS has categorised the Camden LGA into 'Settlement Areas'. The categorisation of settlement areas allows for the grouping of areas that share similar characteristics, as

well as enabling the identification and analysis of trends and capacity for growth. Settlement areas are identified as:

- Camden
Camden; Camden South; Elderslie (R2 zone)
- Existing Suburbs
Narellan Vale; Mount Annan; Currans Hill
- Narellan
Narellan
- Rural Living
Kirkham; Grasmere; Cawdor; Bickley Vale; Cobbitty
- New Urban South
Spring Farm; Elderslie (R1 zone)
- New Urban North
Harrington Park; Oran Park; Catherine Field (part); Cobbitty (R1 zone); Gregory Hills; Leppington (part)
- Future Urban
Leppington; Catherine Field (part); Rossmore; Bringelly

Camden Lakeside is located within the New Urban North settlement area, which is described as 'the growing and evolving suburbs of State Government and Council led land release precincts. Comprising mainly of detached housing. Has the largest average household size and the highest proportion of dwellings with 2+ bedrooms spare'.

The draft LHS further identifies dwelling estimates to be accommodated within three different supply environments across the Camden LGA. These are detailed in the draft LHS as:

- Existing suburbs – Infill (CLEP 2010 regulated land);
- Zoned land release – CLEP 2010 and Growth Centres SEPP regulated land; and
- Future land within the South West Growth Area (SWGAs) – Growth Centres SEPP regulated land.

Camden Lakeside is captured within existing suburbs and is therefore regulated by CLEP 2010. Accordingly, the draft LHS identifies a detached dwelling capacity of 550 dwellings for Camden Lakeside which is consistent with the density target outlined in the Camden Development Control Plan 2019 (CDCP 2019).

The draft LHS includes the following priorities of relevance to the proposal for studio dwellings that will assist in delivering a number of its objective and actions:

- Priority 1: Providing housing capacity and coordinating growth with infrastructure;
- Priority 2: Delivering resilient, healthy and connected communities;
- Priority 3: Delivering the right housing in the right location;
- Priority 4: Increasing housing choice and diversity; and
- Priority 5: Addressing housing affordability.

The Proposal to include studio dwellings across Camden Lakeside is consistent with the broad objectives and actions of the draft LHS through:

- Increasing the diversity of housing in the LGA, ensuring that new housing stock is able to respond to the changing demographic profile and increasing demands for different housing types;
- Provide housing that is affordable to a wider range of households, including multi-generation, lone and seniors households;

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Attachment 1

- Assist in reducing outcomes of housing mortgage and rental stress for Camden residents;
- Providing more housing diversity to accommodate changing lifestyles of the Camden resident community;
- Aligning opportunities for increased residential densities to locations of infrastructure and services; and
- Promoting best-practice placemaking design in the form of fine-grain streetscape outcomes.

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The Planning Proposal

An amendment to Camden LEP 2010 is sought to facilitate studio dwellings across the site. A favourable outcome of the Proposal would result in the permissibility of studio dwellings across the six (6) residential precincts set within Lot 70 DP 1261166.

The Proposal presents a mechanism for facilitating redevelopment of the site in accordance with the broader strategic goals and directions set for Camden Council at a metropolitan, regional and local scale.

4.5 Overview

This section addresses the DP&E publication *Planning Proposals – A Guide to Preparing Planning Proposals* (December 2018). This section provides:

- Objectives and intended outcomes;
- Explanation of provisions;
- Justification;
- Mapping;
- Community consultation; and
- Project timeline.

4.6 Objectives and Intended Outcomes

The objective of the Proposal is to facilitate the provision of Studio Dwellings as a permissible land use across the site to provide greater diversity and affordability in built form within the surrounding low density residential landscape, whilst contributing to the growing demand for diverse housing stock across the Camden LGA.

The Proposal responds to the site opportunities in terms of access and infrastructure, and also responds to Council's masterplan envisaged for Camden Lakeside, including dwelling density. In doing so, the Proposal provides opportunities for both urban design and public domain outcomes that will enhance the redevelopment of residential precincts within Camden Lakeside.

Furthermore, the Proposal considers recent residential approvals across Camden Lakeside, including detached, attached, and residential flat buildings, to assist meeting the objective to deliver increased housing choice and diversity.

4.6.1 Objectives

The Proposal will amend CLEP 2010 so that studio dwelling as a permissible land use will apply to those residential precincts at Lot 70 DP 1261166. In doing so, the proposed will:

- Enable the orderly and feasible redevelopment of the site (Lot 70 DP 1261166) to include studio dwelling development;
- Ensure that new development responds positively to adjacent land uses;
- Facilitate the redevelopment of the site with an outcome that achieves a greater diversity of housing options in proximity to public transport, services and facilities;
- Demonstrate consistency with minimum housing targets set by the State Government;

- Provide for greater housing diversity and choice across the LGA, by providing housing types that are an alternative to the traditional freestanding houses and apartments;
- Provide for a high-quality residential development outcomes that is both responsive to the site's location and respectful of the low density character of Camden Lakeside and adjoining state heritage items;
- Provide opportunities for a housing typology that requires less land area and is more sustainable for a wider range of population demographics;
- Provide opportunities for improved housing affordability by providing dwellings on smaller lots whilst still ensuring the delivery of amenities associated with smaller dwellings, including private open space and car parking;
- Provide for an appropriate built form in a low to medium density residential location;
- Provide opportunities for subdivision patterns that promote public domain outcomes that facilitate improved pedestrian access, streetscape design, street planting, and pedestrian connectivity; and
- Provide opportunities for new residential interfaces within laneways to create a fine grain urban outcome.

Overall, it is considered that the Proposal will have significant benefits for the community and is in the public interest.

4.6.2 Intended Outcomes

The Proposal will enable the development of studio dwellings incorporated with a range detached and attached dwelling houses that will:

- Enable the development of a diversity of dwelling types;
- Contribute to the availability of affordable housing;
- Promote innovative housing solutions that are compatible with the surrounding residential environment;
- Provide smaller housing typologies to meet the demands of smaller households;
- Provide opportunities to introduce varied public domain outcomes with the introduction of public laneways;
- Provide casual surveillance to rear lanes;
- Respond appropriately to its context in terms of density and scale; and
- Ensure high levels of amenity for future occupants and nearby residential buildings.

4.7 Explanations of Provisions

4.7.1 Camden Local Environmental Plan 2010

The purpose of the Proposal is to facilitate studio dwellings as a permissible land use across the site that provides an appropriate density and scale consistent with the R1 General Residential zone, and masterplan for Camden Lakeside, as detailed in CLEP 2010 and CDCP 2019 respectively.

Specifically, the Proposal seeks to amend the provisions of CLEP 2010 by:

- Amending Schedule 1 Additional permitted uses to allow for studio dwellings on the site; and
- Amending Part 4 Principle development standards by introducing an exceptions clause that will allow for the strata subdivision of land to create lots that are less than the minimum size shown on the Lot Size Map, where the proposed subdivision will facilitate development for the purpose of studio dwellings.

4.7.2 Camden Development Control Plan 2019

Site specific provisions have been prepared within Schedule 6 Camden Lakeside of CDCP 2019 in line with those studio dwelling controls established within the Turner Road DCP and applied across The Hermitage (refer to Attachment 1 and 2).

Key numerical aspects of the Proposal are summarised in Table 2.

Element	Requirements
GFA	75m ²
Car Parking	One (1) additional dedicated on-site car space
Principal Private Open Space	8m ²

Table 2: Key numerical aspects of the Planning Proposal

In addition to the above, it is proposed that strata title subdivision be permissible from the principle dwelling on the land. Allowing strata title subdivision is consistent with the Turner Road DCP, and will have the following benefits:

- Greater opportunities for housing affordability;
- Fulfil increasing demands for smaller housing types driven by smaller household demands;
- Provides an alternative to apartment dwellings in an alternative location; and
- Provides greater flexibility for multi generation and group households to manage housing costs and living arrangements.

The provisions will complement the proposed amendments to CLEP 2010.

4.8 Justification

This section addresses the need for the local environmental plan amendment, identifies background documentation, why the Proposal is the best approach, and what the community benefits will be.

4.8.1 Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Proposal is not the direct result of a specific strategic study or report prepared by Council. The Proposal is a result of an existing planning mechanism, including permissibility and detailed design controls for studio dwellings on adjoining Growth Centres land under the Turner Road DCP. The proposal is supported by architectural studies and approvals for studio dwellings undertaken by the proponent on land at The Hermitage.

These architectural precedents are provided as attachments to this Proposal and appear as the following:

- Attachment 1: The Hermitage – Stage 22 prepared by Sekisui House; and
- Attachment 2: The Hermitage – Stage 21 prepared by Sekisui House.

The Proposal is further supported by the demographic data and analysis, as well as an assessment of housing demand and supply across Camden LGA provided in Camden Council Draft Local Housing Strategy (LHS) dated October 2020. The LHS establishes a number of priorities including increasing housing choice and diversity, as well as addressing housing affordability.

The proposal seeks to respond to these priorities as demonstrated below and elsewhere within this proposal.

Increased housing choice and diversity

The desire to incorporate this land use across Camden Lakeside will provide for a greater diversity of housing within Camden LGA, accommodate lifestyle changes as well as changing demographics and demands for housing amongst Camden's population.

The introduction of studio dwellings provides opportunities for a style of home that will increase housing options within the LGA in an area connected to open space, employment, and transport.

The Proposal reflects demographic demands, including those for multi-generational housing, allowing family units to live together but with increased separation and independence. This reflects the largest household type across the LGA, with an average size of 4.89, as detailed in Council's draft Local Housing Strategy.

It also reflects and supports an increasing trend in demographics that is seeing lone person households having the highest rates of occupancy of attached dwellings and apartments, as detailed in Council's draft Local Housing Strategy.

Knowing that both housing supply and locational factors have a large effect on the rate at which smaller households live in non-detached dwellings, the opportunity to implement studio dwellings within Camden Lakeside will ensure that increased housing opportunities are provided for lone person households., as well as those multi-generational households.

While density outcomes across the Camden Lakeside Precinct are capped at a maximum 550 dwellings, the proposal will ensure that Council can achieve its dwelling target of an additional 11,800 additional dwellings by 2021, whilst maximising opportunities for housing choice and diversity with a form of residential development that is currently only permissible in those Southwest Growth Areas.

In delivering greater diversity and choice in housing, the Proposal is expected to supplement outcomes where secondary dwellings are being delivered for Seniors, particularly where studio dwellings align with the demands for multi-generational and lone person households. However, whereas secondary dwellings would be constructed on the same lot of land as the principal dwelling, studio dwellings will be subdivided on their own individual lot as part of a strata plan. Studio dwellings would continue to be established in conjunction with another dwelling (the principal dwelling).

This reflects Council's current attitude for supporting the demand for this form of housing typology as an option for senior family members, by providing independence, whilst preserving connections to an extended family. However, unlike secondary dwellings, opportunities for the subdivision of studio dwellings presents an added benefit in providing increased financial independence for seniors, by allowing them to retain financial assets in the form of housing.

It also supports consumer demand for this type of product, as demonstrated in Councils' statistics on development approvals for dwellings (excluding detached dwellings), as detailed in Table 2.21 of the draft LHS, which shows secondary dwellings with the second highest completion rate at 66%.

The introduction of studio dwellings is expected to result in a greater diversity in subdivision patterns and streetscapes across Camden Lakeside. This is expected to create improved outcomes at the interface between the public domain and private residential lots, including the provision of pedestrian links and accessibility to promote healthy lifestyle areas with proximity to public transport, commercial and retail centres, as well as recreational facilities.

The outcome of this proposal would allow flexibility in the planning process to deliver an integrated development product in an urban release area that moves away from the dominant dwelling type - front accessed small lot detached housing (small lot detached housing), being realised across the SWGA.

In this circumstance, the provision of studio dwellings will provide for a complimentary dwelling typology to either attached and detached housing products, allowing greater flexibility in its uptake and for market acceptance of this smaller more compact housing typology (as already demonstrated in the completion rates

for secondary dwelling DAs). This will ensure a mix of densities and streets of varying character across Camden Lakeside, minimising monocultural development outcomes created by a single dwelling type.

The ability to deliver planned outcomes for housing of different densities across the Camden Lakeside Precinct, will result in the creation of varying streetscapes with distinguishable characters for a variety of household types. The increased mix of housing densities created as a result of this planning proposal will allow a diverse and distinctive character to evolve across Camden Lakeside, whilst ensuring that residential land within the Camden Lakeside Precinct is used efficiently and achieves the overall maximum density target of 550 dwellings.

This is in line with the following principles established under Priority 4: *Increasing housing choice and diversity*:

- Principle 1: Planning controls balance certainty of built form outcomes with flexibility
- Principle 2: Planning controls create a range of distinct characters of distinct characters
- Principle 4: Planning controls balance housing density with amenity

Accordingly, the Proposal is able to respond to the following objectives established under the Draft LHS:

- Objective 9: The mix of housing types matches the changing needs and preferences of the community.
- Objective 10: Housing is inclusive and caters for an ageing population and people with a disability.

Increased housing affordability

The ability to provide studio dwellings across Camden Lakeside will provide an alternative supply of housing in a location well supported by existing services and amenity with an emphasis on walkable neighbourhoods and public transport access. Accordingly, it will provide opportunities for new housing to meet the demand of different housing types, tenure, price points, preferred locations, and design.

Their implementation across Camden Lakeside, a nominated Urban Release Area within CLEP 2010, will provide opportunities to support housing outside of the Southwest Growth Area (SWGGA), encouraging affordability across the housing continuum, enabling more appropriate housing for certain households, and increasing overall levels affordability.

Complimenting the changing nature of household demographics including multi-generation and lone households, studio dwellings provide a mechanism to support housing transition pathways as income levels change.

As detailed in Council's draft Local Housing Strategy, 'ensuring a steady supply of diverse market housing can play an important part in improving housing affordability'. Within an affordability context, this planning proposal presents a key opportunity for Council, through the planning system, to provide adequate housing supply and diversity opportunities.

Furthermore, outside of State Environmental Planning Policy, this proposal can play a role in improving housing affordability within the housing market by supporting well-designed and appropriately located smaller, lower cost housing that is more affordable. This increased supply of this housing typology outside of the SWGGA can facilitate 'right-sizing' opportunities, resulting in more affordable smaller dwellings relative to larger housing options.

An ability to provide studio dwellings as smaller, lower cost housing, creates further opportunities for reducing both mortgage stress, as well as providing opportunities for additional rental housing. The additional housing also responds positively to Council assessment of rental stress within the draft LHS, which notes that, 'one of the reasons that rental stress is relatively high in the LGA is the lack of more affordable housing options, particularly for very low- and low-income households'.

This is in line with the delivery of improved housing affordability by the supply of diverse market housing discussed within Priority 5: *Addressing housing affordability* of the draft LHS.

Accordingly, the Proposal is able to respond to the following objective established under the draft LHS:

- Objective 11: Support housing that encourages affordability across the housing continuum.

The architectural analysis along with details and analysis provided in Council's draft LHS provides a sound basis upon which to progress the Proposal.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The aim of the Proposal is to:

- Facilitate future studio dwelling development that can provide an appropriate dwelling typology in accordance with the R1 General Residential zone and character;
- Facilitate studio dwellings that will contribute to the demand for housing and housing diversity across the Camden LGA; and
- The Proposal is the most effective way of achieving the objectives and intended outcomes, allowing orderly and economic development of the land, allowing the community and surrounding landowners an opportunity to comment on changes to the controls and outcomes envisioned for the site and providing certainty for all affected stakeholders.

The Proposal process would deliver revised planning controls for the site while also responding (and being consistent with) the broader strategic objectives of the Greater Sydney Regional Plan and the Western City District Plan priorities.

In order to achieve the aims of the Proposal, amendments to the land use permissibility and built form controls are needed. Alternative mechanisms to deliver the objectives and intended outcomes of the Proposal have been explored however, these have been dismissed for the following reasons:

- Studio dwellings are not provided as a separate defined land use under the CLEP 2010 and are therefore permissible in the R1 general Residential zone;
- While secondary dwellings are permissible within zone R1 General Residential land within Camden Lakeside, unlike Studio Dwellings within the Growth Centres SEPP and Turner Road DCP, Clause 7.5 (3)(a) of CLEP 2010 requires a minimum lot size of 450sqm to construct a secondary dwelling.
Further, under Clause 4.3(9) of Camden DCP 2019, it is explicitly stated that Strata or Torrens title subdivision of secondary dwellings is not permitted;
- Development under the current suite of planning controls would result in a missed opportunity to increase dwelling diversity and affordability across the site, as well as opportunities to provide diverse subdivision outcomes, including improved public domain outcomes; and
- A do-nothing approach would not result in the highest and best use of development of the site.

4.8.2 Section B – Relationship to Strategic Planning Framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional strategy, or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan

The Greater Sydney Region Plan was released on 18 March 2018 and seeks to manage growth and change and guide infrastructure delivery across the region. It sets a strategy for Greater Sydney that district plans

implement at a local level. The plan was developed with the Metropolitan Transport Plan, Future Transport 2056 and the State Infrastructure Strategy. These plans identify state infrastructure to support broad-scale land-use planning.

The Proposal is consistent with the objectives and actions of the plan, including Objective 10: Greater housing supply, Objective 11: Housing is more diverse and affordable, Objective 12: Great places that bring people together, and Objective 30 Urban tree canopy cover is increased.

To achieve these goals, the Plan sets out directions and actions as well as priorities for each subregion. The relevant directions with respect to this Proposal are outlined below in Table 3, with which the Proposal is considered to be consistent.

Direction	Response
Part 3 – Infrastructure and collaboration <i>A city supported by infrastructure</i>	
Objective 4 – Infrastructure use is optimized	The Proposal maximises the function of existing infrastructure assets by reducing the demand for new infrastructure and transport modes through locating studio dwelling development within an existing urban location.
Part 4 – Liveability <i>Housing the city</i>	
Objective 6 – Services and infrastructure meets communities changing needs	The Proposal will provide opportunities to improve public domain linkages between the existing services and facilities, as well as transport infrastructure.
Objective 7 – Communities are healthy, resilient and socially connected	<p>The Proposal will provide opportunities for the creation of laneways, which will provide frontages and an address to studio dwellings.</p> <p>New laneways will create connections that will provide a walkable place at a human scale with active street life prioritising opportunities for people to walk, cycle and connect to public transport.</p>
Objective 10 – Greater Housing Supply	<p>The Proposal will support housing supply, providing opportunities for a greater range of housing types, tenure and price points that will both cater to the community at different stages of life, and diverse household types.</p> <p>The Proposal will assist in creating more walkable neighbourhoods while respecting and enhancing local character. It will provide housing in a location that optimises the location of existing infrastructure and maximises investment in new infrastructure.</p>
Objective 11 – Housing is Diverse and Affordable	<p>The Proposal will provide a supply of housing in a location well supported by existing services and amenity with an emphasis on public transport access.</p> <p>The Proposal includes opportunities for diversity and choice in housing sizes and price points of</p>

Direction	Response
	<p>universal design and adaptability to cater for changing demographics of the LGA population and their needs within proximity to a local centre.</p> <p>The Proposal will provide increased opportunities for housing affordability by providing high amenity dwellings on smaller lots in a strategic location.</p>
<i>A city of great places</i>	
Objective 12 – Great places that bring people together	<p>While typology focused, the Proposal uses a place-based design approach that is led by both use of the public domain, as well as private lots as a central guiding principle in the design and implementation of studio dwellings.</p> <p>The utilisation of new lanes to provide access and addresses to studio dwellings will assist in creating:</p> <ul style="list-style-type: none"> • Well-designed built environments where new subdivision patterns are developed that will create enjoyable, attractive and safe streets; • Public domain that is flexible in its size and function allowing for the movement of people as well as vehicle; • Fine grain urban form that is walkable and of human scale that allow for cycling and social interaction; <p>The Proposal seeks to recognise the character of a place and its people consistent with Strategy 12.1.</p>
Part 6 – Sustainability <i>A city in its landscape</i>	
Objective 30 – Urban tree canopy cover is increased	<p>The Proposal offers the potential improvement in the quality and quantum of native urban tree canopy within the public realm.</p> <p>The Proposal will provide opportunities to improve and expand the native landscape character and tree canopy with species appropriate to the sites location.</p>

Table 3: Consideration of Greater Sydney Regional Plan – A Metropolis of Three Cities

Western City District Plan

The Western City District Plan supports the implementation of the Greater Sydney Region Plan at a district level. The district plan contains planning priorities and actions to guide the growth of the Western City District while improving its social, economic and environmental assets.

The Proposal is consistent with the District Plan in its ability to demonstrate consistencies with a number of its planning priorities. These are outlined below in Table 4.

Direction	Response
Part 2 – Infrastructure and Collaboration <i>A city supported by infrastructure</i>	
Planning Priority W1 Planning for a city supported by infrastructure	<p>The Proposal seeks to align opportunities for new dwellings and dwelling diversity with infrastructure by identifying place-based opportunities that consider the location and capacities of existing infrastructure.</p> <p>This assists the Proposal in creating opportunities for connection to local services, aligning land uses, and maximising the use of existing infrastructure assets.</p>
Objective 4 – Infrastructure use is optimized	<p>The Proposal makes use of the existing infrastructure by increasing densities in an urban location where existing infrastructure can be optimised.</p>
Part 3 – Liveability <i>A city for people</i>	
Planning Priority W3 Providing services and social infrastructure to meet people's changing needs	<p>The Proposal will improve public domain linkages within the site, existing services and facilities, as well as transport infrastructure with opportunities for new lanes and residential interfaces that will link to pedestrian links and outcomes proposed across Camden Lakeside.</p>
Planning Priority W4 Fostering healthy, creative, culturally rich and socially connected communities	<p>The Proposal will create opportunities for new and varied streets, including new dwelling interfaces and pedestrian connections, providing a walkable place at a human scale with active street life.</p> <p>Prioritising opportunities for people to walk, cycle and use public transport is consistent with this priority.</p>
<i>Housing in the city</i>	
Planning Priority W5 Providing housing supply, choice, affordability, with access to jobs, services and public transport	<p>The Proposal will provide opportunities for housing capacity and diversity in a transitional location, close to employment lands, facilities, services and public transport.</p>
Objective 5 – Housing is more diverse and affordable	<p>The Proposal will provide for increased diversity in dwelling typology, tenure and price points in a location coordinated with and committed to local infrastructure.</p> <p>The Proposal will align with expected changes in household and age structures evidence suggesting that there is an increase in smaller households such as lone person, couples only and single parent driving demand for diverse, accessible and smaller housing types.</p>

Direction	Response
<i>A city of great places</i>	
Planning Priority W6 Creating and renewing great places and local centres, and respecting the District's heritage	<p>The Proposal will provide greater diversity in housing supply across the Camden Lakeside area, creating a more varied urban landscape and opportunities for fine grain walkable neighbourhoods.</p> <p>The Proposal will support and complement the character of Camden Lakeside provided by the distinctive mix of residential and recreational land uses and well as adjacent State Heritage Items Gledswood estate and Upper Canal.</p> <p>The Proposal will create opportunities for dwelling typologies of differing scales serviced by adequate infrastructure, consistent with this priority.</p>
Part 5 – Sustainability <i>A city in its landscape</i>	
Planning Priority W15 Increasing urban tree canopy cover and delivering Green Grid connections.	<p>The existing site and its current recreational use have resulted in a high proportion of open grassy areas void of canopy tree coverage. Areas contributing to Endangered Ecological Communities (EEC), identified as Cumberland Plain Woodland, are protected through zoning and relevant bio certification agreements.</p> <p>The Proposal will provide an opportunity to contribute additional open space, tree canopy and green connections to the community through the creation of new streets and lanes, consistent with both the masterplan for Camden lakeside and this priority.</p> <p>This will ensure increased opportunities for planting of tree cover appropriate to the region, and suitable to the site's location.</p>
Planning Priority W18 Delivering high quality open space.	<p>The Proposal improves open space areas that establish physical links that support social networks and create a sense of community by providing opportunities for the delivery of new streets as connected walking and cycling routes that support the character of Camden Lakeside and its future residents, consistent with this priority.</p>

Table 4: Consideration of Western City District Plan

Q3(a). Does the proposal have strategic merit? Will it:

- give effect to 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; or

The Proposal does have strategic merit. As detailed in Tables 3 and 4, the Proposal is consistent with the objectives and actions contained within the Greater Sydney Region Plan and the Western City District Plan.

Specifically, the Proposal is consistent with the Western City District Plan which has outlined the need for more housing and dwelling diversity in places that people want to live, coordinated with existing and proposed infrastructure, services and facilities, allowing people to remain in their communities through different stages of their life.

- **give effect to a relevant local strategic planning statement or strategy that has been endorsed by the Department or required as part of a regional or district plan or local strategic planning statement; or**

The Proposal is consistent with the Camden Local Strategic Planning Statement (LSPS) as it seeks to locate provide greater housing choice and affordability for Camden's growing and changing population in a location with good access to transport, services and facilities.

The Proposal is consistent with those key directions and council priorities outlined under the theme 'Liveability' in that it will increase the diversity of housing across Camden Lakeside, whilst creating opportunities for affordable dwellings and dwelling tenure, to meet the needs of a changing demographic reflected in the increase in smaller households.

Furthermore, the Proposal will provide opportunities to enhance walking and cycling connections within the Camden Lakeside site. In doing so, the Proposal will provide opportunities for urban design responses that provide for improved public domain outcomes, including connection to future public open space, noting committed open space and active transport connections by way of a Planning Agreement entered into between the Proponent and Council.

This will reinforce and facilitate housing in line with the delivery of local and regional infrastructure, as well as providing the delivery of residential precincts that contain a diverse mix of housing at a scale that enables healthy and walkable neighbourhoods. the viability and vibrancy of the centre, including its fine grain streetscape and local character.

- **responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing strategic plans.**

The Proposal responds to Council's demographic and housing analysis identified within their draft LHS, which identifies the following:

"Despite the forecast dominance of family household, there is a comparatively large increase in smaller households such as lone person, couple e only and single parent, which are forecast to increase from 48% of households in 2016 to 51% in 2036.

The increase ins smaller households will likely drive demand for diverse, accessible and smaller housing types."

Furthermore, the opportunity for studio dwellings further supports Council's analysis which identifies that:

"...there are 8,662 households the at the next census (2021) will have at least one child that will be aged over 20, an age where they may be looking to live independently."

and

"Whilst the proportion of lone person households has decreased, the absolute number is still growing strongly, increasing by 704 households between 2011 and 2016."

In response to changing household sizes, it is expected that studio dwellings can assist, particularly where demographic changes and affordability is placing pressure on existing dwellings to accommodate larger households. The flexibility of studio dwellings being attached to a primary dwelling means this increasing

trend of household sizes can be alleviated and better managed, noting that for many households with young adults, multigenerational households, or group households, there is still an ability to generally live within this household structure.

Studio dwellings effectively allow for greater flexibility for housing to respond to demographic changes, providing increasing housing choice that can be more appropriately correlated to demographic changes and demands as household structures change and alternative living arrangements are required.

Q3(b) Does the proposal have site-specific merit, having regard to the following?

- the natural environment (including known significant environmental values, resources or hazards); and

The Proposal does have site-specific merit. Residential precincts located within Lot 70 DP 1261166 have been assessed under several former development applications (DAs) and does not contain any known environmental values or hazardous constraints. given its location within existing urban land, existing land uses as well as built form.

The site subject of this Proposal falls within land the subject of Biodiversity Certification dated 1 June 2018 under Section 126H of the *Threatened Species Conservation Act 1995*. Where development will occur on land outside of the Biodiversity Certification Assessment boundary, an approval for vegetation removal under approved application DA2019/535/1 as part of bulk earthworks across residential precincts 42-45, has been provided, with the document Camden Lakeside Stages 42 to 45 Bulk Earth & Civil Works and Golf Course Reconfiguration Flora and Fauna Assessment, Project No. 11926, v. 5 being approved under DA2019/535/1.

Further consideration of landscaping opportunities on the site will occur in the preparation of site specific DCP controls.

Accordingly, the Proposal will not adversely impact any natural environment including critical habitat, threatened species populations, ecological communities, or their habitats.

A land contamination report prepared by Douglas Partners in November 2006 in relation to the initial rezoning of Camden Lakeside for urban development generally categorised the site as having a low potential for contamination. However, the site has prior uses for grazing and as a golf course which may have resulted in contamination.

Accordingly, a Phase 2 land contamination assessment has been undertaken by Douglas Partners - 'Report on Detailed Site Investigation of Proposed Residential Subdivision' dated May 2018 (the Phase 2 Report).

The Phase 2 Report involved field testing over a wide assessment area and found in overall terms that while local variations and contamination impacts could not be scientifically ruled out, no signs of broad scale contamination issues were identified. Further, it stated that any local variations and contamination issues can be readily managed. The Phase 2 Report concluded that the site is compatible with future residential and open space recreation land use.

Notwithstanding the findings of the Phase 2 Report, as a precaution, consent for the remediation of any unexpected finds was provided by Council under Development Consent No. DA2019/535/1, for bulk earthworks across residential precincts the subject of this Proposal. A Remediation Action Plan (RAP) for Unexpected Finds prepared by Douglas Partners was submitted and approved with DA2019/535/1.

- the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and

The Proposal is consistent with the expected change in character of the immediate area, driven by the future redevelopment of Camden Lakeside in accordance with the R1 General Residential zone and masterplan for Camden Lakeside within Schedule 6 of CDOP 2019.

The Proposal will allow for the delivery of housing, whilst ensuring adjacent golf course lands are not compromised and state heritage items are protected. It will also provide an appropriate scale of built form having regard to the permissible heights and 550 density capacity approved for the site.

Supporting amendment No. 4 to Camden DCP 2019, a number of studies and analysis was undertaken that considered the potential impacts of a 550 dwelling capacity across Camden Lakeside, as well as adjoining properties. This included an open space analysis, traffic impact analysis, Infrastructure analyses and visual impact analysis.

The outcomes for the site as a result of this amendment will continue to be informed by the existing R1 General Residential zone and design guidelines of CDCP 2019. Where additional amendments are proposed to Schedule 6 of CDCP 2019, these will inform any subsequent future DAs across the site without compromising the existing design framework established for the site. The Proposal will not create any additional potential adverse impacts on adjoining properties while providing additional housing opportunities in the area.

- 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.

Where services to the site already existing, these will be augmented by the proponent, where required, at DA stage. Where services do not exist, these will be provided in accordance with the future development and considered at DA stage. It is not anticipated that the addition of studio dwellings across the site will create substantial additional demand for infrastructure, given the dwelling capacity will remain at 550 dwellings.

Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Community Strategic Plan (June 2017)

The Community Strategic Plan was adopted by Council in 2017. The Plan identifies the community's main priorities and aspirations to achieve a sustainable Camden LGA by 2040.

The Plan is shaped by six (6) key directions that provide a focus for achieving Council's objectives and strategies. These key directions include:

- Direction 1 – Actively manage Camden LGA's growth;
- Direction 2 – Healthy urban and natural environment;
- Direction 3 – A prosperous economy;
- Direction 4 – Effective and sustainable transport;
- Direction 5 – Enriched and connected communities; and
- Direction 6 – Strong local leadership.

The Proposal is consistent with the community's priorities and aspiration in that it will:

- Provide an urban development outcome that will appropriately manage the balance between population growth and environmental protection and well as protecting the built and natural heritage. It will do this by locating studio dwellings across existing residential zoned land, in line with existing dwelling capacities established for the site;
- Contribute to the delivery of public open space, amenities and recreational facilities in line with community needs, as reflected in the Camden Lakeside Planning Agreement entered into between the proponent and Council; and
- Integrate housing with the provision of transport network facilities, including public transport and active transport networks.

Camden Local Strategic Planning Statement (LSPS)

Council has adopted the Camden Local Strategic Planning Statement (LSPS) to set a 20-year vision for the LGA by establishing a number of priorities and actions for land-use planning. The draft LSPS reflects the objectives and strategies of Council's Community Strategic Plan and planning work found in Council's other plans, studies and strategies. The draft LSPS will guide the content and direction of Council's land use planning strategic and instruments, including Local Environmental Plan and Development Control Plan.

The Proposal supports the relevant priorities and actions of the Camden LSPS. These are outlined in Table 5.

Camden Local Strategic Planning Statement	Proposal
Infrastructure & Collaboration	
Local Priority I1: Aligning infrastructure delivery with growth	<ul style="list-style-type: none"> The Proposal will promote the effective use of existing and planned utility services and infrastructure by ensuring the delivery of housing within existing residential zoned land with infrastructure capacities committed to by the proponent and supported by service providers, as well as the preparation of Camden Lakeside Planning Agreement between the proponent and Council.
Liveability	
Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population	<ul style="list-style-type: none"> The Proposal will provide for a greater diversity of housing within the LGA to accommodate lifestyle changes as well as changing demographics and demand for housing amongst Camden's population. The Proposal will not diminish the character of the area, including heritage conservation areas and items, and is free from the natural hazards. The Proposal will promote a cohesive and inclusive community by locating housing close to existing and planned services and facilities.
Local Priority L2: Celebrating and respecting Camden's proud heritage	<ul style="list-style-type: none"> The Proposal will provide housing in a location and at a density that will ensure adjoining State heritage items Gledswood Homestead and Estate, as well as the Upper Canal are protected and celebrated in their existing setting.
Sustainability	
Local Priority S1: Improving accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space	<ul style="list-style-type: none"> The Proposal will provide opportunities to provide planting that appropriately responds to a finer grain urban design outcome envisaged for the site and the interface between new lanes and private lots.

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Camden Local Strategic Planning Statement	Proposal
	<ul style="list-style-type: none"> The Proposal creates an opportunities for consolidating envisaged dwelling densities across the site, allowing greater opportunities for increased planting and landscaped outcomes with the public and private realm.

Table 5: Consistency with Camden Local Strategic Planning Statement (LSPS)

Draft Local Housing Strategy

In Council's consideration of studio dwellings as an alternative dwelling typology outside of those Growth Centre Areas, we have reviewed this dwelling typology against the draft LHS, specifically those priorities, objectives and actions identified to achieve its vision for housing over the next 10 to 20 years. The draft LHS includes the following priorities of relevance to the proposal for studio dwellings that will assist in delivering a number of its objective and actions:

- Priority 1: Providing housing capacity and coordinating growth with infrastructure;
- Priority 2: Delivering resilient, healthy and connected communities;
- Priority 3: Delivering the right housing in the right location;
- Priority 4: Increasing housing choice and diversity; and
- Priority 5: Addressing housing affordability.

The Proposal to include studio dwellings across Camden Lakeside is consistent with the broad objectives and actions of the draft LHS. This alignment to the draft LHS is described in Table 6.

Draft Camden Local Housing Strategy	Studio Dwellings - Alignment
Priority 1 – Providing housing capacity and coordinating growth with infrastructure	
<i>Objective 1: There is sufficient planning capacity to meet forecast housing demand</i>	<ul style="list-style-type: none"> Realising opportunity for planning capacity to meet the demands for housing within existing suburbs, allowing residents greater flexibility for housing in their current location.
Priority 2 – Delivering resilient, healthy and connected communities	
<i>Objective 3: Housing is well-designed and environmentally sustainable</i>	<ul style="list-style-type: none"> Promoting a typology of housing that is responsive to the site, streetscape and wider characteristics of Camden Lakeside residential precincts. This provides increased opportunities for studio dwellings to incorporate sustainable design approaches such as orientation, building materials, colour schemes and landscaping in association with the primary dwelling.
<i>Objective 5: Increased Camden LGAs green cover and urban tree canopy</i>	<ul style="list-style-type: none"> The opportunity to construct studio dwellings is often a key driver for the construction of

Draft Camden Local Housing Strategy	Studio Dwellings - Alignment
	<p>laneway style subdivision patterns, which lend themselves to increased opportunities for street tree planting to assist in Council's objective for increasing green cover. Planting within the public domain is often considered to provide a higher success rate for the long-term establishment of these trees than what would be available by pursuing trees within private lots.</p>
Priority 3 – Delivering the right housing in the right location	
<p><i>Objective 6: Housing density is strategically located to activate town centres, promote walkability, and optimise infrastructure</i></p>	<ul style="list-style-type: none"> • Concentrating housing development within existing suburbs, near local centres, planned open spaces, walking and pedestrian routes. • Aligning opportunities for urban infill and increased densities to locations of infrastructure and services. • Promoting fine-grain and diverse streetscape outcomes and housing that is well connected to existing and proposed character of low den. • A focus for future housing development in places where infrastructure and services are available.
<p><i>Objective 8: Protecting Camden LGA's Rural Lands</i></p>	<ul style="list-style-type: none"> • Incorporating studio dwellings into the housing mix across Camden Lakeside will allow for an appropriate scale of development within residential precincts whilst safeguarding identified scenic, visual and cultural landscapes, including vistas and views associated with state heritage items Gledswood Homestead and Upper Canal.
Priority 4 – Increasing housing choice and diversity	
<p><i>Objective 9: The mix of housing types matches the changing needs of and preferences of the community;</i></p>	<ul style="list-style-type: none"> • Increasing the choice and diversity of housing in the LGA, ensuring that new housing stock is able to meet the changing needs of the resident community. • Providing more housing diversity to accommodate changing lifestyles and different life stages of the Camden resident community. • Providing a variety of housing densities across Camden lakeside to create a variation of streetscapes with distinguishable

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Draft Camden Local Housing Strategy	Studio Dwellings - Alignment
	<p>characters. This will ensure flexibility for the character of Camden Lakeside to evolve with community requirements for housing, whilst encouraging land that is used efficiently and achieved overall density targets prescribed under Schedule 6 of CDGP 2019.</p>
Priority 5 – Addressing housing affordability	
<p><i>Objective 11: Support housing that encourages affordability across the housing continuum</i></p>	<ul style="list-style-type: none"> Improving housing affordability by supporting well-designed and appropriately located studio dwellings as a smaller, lower cost housing option. The inclusion of studio dwellings creates opportunities for diversity and choice in housing sizes and price points of universal design and adaptability to cater for changing demographics of the Camden pop and their needs in a location well serviced by access to open space and recreational facilities, as well as urban centres including Emerald Hills, future Gledswood Village/Entertainment Precinct. The inclusion of studio dwellings will further provide increased opportunities for housing affordability by providing opportunities for strata subdivided dwellings of high amenity on smaller lots in strategic locations.

Table 6: Consistency with Camden draft Local Housing Strategy (LSPS)

Q.5. Is the planning proposal consistent with applicable state environmental planning policies?

An assessment of the Proposal against applicable State Environmental Planning Policies (SEPPs) and deemed SEPPs is set out in Table 8. The consideration of these SEPPs has identified that the Proposal does not conflict with any of these policies:

SEPP Title	Consistency	Comment
SEPP 19 – Bushland in Urban Areas	Yes	The Proposal will not contradict or hinder the application of the SEPP.
SEPP 55 – Remediation of Land	Yes	SEPP 55 provides a statutory framework for further investigations and suitable remediation through the rezoning and development application process. The Proposal will not contradict or hinder the application of the SEPP given the history of residential use.
State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)	Yes	The Proposal will not contradict or hinder the application of the SEPP.
State Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2 – 1997)	Yes	The Proposal will not contradict or hinder the application of the SEPP.

SEPP Title	Consistency	Comment
State Environmental Planning Policy (Vegetation in Non-Rural Areas) (Vegetation SEPP) 2017	Yes	This policy applies to land in Camden LGA that is zoned R1 General Residential, RE2 Private Recreation E2 Environmental Conservation and therefore applies to the whole of the subject site. The Proposal will not contradict or hinder the application of the SEPP.
SEPP (Infrastructure) 2007	Yes	The Infrastructure SEPP aims to facilitate the efficient delivery of Infrastructure across the State. The Proposal will not contradict or hinder the application of the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The BASIX SEPP will require all future residential development facilitated by this proposal to achieve mandated levels of energy and water efficiency. The Proposal will not contradict or hinder the application of the SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	The Proposal will not contradict or hinder the application of the SEPP.
SEPP (Affordable Rental Housing) 2009	Yes	The Proposal does not contradict or hinder the application of this SEPP.
SEPP (Affordable Rental Housing) (Revised Scheme)	Yes	The Proposal does not contradict or hinder the application of this SEPP. Future development can provide an appropriate mix and number of dwellings which could contribute to affordable housing in the locality.
Draft State Environmental Planning Policy (Environment) (Draft Environment SEPP)	Yes	The SEPP proposes to deliver consolidated heads of consideration for assessment of DAs that will continue to protect Sydney Harbour Catchment, Hawkesbury-Nepean River Catchment, and Georges River Catchment. The Proposal does not contradict or hinder the application of this SEPP.

Table 7: Consistency of the Planning Proposal with applicable SEPPs

Q.6 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?

The Proposal would be consistent with all relevant Directions as detailed below:

S9.1 Direction Title	Consistency	Comment
1. Employment and Resources		
1.1 Business and Industrial Zones	N/A	
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
2. Environment and Heritage		

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S9.1 Direction Title		Consistency	Comment
2.1	Environment Protection Zones	N/A	
2.2	Coastal Management	N/A	
2.3	Heritage Conservation	Yes	<p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>The site is not located in a heritage conservation zone and contains no listed European heritage items.</p> <p>Listed archaeological items have been appropriately identified and managed through the DA process relating to former and current DA's across the site, including the preparation of Aboriginal Cultural Heritage Assessment Report (ACHAR) and subsequent Aboriginal Cultural Heritage Impact Permits (AHIPs).</p> <p>The Proposal is generally consistent with this direction.</p>
2.4	Recreation Vehicle Areas	N/A	
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	
2.6	Remediation of Contaminated Land	Yes	<p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p> <p>Consideration of contamination across land relating to the Proposal is considered to be resolved given that the preparation of a land contamination report prepared by Douglas Partners in November 2006 in relation to the initial rezoning of Camden Lakeside for urban development generally categorised the site as having a low potential for contamination. However, the site has prior uses for grazing and as a golf course which may have resulted in contamination. Accordingly, a Phase 2 land contamination assessment has been undertaken by Douglas Partners - 'Report on Detailed Site Investigation of Proposed Residential Subdivision' dated May 2018 (the Phase 2 Report).</p> <p>The Phase 2 Report involved field testing over a wide assessment area and found in overall terms that while local variations and contamination impacts could not be scientifically ruled out, no signs of broad scale contamination issues were identified. Further, it stated that any local variations and contamination issues can be readily managed. The Phase 2 Report concluded</p>

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S9.1 Direction Title	Consistency	Comment
		that the site is compatible with future residential and open space recreation land use.
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	<p>The objectives of this direction is to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment and resource lands.</p> <p>The Proposal will increase the range of housing choices within the Camden LGA and provide ample opportunity for good quality urban design outcomes.</p> <p>The site is located within a residential zoned area with access to local services such as shops, community facilities and public transport.</p> <p>The Proposal also utilises existing and planned infrastructure across the site by moderately locating studio dwellings within existing residential zoned land.</p>
3.2 Caravan Parks and Manufactured Home Estates	N/A	
3.3 Home Occupations	N/A	
3.4 Integrating Land Use and Transport	Yes	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> (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. <p>The Proposal is consistent with the objectives of Direction 3.4 due to the site's proximity to public transport, noting proposed bus route through Camden Lakeside. The site's accessibility to public transport options satisfies the objectives of the direction as it reduces the dependence on cars.</p>

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S9.1 Direction Title	Consistency	Comment
		<p>Further, the site exhibits good access to public transport with proximity to bus routes along Raby Road and Camden Valley Way providing links to key centres and destinations within the Camden and Campbelltown LGAs.</p> <p>Increased diversity in the population across the locality will assist in stimulating the use of the public transport services.</p> <p>The quantum of car parking associated with the dwelling density across Camden Lakeside, and associated traffic generation, has been assessed to be acceptable within the road network.</p>
3.5 Development Near Regulated Airports and Defence Airfields	N/A	
3.6 Shooting Ranges	N/A	
3.7 Reduction in non-hosted short term rental accommodation period	N/A	
4. Hazard and Risk		
4.1 Acid Sulfate Soils		N/A
4.2 Mine Subsidence and Unstable Land	N/A	
4.3 Flood Prone Land	Yes	<p>The objectives of this direction is to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p> <p>A report prepared by Cardno Forbes Rigby in October 2007 in relation to initial rezoning of Camden Lakeside for urban development identified that any flooding within the site would be contained within Riley's Creek and therefore well away from the location of the proposed subdivision and related works.</p> <p>Following the Cardno report of 2007, a Flood Modelling Assessment prepared by Calibre Consulting dated July 2015 was prepared for development scenarios across the El Caballo Blanco Precinct, including pre and post development flood modelling outcomes. The post development flood modelling from this 2015 report demonstrates that the 100 year ARI flooding will largely be contained</p>

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S9.1 Direction Title	Consistency	Comment
		<p>within the Riley's Creek riparian corridor and areas of the existing golf course.</p> <p>A further Flood Modelling assessment prepared by Rhelm dated 5 May 2020 provides an assessment of the development of all six (6) precincts across the whole of the Camden Lakeside site. The Flood Assessment indicates that receiving and upstream waterways are not subject to adverse flood conditions caused by the proposed development, and that results of the assessment indicate that on-site detention within the development is not necessary to meet Council development control requirements.</p> <p>The assessment notes that Precinct 42 is located in the centre of the Lakeside development, adjacent the existing irrigation dam known as Dam B, located in the Central Precinct area. The Precinct is situated in a key location with respect to the conveyance of regional overland flow as described in the Flood Study and features several key stormwater crossings.</p> <p>With regard to the location of Dam B, the assessment notes that stormwater crossings considered and approved under Development Consent No. DA/2019/535/1 for bulk earthworks, will capture any flow from the Dam B in the event that the emergency spill way is activated.</p> <p>The report also states that where PMF water levels do encroach into proposed residential properties in the western extent of Precinct 42, there is the ability to evacuate if necessary, to the north east where proposed roads are flood free.</p> <p>In this respect, the Flood Modelling undertaken to inform development across the Camden Lakeside Precinct and surrounding areas demonstrates that the development satisfies the provisions of Direction 4.3 and Clause 7.1 of the Camden LEP 2010.</p>
4.4 Planning for Bushfire Protection	Yes	<p>The objective of this direction is to protect life, property and the environment from bush fire hazards by discouraging the establishment of incompatible land uses in bush fire prone areas, and to encourage sound management of bush fire prone areas.</p> <p>The site of the Proposal is located on land classified as bush fire prone on the Camden Council Bush Fire Prone Land map.</p>

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S9.1 Direction Title	Consistency	Comment
		<p>The Proposal is deemed capable of compliance with the requirements of Direction 4.4 and the document <i>Planning for Bushfire Protection 2019</i>.</p> <p>To date a number of applications for subdivision and housing have been lodged and approved by Council relating to those residential precincts within Camden Lakeside the subject of this Proposal. These DAs have been able to demonstrate compliance with Council's requirements for bushfire risk management and <i>Planning for Bushfire Protection 2019</i>. This has included requirements for planting and Asset protection zones (APZs), and provision of infrastructure including roads and water supply.</p>
5. Regional Planning		
5.2 Sydney Drinking Water Catchments	N/A	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
5.9 North West Rail Link Corridor Strategy	N/A	
5.10 Implementation of Regional Plans	N/A	
5.11 Development of Aboriginal Land Council land	N/A	
6. Local Plan Making		
6.1 Approval and Referral Requirements	Yes	<p>The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>This is an administrative requirement for Council.</p>
6.2 Reserving Land for Public Purposes	Yes	<p>The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes, and to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p> <p>The Proposal does not seek to amend existing requirements for land to be dedicated to Council.</p>
6.3 Site Specific Provisions	Yes	<p>The Proposal involves an amendment to CLEP 2010 to amend Schedule 1 to allow for studio dwellings, and Part 4 to create an exception to the minimum lot size where strata subdivision is proposed.</p>

S9.1 Direction Title		Consistency	Comment
			Accordingly, the Proposal has been prepared in accordance with the provisions of the standard Instrument and in a manner consistent with the LEP.
7. Metropolitan Plan Making			
7.1	Implementation of A Plan for Growing Sydney	Yes	The Proposal is consistent with the aims of the Greater Sydney Region Plan as detailed previously in this report.
7.2	Implementation of Greater Macarthur Land Release Investigation	N/A	
7.3	Parramatta Road Corridor Urban Transformation Strategy	N/A	
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N/A	
7.9	Implementation of Bayside West Precincts 2036 Plan	N/A	
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	N/A	
7.11	Implementation of St Leonards and Crows Nest 2036 Plan	N/A	
7.12	Implementation of Greater Macarthur 2040	N/A	

Table 8: Consistency of the Planning Proposal with s9.1 Ministerial Directions

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4.8.3 Section C – Environmental, Social and Economic Impact

Q7. 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?

As detailed under question 3(b) above, the site subject of this Proposal falls within land the previously the subject of Biodiversity Certification dated 1 June 2018 under Section 126H of the *Threatened Species Conservation Act 1995*.

Where development associated with those residential precincts will occur on land outside of the Biodiversity Certification Assessment boundary, an approval for vegetation removal has been provided under Development Consent No. DA2019/535/1 for bulk earthworks across residential precincts 42-45. This consent included approval of the document *Camden Lakeside Stages 42 to 45 Bulk Earth & Civil Works and Golf Course Reconfiguration Flora and Fauna Assessment, Project No. 11926, v. 5*.

As such the Proposal will not impact on any critical habitats or threatened species as a result of the overall proposed works for the site. The site is located within an area determined to be appropriate for residential development and can appropriately support the addition of studio dwellings.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Scale and form of studio dwellings

The Proposal will create the permissibility for studio dwelling housing across the site. Accordingly, the following design principles have informed the proposed planning controls in order to minimise any impacts:

- The maximum building heights will remain as per current heights stipulated in CLEP 2010;
- Ensuring adequate solar access is achieved to studio dwellings whilst protecting solar access to surrounding properties, including the principal dwelling;
- Mitigating visual and privacy impacts to the principal dwelling and surrounding residential properties;
- Providing private open space in the form of balconies that overlooks laneways; and
- Providing appropriate building setbacks breaks between studio dwellings and the principal dwelling to achieve visual relief, allow for solar access, a fine grain approach to streetscape presentation, as well as landscaping opportunities across individual lots and within the public domain.

Surveillance opportunities

While the construction of laneways can have benefits in removing the presence of garages and driveways from street frontages, allowing for increased opportunities for planting and landscaping, the arrangement of rear loaded lots can often create laneways that are dominated by garages and rear fencing.

Passive surveillance along laneways from the upper storey rooms or balconies of studio dwellings, when constructed over garages, provides increased levels of casual surveillance to the adjoining public domain. Furthermore, the presence of studio dwellings on laneways, with provision for separate entrances and availability of on-site parking, often provided in an open hard-stand area, means that greater attention to details is provided to the public domain, specifically the approach to landscaping, pedestrian movement and lighting.

Studio dwellings promote safe suburban environments by putting eyes and increasing pedestrian ingress and egress to both the front and rear of residential lots. They also assist in ensuring laneways become activated, often providing a more intimate streetscape setting, without imposing higher density forms, built form bulk and scale.

Variation in subdivision pattern and streetscape

The presence of studio dwellings is often associated with laneways, being constructed alongside rear loaded garages. The permissibility of studio dwellings has been a key driver in providing greater diversity in subdivision patterns and streetscapes by driving the construction of laneways as part of the subdivision pattern of The Hermitage.

The presence of rear laneways creates 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.

Studio dwellings constructed adjacent or over garages add visual interest and avoid long distance monotonous views. They assist in improving the fine grain fabric of a suburb by increasing density and diversity of residential development, as well as promoting permeability, and walkability.

Q9. How has the planning proposal adequately addressed any social and economic effects?

The Proposal will have positive social and economic effects for the following reasons:

- The Proposal facilitates the orderly economic development of the site which is currently underutilised in an accessible location in proximity to services and facilities as well as public and active transport options;
- The Proposal will not result in any increase to the permitted housing yield of 550 dwellings;
- The Proposal will provide a diversity in housing in a nominated urban release area. This will provide additional housing choice for residents across Camden LGA;
- The Proposal will facilitate additional housing options resulting in increased stimulation of the local economy during construction;
- The proposal will provide increased opportunities for housing affordability by providing high amenity dwellings on smaller lots in a strategic location;
- The Proposal will stimulate development of the Camden Lakeside site with good quality residential development, encouraging an improved built environment and economic outcome; and
- The Proposal will not result in any adjacent isolated development sites.

Q10. Is there adequate public infrastructure for the planning proposal?

The inclusion of studio dwellings across Camden Lakeside seeks to align opportunities for new dwelling densities and dwelling diversity with infrastructure by identifying place-based opportunities that consider the location and capacities of existing infrastructure – determined by a maximum 550 dwelling density capacity within CDOP 2019.

This will assist the Proposal in creating opportunities for connection to local services, aligning land uses, and maximising the use of existing and proposed infrastructure assets.

Accordingly, the inclusion of studio dwellings will maximise the function of existing infrastructure assets across Camden lakeside by reducing the demand for new infrastructure and transport modes through consolidating densities within an existing urban location.

The development of studio dwellings and their association with the primary dwelling also means that the overall outcome of this type of development improves sustainability outcomes by focusing increased densities within exiting zoned land, providing greater efficiencies of land to accommodate multiple dwelling, while reducing the overall urban footprint of development across the land.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

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Consultation with relevant state and Commonwealth public authorities will be undertaken in accordance with a Gateway determination.

4.9 Part 4 – Mapping

The Proposal may require amendments to the existing nominated CLEP 2010 Lot Size Map to facilitate exceptions to the minimum lot size for studio Dwellings

4.10 Part 5 – Community Consultation

Part 1 of Schedule of the *EP&A Act 1979* requires the relevant planning authority to consult with the community in accordance with the Gateway Determination.

Accordingly, public consultation will be undertaken in accordance with the requirements of the Gateway Determination, the Department of Planning's 'A guide to preparing local environmental plans' and Council's community engagement framework, including its Community Engagement Strategy.

It is expected that community consultation will be pursued consistent with standard practice of:

- Notification of surrounding land owners;
- Public notification in local newspaper/s;
- Notification on Council's website; and
- Availability at Council's customer service centre.

Should further consultation be required, this can be managed through the Gateway Process.

4.11 Part 6 – Project Timeline

The project timeline will be guided by the Planning Authority. The landowner is however, committed to pursuing the Proposal and completing any required studies that may arise from a Gateway Determination.

An indicative timeframe is provided below.

Stage	Timeframe and / or Date
Consideration by Camden Council	March 2021 – October 2021
Planning Proposal referred to DPIE for Gateway Determination	November 2021
Gateway Determination issued by DPIE	To be determined
Commencement and completion of public exhibition period	Dates are dependent on Gateway determination. Anticipated timeframe for public exhibition is 28 days.
Consideration of submissions	4-6 weeks
Consideration of the Planning Proposal post-exhibition	4-6 weeks
Submissions to DPIE to finalise the LEP	To be determined
Gazettal of LEP Amendment	To be determined

Table 9: Indicative Project Timeline

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5.0 Conclusion and Recommendations

This Planning Proposal has been prepared in accordance with Section 3.33 of the *EP&A Act 1979* and the relevant guidelines prepared by NSW Department of Planning Infrastructure and Environment, including A Guide to Preparing Planning Proposals.

The Proposal seeks to amend the CLEP 2010 to permit studio dwellings within residential zoned precincts located across Camden Lakeside. The Proposal will facilitate the delivery of a residential land use that appropriately responds to the location of the site and the future needs of the immediate area in terms of housing choice and diversity. Studio dwellings, as a defined land use, will align with the priorities prepared by Council to underpin its vision for housing in the LGA over the next 12 and 20 years. Studio dwellings are therefore considered an appropriate dwelling typology for achieving these priorities given they provide opportunities for:

- new housing to meet the demand of different housing types, tenure, price points, preferred locations and design;
- increased housing options to meet demographic trends within the Camden LGA; and
- fine grain urban form, diversity in residential densities and land use mix with high amenity outcomes within both public and private domain.

The Proposal provides opportunities for diversity in public domain outcomes, including laneways that support improved pedestrian amenity and connections around the Camden Lakeside site.

Importantly, the Proposal is consistent with Council and NSW Government priorities to provide increased housing choice, diversity and affordability outcomes. Particularly where there is an increasing trend in the demand for smaller dwellings to accommodate both smaller households and multigenerational households.

The Proposal request ensures that the potential of the site is best realised to maximise the benefit of the sites proximity to public transport, employment, education, and urban services.

The outcomes of this Planning Proposal will provide an innovative and well-designed housing typology in line with Council's commitment to increase opportunities for housing diversity and density, whilst offering variations in streetscapes and residential precincts that are equipped to evolve in both character and in response to population demographics.

ORD03

Attachment 1

Attachments

ORD03

Attachment 1

Attachment 1: The Hermitage - Stage 22 Design Precedents

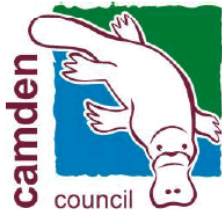
Attachment 2: The Hermitage – Stage 21 Design Precedents

ORD03

Attachment 1

ORD03**Attachment 1**

Attachment 3: Indicative Subdivision Plan prepared by YSCO
Geomatics



Camden Local Planning Panel

Closed Meeting Minutes
21 September 2021

Meeting held via teleconference



ORD03

Attachment 2

CLOSED CAMDEN LOCAL PLANNING PANEL MEETING

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MEETING COMMENCED AT 11.05AM**PRESENT**

Pamela Soon (Chairperson), Grant Christmas (Expert Panel Member), Mary-Lynne Taylor (Expert Panel Member), Dean Boone (Community Representative – North Ward).

ALSO IN ATTENDANCE

Manager Strategic Planning, Team Leader Precincts & Growth Coordination, Senior Strategic Planner, Team Leader Heritage, Precincts & Rural, Executive Planners, Team Leader DA Assessment East, Strategic Planner, Governance Officer, Governance Administration Officer.

DECLARATIONS OF INTEREST

There were no declarations to be noted.

**CC01 PLANNING PROPOSAL - ADDITIONAL LOCAL PROVISION TO
INCREASE BUILDING HEIGHTS FOR RESIDENTIAL DEVELOPMENT
SURROUNDING ORAN PARK HOUSE AND ASSOCIATED
AMENDMENT TO SCHEDULE 4 - CATHERINE FIELD (PART)
PRECINCT DEVELOPMENT CONTROL PLAN**

PANEL RECOMMENDATION

The Camden Local Planning Panel has considered the draft Planning Proposal and supports the Council officer's report for the following reasons:

- i. The Panel is of the opinion that the Planning Proposal demonstrates both strategic and site specific merit and is consistent with the preliminary advice from Heritage NSW and therefore recommends that the Planning Proposal proceeds to gateway determination.
- ii. The Panel suggests to the Council that the proposed additional local provision:
 - Stipulates the proposed roof pitch and front building line is included in the draft clause consistent with the preliminary advice from Heritage NSW.
 - Suggests exclusion of the operation of clause 4.6.
 - Includes a map that shows the area to which the clause applies.
 - Clarifies the inclusion of eaves on the proposed local provision clause diagram with Heritage NSW.

VOTING NUMBERS

The panel voted 4-0 in favour of the recommendation.

ORD03

Attachment 2

CC02 PLANNING PROPOSAL - ADDITIONAL PERMITTED USE FOR STUDIO DWELLINGS AT 50 RABY ROAD, GLEDSTON HILLS AND ASSOCIATED AMENDMENT TO SCHEDULE 6 (CAMDEN LAKESIDE) DEVELOPMENT CONTROL PLAN

[PANEL RECOMMENDATION](#)

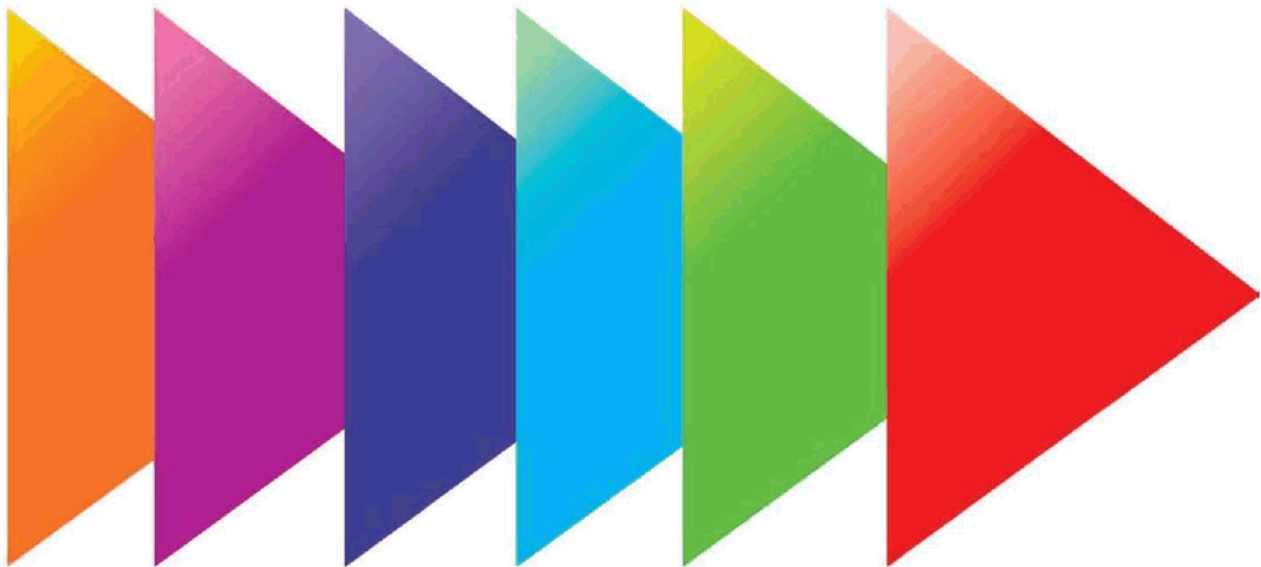
The Camden Local Planning Panel has considered the draft Planning Proposal and supports the Council officer's report as the Panel is of the opinion that the Planning Proposal demonstrates both strategic and site specific merit and will contribute to housing diversity and affordability within the local government area and therefore recommends that the Planning Proposal proceeds to gateway determination.

[VOTING NUMBERS](#)

The panel voted 4-0 in favour of the recommendation.

MEETING CLOSED AT 11.49AM

Schedule 6 Camden Lakeside



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CAMDEN LAKESIDE

S6.1 Introduction

The Camden Lakeside development provides for residential uses set amongst a golf course and clubhouse facilities and environmental assets including watercourses and water bodies, and scattered remnant Cumberland Plain Woodland vegetation.

Camden Lakeside forms part of the Central Hills lands which were identified in the Camden Structure Plan as an important scenic and rural buffer between the urban areas of Camden and Campbelltown LGAs. The essential character of the Central Hills is seen to be generally open landscape, so that any new urban form components must be subservient. The unique conservation and heritage qualities, (including cultural landscapes) as well as maintenance of biodiversity and vegetation corridors, are also regarded as integral elements of the Central Hills area.

The site contains some significant remnant Cumberland Plain Woodland vegetation, albeit in small quantities, including an area of threatened *Pimelea spicata* vegetation just north of the first golf tee. The more intact vegetation communities are located along the banks of Rileys Creek, the primary drainage line through the site, and in the northern and north-eastern parts of the site. Other scattered remnant and planted vegetation occurs throughout Camden Lakeside, further contributing to the natural landscape character prevalent through much of the site.

Gledswood Homestead is the most visually and culturally significant built form adjacent to the site. This is a state heritage listed homestead nestled within well-maintained gardens of mature tree plantings, hedges and period fencing. Parts of the central, western and southern areas of the golf course are clearly visible from Gledswood. Maintenance of these views, particularly the views to the north of Gledswood homestead, is desirable.

The Water NSW Upper Canal is also listed on the State Heritage Register and adjoins the south and eastern edge of the site.

S6.1.1 Camden Lakeside Planning Principles

1. Enhancement of the existing natural environment through the implementation of a water management system integrated with the golf course landscape.
2. Retention and enhancement of existing significant Cumberland Plain Woodland where practical.
3. Protection of important visual elements within the landscape including contained and long views, vegetation, waterbodies and cultural elements.
4. Retention where possible of open space and golf play areas visible from Gledswood Homestead and gardens.
5. Protection of the WaterNSW Upper Canal.
6. Establishment of streetscapes and other public spaces including parks and pedestrian paths which are visually and physically empathetic with the existing character of the site.
7. Establishment of natural and built environments which reflect contemporary lifestyles.



8. Creation of an urban structure which facilitates the implementation of ecologically responsible long term management procedures.
9. Accommodation of relevant bushfire requirements, riparian setbacks and golf safety setbacks.
10. Responsible physical integration of residential lots with the activity associated with the golf course and other land uses.
11. Maintenance of a golf course, clubhouse and maintenance facility/depot.

Relationship to Other Plans

The Camden Lakeside section was developed following completion of the Camden Lakeside Local Environmental Study (APP, 2007) which summarised the wide range of specialist consultant reports including:

- ✦ Cardno Forbes Rigby (July 2007) Civil Infrastructure and Water Cycle Assessment.
- ✦ Elton Consulting et al (November 2006) Community Facilities & Open Space Assessment.
- ✦ Cumberland Ecology (November 2006) Ecological (and Bushfire) Assessment.
- ✦ Lucas, C. et al (November 2006) Landscape Conservation Management Plan for the Former Gledswood Estate.
- ✦ Australian Museum Business Services (December 2006) Aboriginal Heritage Assessment.
- ✦ LFA (Pacific) (November 2006) Landscape and Visual Assessment.
- ✦ Douglas Partners (November 2006) Land Capability and Contamination Assessment.
- ✦ Atkins Acoustics (November 2006) Acoustic Planning Report.
- ✦ Maunsell Australia (November 2006) Transport Management and Accessibility Plan.



S6.2 Subdivision Planning and Design

S6.2.1 Neighbourhood and Subdivision Design

An indicative master plan for Camden Lakeside is shown in Figure 6-1. The proposed entry point to the development is off Raby Road. The entry will provide direct access to the Camden Lakeside clubhouse, golf course and residential allotments. A north-south oriented connector road provides an important vehicular, pedestrian and bicycle link between the northern and southern parts of the development.

A road link and potential bus route will be provided into the adjoining Gledswood Precinct from Precinct 4. A shared cycle/pedestrian path is also proposed from the Raby Road entrance, through Precinct 1, 2, 4 and 5 and into the Gledswood Precinct and beyond.

The golf course incorporates water bodies, watercourses and tree planting. The proposed development includes construction of several new holes and modification of existing holes to accommodate the residential development.

Recreation facilities must be located adjacent to the golf clubhouse. The facilities will provide a place for residents to meet, socialise and exercise. It is anticipated that the facilities will include a pool, tennis court, children's play area and a small shelter.

The proposed development also contains a number of local parks for passive and active recreation uses. Pedestrian and bicycle routes provide convenient and safe access to the recreation facilities. Proposed residential areas are located primarily to the south of the site and to the north around the clubhouse. The principal design objective is to maximise views to the golf course and Riles Creek.

The capacity of the Camden Lakeside site is 550 dwellings.

S6.2.2 Subdivision design

Objectives

- a. Establish a framework for the provision of a diversity of dwelling types within Camden Lakeside, including options for seniors living, multi dwelling housing and residential flat buildings in Precinct 1.
- b. Maximise amenity of residential lots by providing maximum frontage and access to open space, including golf play areas, parks and creeks.
- c. Facilitate streetscapes which maximise opportunities for pedestrian activity and visual surveillance of public spaces.
- d. Establish an urban structure which will facilitate the protection and enhancement of the visual amenity of the landscape.
- e. Maximise amenity of residential lots by ensuring suitable noise attenuation measures adjacent to Camden Valley Way and Raby Road subject to maintaining visual access to the Camden Lakeside area from Camden Valley Way.
- f. Establish an urban structure which will allow for the protection and management of important vegetation.



- g. Maximise the use of public transport, walking and cycling trips to, from and within the site.

Controls

1. The subdivision pattern for Camden Lakeside must provide for a diversity of dwelling types (attached and detached) with lot sizes ranging from small lot residential (250m² to 450m²) to standard lot residential (450m² to 850m²) and large lot residential (≥850m²).
2. Precinct 1 dwelling types may also include provision for seniors living, multi dwelling housing and residential flat buildings. The development of the latter will be on super lots which are not required to provide building envelopes as any future subdivision will be assessed to include the relevant design criteria. With the exception of residential flat buildings, the permissible dwelling density is 1 dwelling per 250m² of site area with a maximum permissible site coverage consistent with Table 6-1.





Figure 6-1: Camden Lakeside Master Plan

S6.2.3 Street, Pedestrian and Cycle Network

Objectives

- a. Establish a legible, safe and well-connected street network that promotes pedestrian and bicycle movement as well as convenient vehicular access while recognising constraints to connectivity imposed by the water canal and the external arterial roads.
- b. Provide a vehicular and pedestrian connection with the Gledswood Precinct.
- c. Facilitate a future bus link, with bus stops, connecting to the adjacent Gledswood Precinct.
- d. Create well-vegetated, attractive streetscapes which are not dominated by driveways and garages.
- e. Ensure the parking arrangements contribute positively to the character of the streets.
- f. Incorporate existing significant trees into street verges where feasible.
- g. Establish verges which are sustainably landscaped with trees, shrubs and groundcovers that have low water and nutrient demands.
- h. Provide a variety of street tree planting with formal and informal spacings that will help create a special character within the streets.
- i. Utilise street verges for Water Sensitive Urban Design and stormwater treatment.
- j. Plant species selection and layout will minimise ongoing water and maintenance requirements.
- k. Where streets cannot be located immediately adjacent to open space, lots may back onto that open space providing they minimise potential personal and property security, vandalism and poor visual amenity.

Controls

1. The street, pedestrian and cycle and public transport networks are to be designed and constructed in accordance with Figures 6-2 - 6-11 and landscaped accordingly.
2. Kerb returns of 8.5m radius are to be provided for intersections between streets.
3. Except where otherwise provided for in this DCP, all streets and roundabouts are to be designed and constructed in accordance with the minimum requirements set out in Council's *Engineering Design Specification* and *Engineering Construction Specification*. In particular:
 - a. shared streets must be approved by Transport for NSW;
 - b. all turning heads, local streets (one way) and shared streets must comply with [Council's Waste Management Guidelines](#);
 - c. all proposed sign and line marking plans must be approved by the Local Traffic Committee prior to the issue of Construction Certificate;



- d. traffic management devices, such as roundabouts shown in figure 6-2, and pedestrian refuge islands along Providence Drive (locations are to be confirmed in consultation with Council Traffic Engineers), are to be identified at the subdivision certificate works stage; and
 - e. bus stop bays a minimum size of 3m by 30m must be provided for all indicative bus stops in both directions as shown in Figure 6-11.
4. Where roads are adjacent to public open space, the verge widths may be reduced to a minimum of 1m. This is subject to footpaths, public utilities, bollards and fencing being adequately provided for.

Note:

Refer to Council's Engineering Construction Standards for road construction.

Figures 6-2 to 6-11 must consider and provide for the 2.5m shared path as shown in Figure 6-10 where relevant.



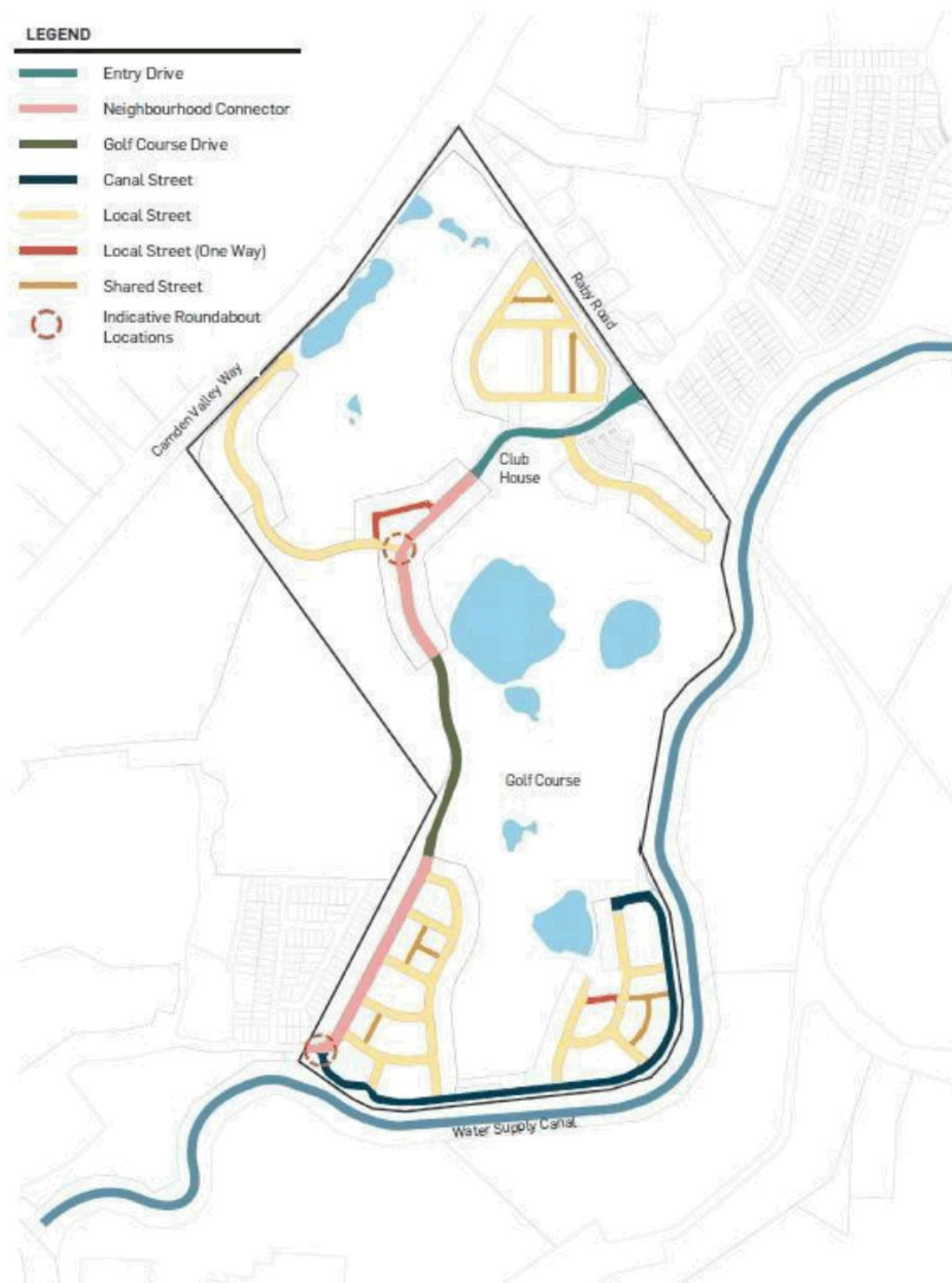


Figure 6-2: Camden Lakeside Indicative Road Structure



Figure 6-3: Camden Lakeside Entry Drive

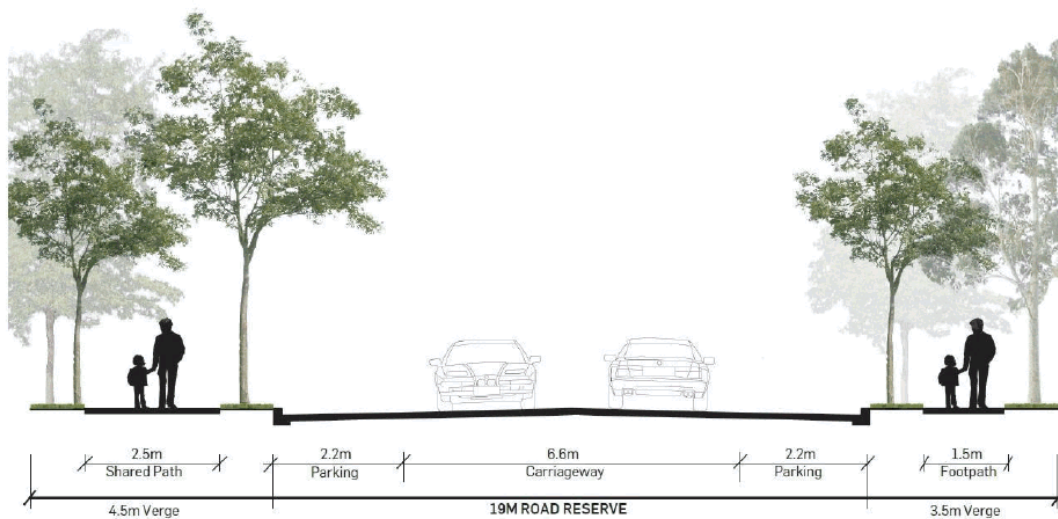


Figure 6-4: Camden Lakeside Neighbourhood Connector Road

Note:

Parking lanes must be a minimum of 3m wide where bus stops are shown in Figure 6-11.



Figure 6-5: Camden Lakeside Golf Course Drive



Figure 6-6: Camden Lakeside Canal Street

Note:

The 1m verge width must be increased to 4.5m where shared paths are to be accommodated within the road reserve.

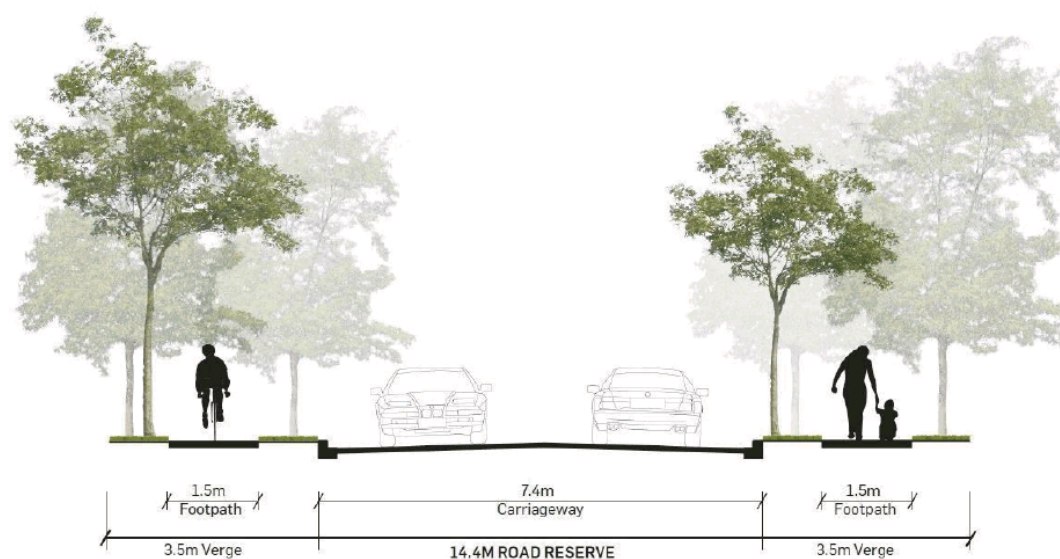


Figure 6-7: Camden Lakeside Local Street

Note:

The 1m verge width must be increased to 4.5m where shared paths are to be accommodated within the road reserve.



Figure 6-8: Camden Lakeside Local

Note:

A reduced verge width of 0.5m may be considered where landscape plans and sweep paths are consistent with Council's Waste Management Guidelines.

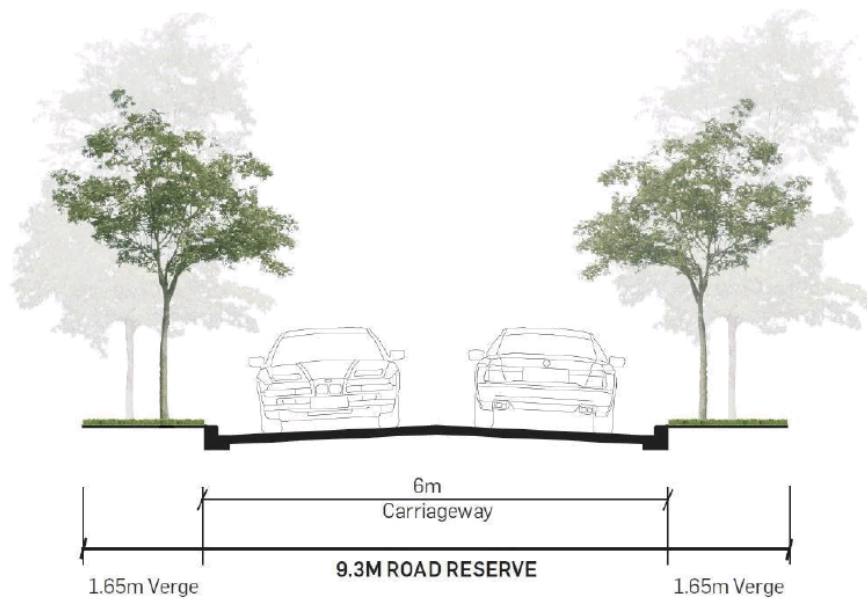


Figure 6-9: Camden Lakeside Shared Street

Note:

A reduced verge width of 0.5m may be considered where landscape plans and sweep paths are consistent with Council's Waste Management Guidelines.

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Attachment 3

Camden Development Control Plan 2019

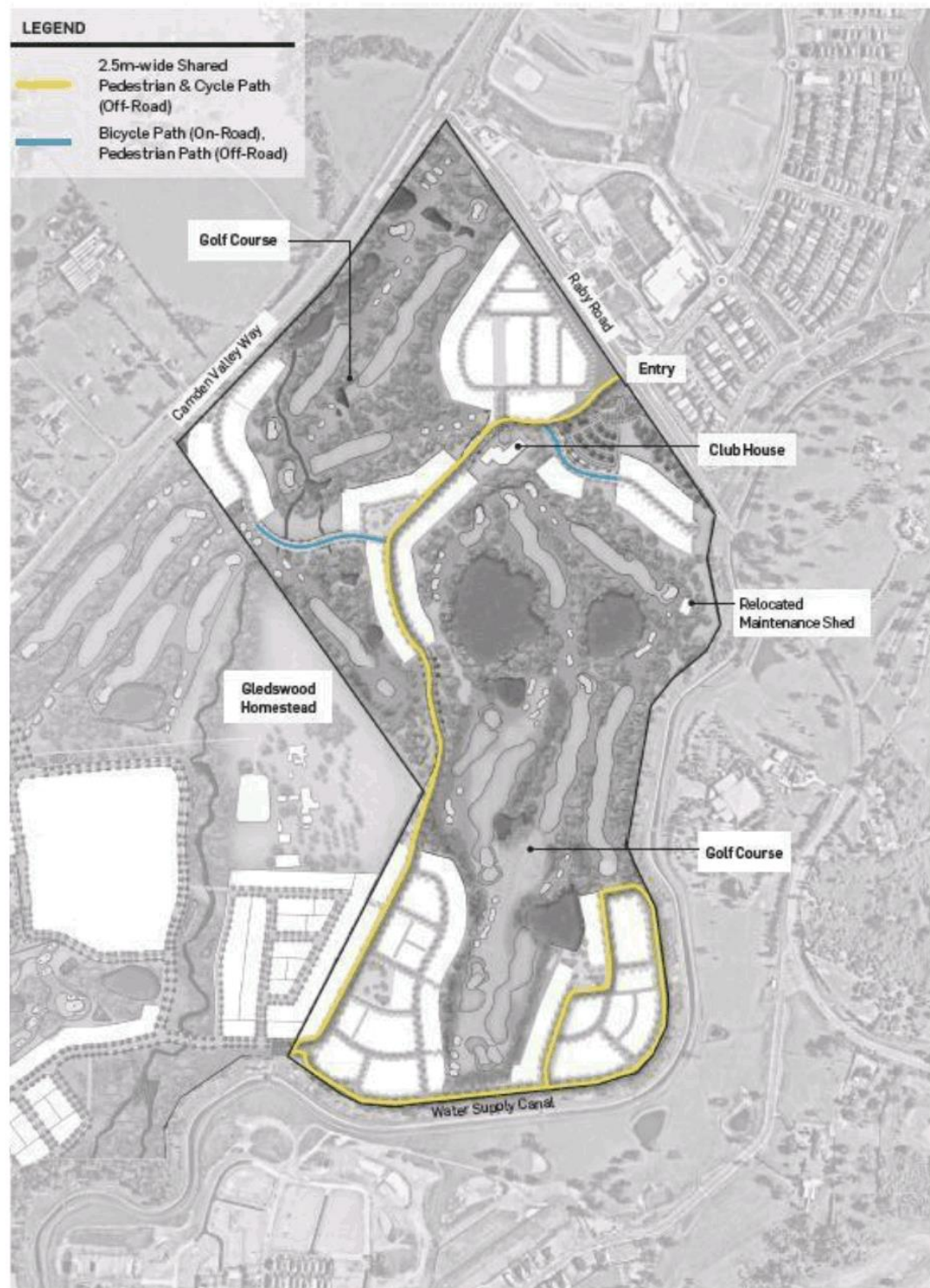


Figure 6-10: Camden Lakeside Pedestrian and Cycle Network



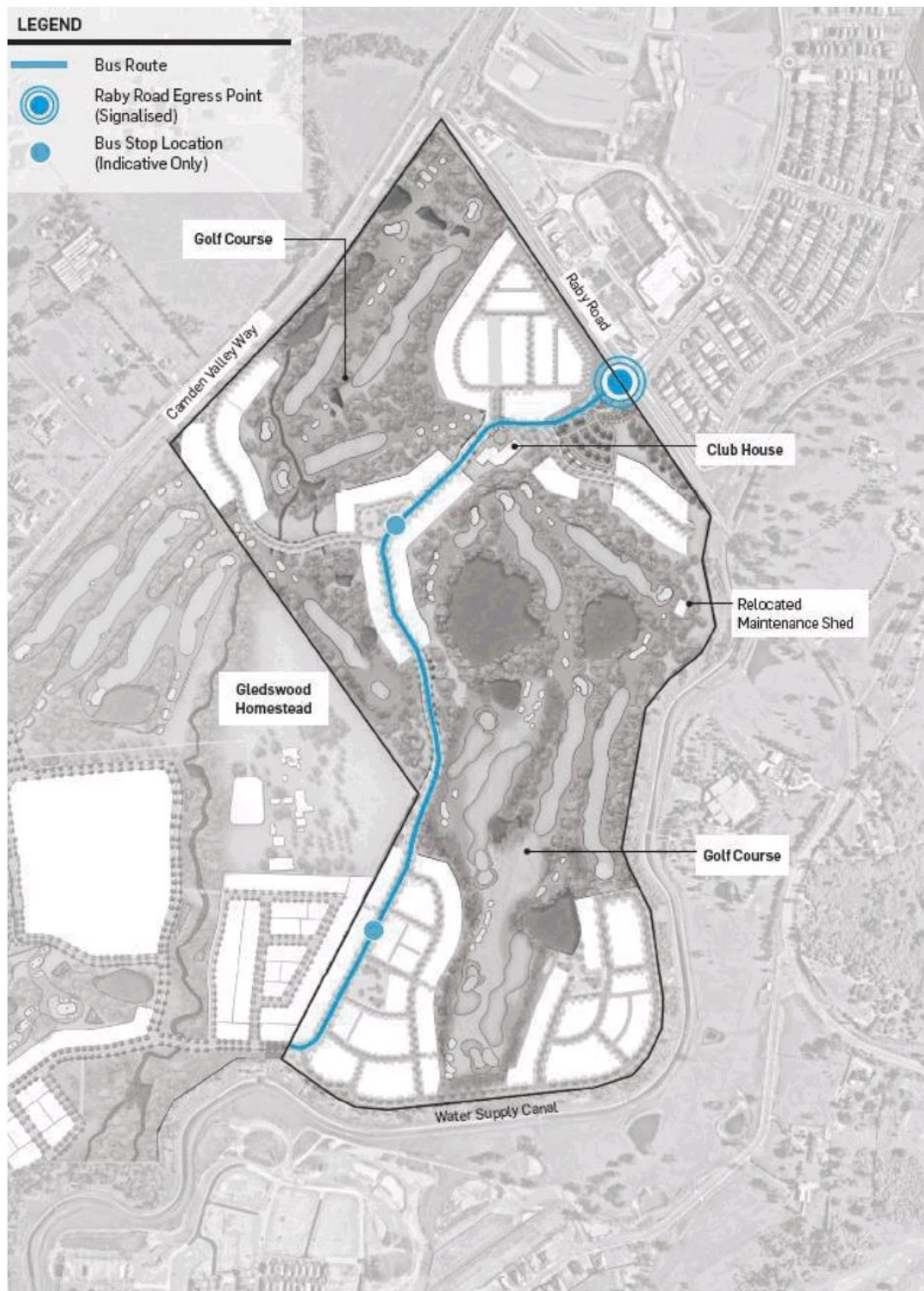


Figure 6-11: Camden Lakeside Indicative Bus Route

S6.2.4 Parks and Open Space**Objectives**

- a. Ensure that open space is of appropriate quality and quantity to meet the recreational and social needs of the community.
- b. Provide the framework for the protection and enhancement of remnant vegetation and riparian corridors within the public realm.
- c. Provide for the establishment of local parks and other open spaces which contribute to the sense of place.
- d. Utilise open space for Water Sensitive Urban Design and stormwater management.
- e. Promote plant species selection and design which will minimise ongoing water and maintenance requirements.

Controls

1. Local open space will generally be located in accordance with Figure 6-12.
2. Ensure connectivity of shared paths through public open space where appropriate.



Figure 6-12: Camden Lakeside Indicative Open Space Network

S6.2.5 Vegetation Conservation

Objectives

- a. Ensure the protection and enhancement of existing significant trees and significant remnant vegetation where practical.
- b. Facilitate the implementation of the agreed conservation offset package for Camden Lakeside.
- c. Prevent the spread of weeds during and after construction.

Controls

1. All 'Core Local Vegetation Protected' and 'Other Vegetation Protected' areas identified in Figure 6-13 are to be retained within open space and protected to ensure long term viability.
2. Land identified as 'Core Local Vegetation Rehabilitated' in Figure 6-13 is to be restored in accordance with a Conservation Management Plan (CMP). The CMP must be prepared in line with the recommendations of the Cumberland Ecology - Ecological Assessment (January 2007) and be endorsed by Camden Council.
3. All applicants for subdivision and bulk earthworks are required to consider the need to minimise weed dispersion.

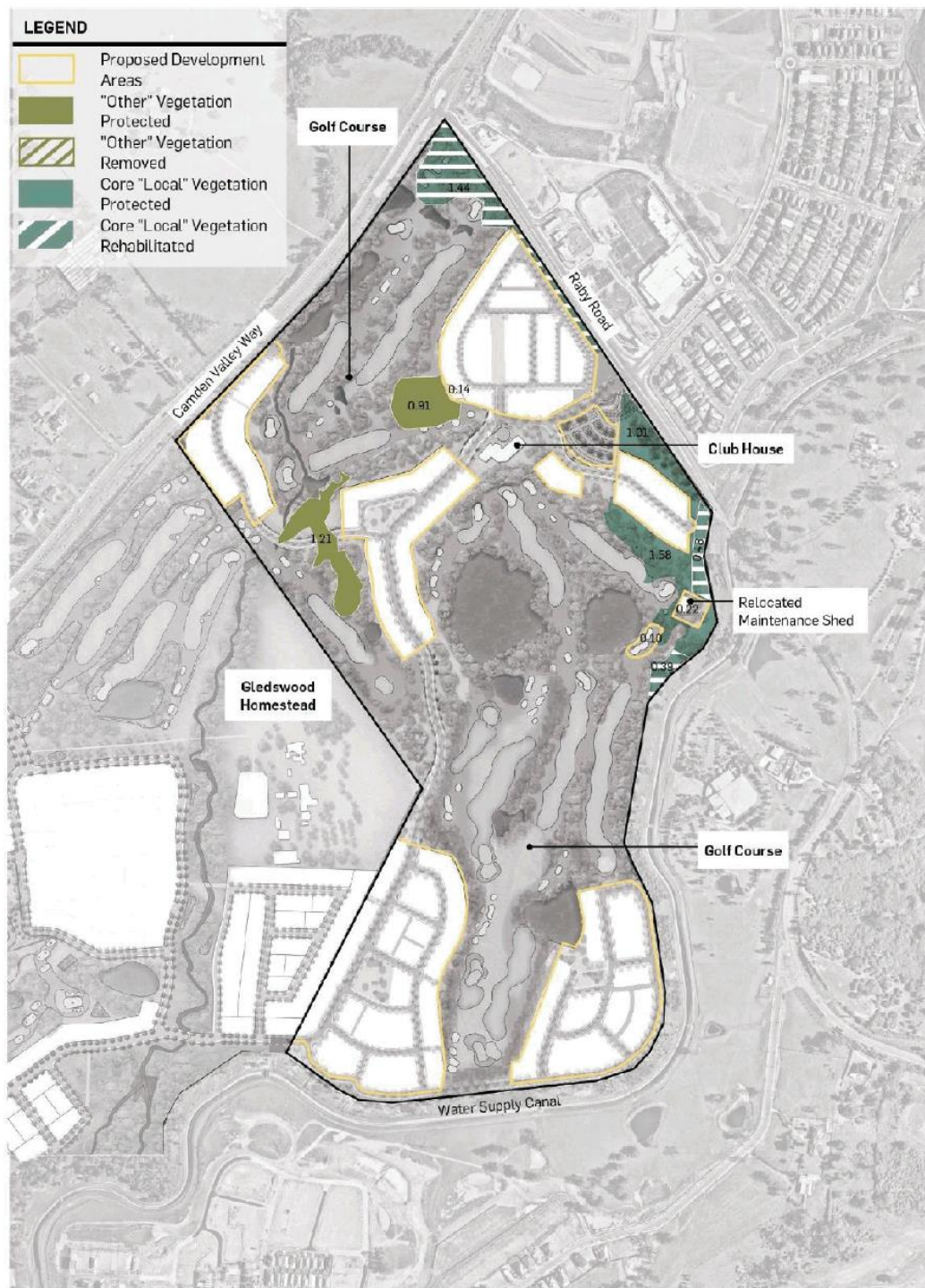


Figure 6-13: Camden Lakeside Compensatory Planting Areas

S6.2.6 Upper Canal

Objectives

- a. Enhance and protect the heritage significance of the Upper Canal and respect its rural landscape setting.
- b. Ensure that new development is set back and visually screened from the Upper Canal.
- c. Provide public access along the Upper Canal perimeter for heritage interpretation purposes, while ensuring the security of the Upper Canal is maintained at all times.
- d. Minimise risks to public safety.
- e. Prevent stormwater, treated effluent or other pollutants from entering the Upper Canal system.

Controls

1. A safety fence must be erected along the southern boundary of residential Precinct 4 and the southern and eastern boundaries of Precinct 5, including the area between Precincts 4 and 5 that adjoins the Upper Canal. The fence must be designed to satisfy the security requirements of WaterNSW without being detrimental to the heritage significance of the Upper Canal. Consideration must be given to soften the visual impact of the fence from the Upper Canal and from the development. The fence must be installed by the developer as part of the subdivision works occurring adjacent to the Upper Canal.
2. The stormwater system along the boundaries of Precincts 4, 5 and 6 that adjoin the Upper Canal must be designed to ensure that stormwater during a 1% AEP flood event will not enter the Upper Canal. Management measures must accommodate and not impede flows from the trails, drains, banks/berms, pipes/flumes/culverts/siphons that convey stormwater across the Upper Canal.
3. The reuse of treated effluent in the vicinity of the Upper Canal is to incorporate an irrigation system that is designed to avoid the potential for contaminated runoff as well as airborne contaminants to adversely impact on water in the Upper Canal.
4. Any development adjacent to the Upper Canal and roads crossing the Upper Canal must be designed and constructed to minimise damage to the Upper Canal from vibration and from cut and fill works. Construction techniques must satisfy the requirements of the Water NSW.
5. Further reference must be made to Development adjoining Upper Canal System within Part 2 Chapter 2.15 Development Adjoining Upper Canal System of this DCP.



S6.2.7 Golf Course and Recreational Facilities Precinct

Objectives

- a. Control the interface between the golf course, roads and adjacent land uses.
- b. Identify the materials, form and scale of boundary treatments at the interface between the golf course and adjacent land uses.
- c. Where practical, provide for the retention of existing trees both on the golf course and within adjacent lots.
- d. Establish an appropriate physical separation between golf play areas, roads, dwellings and other activities within adjacent land areas.
- e. Define the extent of the landscape curtilage which surrounds the recreational/golf course facilities and which forms the Precinct area.
- f. Facilitate the appropriate physical separation between the recreational facilities and surrounding activities.
- g. Establish site circulation, visual amenity and environmental management principles which apply to the Golf Course Facilities Precinct.
- h. Facilitate pedestrian and bicycle access to the Golf Course/Recreational Facilities Precinct.

Controls

Golf course design and safety setbacks

1. The requirements for safety setbacks are to be determined by a specialist golf designer or similarly qualified person.
2. Where an existing significant tree cannot to be retained, a replacement tree of the same species is to be planted within close proximity of the existing tree.
3. Where practical, new planting within the golf course is to be located to maximise existing views of the golf course from lots and Gledswood homestead and Upper Water Canal.
4. Provide appropriate safety setbacks from the centreline of the fairways to the boundary of adjacent lots, roads and other development.
5. New planting is to be established to soften the visual impact of built forms.
6. Recreational and clubhouse facilities and associated activities that have the potential to cause intrusive/offensive noise to residential premises are to be designed to comply the Acoustic Amenity controls within Part 2 of this DCP.
7. Car parking is to be provided in the vicinity of the Recreational and Golf Course facilities in accordance with relevant provisions of this DCP.



8. Vehicular access and egress to the facilities and associated car park will be provided with adequate separation from and appropriate integration with the pedestrian and bicycle movement system.
9. Provide bicycle parking facilities in the Golf Course/Recreational Facilities Precinct. Pedestrian access requirements to the recreational facilities and Golf Club are to comply with Australian Standards for mobility and access.
10. Future extensions and modifications to the existing clubhouse are to be in keeping with the existing scale, form and character of the clubhouse.

Recreational facilities

1. If recreational facilities are provided, they are to be in a location easily accessible from the clubhouse and roads.
2. Facilities may include a full size, fenced tennis court and swimming pool.

S6.2.8 Odour Impacts

Objectives

- a. Ensure appropriate levels of air quality for the health and amenity of future residents.

Controls

1. An odour impact assessment of the identified poultry operation (within the Benbow Environmental Level 3 Odour Impact Assessment for development of Camden Lakeside (November 2007)) is to be undertaken in accordance with the EPA draft policy Assessment and Management of Odour from Stationary sources in NSW and Technical Notes.
2. Any land identified by the odour study as being within a nominated separation distance (i.e. inside the 2.0 OU / cubic metre - 99th percentile expressed as a nose response average 1 second value) must not be developed until either:
 - a. The poultry operation ceases to operate and the existing use rights have been extinguished and the poultry sheds and supporting infrastructure has been demolished, or
 - b. It can be demonstrated to Council that the odour levels are within acceptable limits to permit development.



S6.2.9 Acoustic Amenity

Objectives

- a. Establish an urban structure which protects and enhances short and long views within the landscape, whilst allowing for the development of individual lots.
- b. Mitigate noise effects from Camden Valley Way and Raby Road to ensure private open space areas are not adversely affected by noise.
- c. Allow for the physical separation of incompatible activities to facilitate adequate privacy.
- d. Achieve high quality living environments which maximise visual privacy of the occupants and neighbouring properties through siting, building planning, location of openings and building materials.

Controls

1. Lots contained within Precinct 3 immediately adjacent to Camden Valley Way are to have a continuous building facade (noise attenuation / barrier). This must include, where the facade faces toward the road, a private open space area located on the eastern (protected) side of the facade and sleeping / quiet areas located within the part of the dwelling furthest away from the noise source. Figure 6-14 below shows indicative layout and noise attenuation measures which will help achieve the external noise criteria.

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Attachment 3

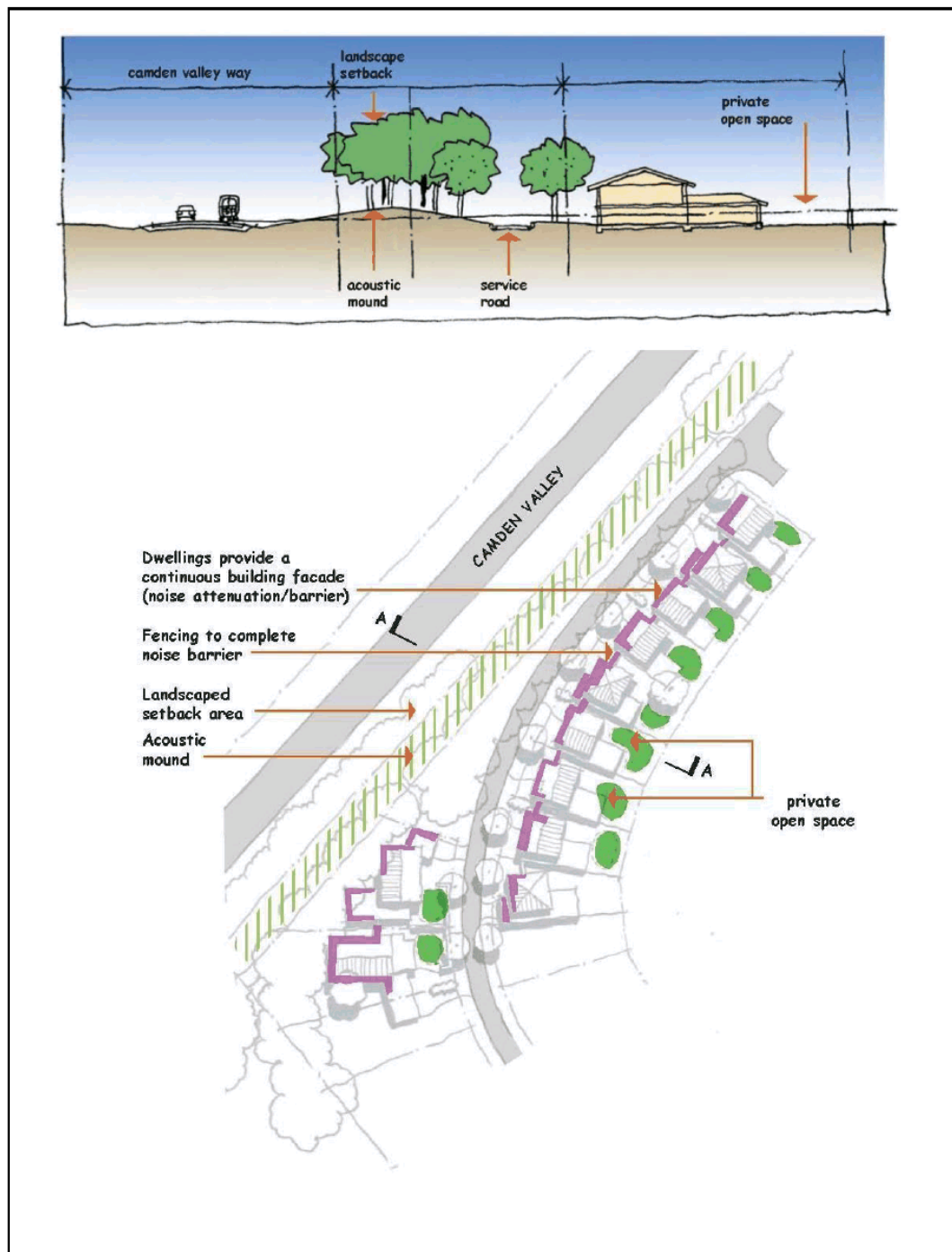


Figure 6-14: Camden Lakeside Indicative Layout and Noise Attenuation Measures

S6.2.10 Stormwater Management

Objectives

- a. Ensure appropriate measures are implemented to manage maintenance requirements.
- b. Adopt an integrated approach that takes into account all aspects of the water cycle in determining impacts and enhancing water resources.
- c. Promote sustainable practices in relation to the use of water resources for human activities.
- d. Minimise water consumption for human uses by using best-practice site planning, design and water efficient appliances.
- e. Address water resources in terms of the entire water catchment.
- f. Protect water catchments and environmental systems from development pressures and potential pollution sources.
- g. Protect and enhance natural watercourses, riparian corridors and wetlands.
- h. Integrate water management with stormwater, drainage, and flood conveyance requirements.
- i. Ensure water quality controls are integrated with parks, conservation areas and green spaces to ensure high quality environmental outcomes are achieved.
- j. Minimise urban run-off and incorporate best practice Water Sensitive Urban Design to ensure there is no adverse impact on water quality discharging from the site or to natural streams.

Controls

1. The design and performance of the stormwater management system infrastructure must have regard to the Water Sensitive Urban Design measures contained within the 'Camden Lakeside Rezoning: Water Cycle and Civil Infrastructure Assessment' prepared by Cardno Forbes Rigby and dated September 2007.

S6.3 Hotel Development Controls

Objectives

- a. To ensure any hotel development does not pose an adverse impact on the landscape and visual character of the area, surrounding heritage items or other places of heritage significance.
- b. Minimise opportunity for light spill from the hotel development to the public domain and surrounding development.
- c. To mitigate potential conflicts between utility service providers and any proposed hotel.

Controls

1. A buffer screen of vegetation, incorporating upper, middle and lower canopy plantings from the Cumberland Plain Woodland community, must be planted to achieve a natural visual buffer as recommended in the Landscape and Visual Analysis Reports (RPS Australia East Pty Ltd, November 2017) and the Heritage Impact Assessment (RPS Australia East Pty Ltd November 2017).

- a. Vegetative buffer screen plantings must be no less than 10m in depth.
- b. The proposed buffer area must be located within the suggested vegetative buffer area marked on Figure 6-15. The buffer area is to ensure any hotel development is to adequately screen vistas from the heritage listed Upper Canal System and the Gledswood Homestead; and is to preserve the existing vistas of the Gledswood Homestead towards the lakes.

Note - Core protected local vegetation, and local vegetation rehabilitation areas can also be considered if the presence of upper, middle and lower canopy can be demonstrated to a minimum depth of 10m.

- c. All plantings must be in place prior to the release of the Occupation Certificate for any hotel.
2. A Vegetation Management Plan (VMP) is to be submitted with any hotel Development Application.
 - a. The VMP is to specify plantings required for the vegetation buffer, ensuring they are consistent with the Cumberland Plain Woodland community, and requires a management plan in perpetuity.
 - b. Any pre-existing vegetative buffer screening is to be protected when civil works are being carried out.
 - c. A covenant MUST be registered on the title of the lot requiring compliance with the VMP prior to the release of the Occupation Certificate for any hotel.
 - d. Planting works as per the VMP must be completed prior to the release of the Occupation Certificate for any hotel.
3. A schedule of materials and colours must be submitted with any hotel development application.



- a. Materials and colours for buildings (including ancillary structures) must adopt neutral/ earthen colours such as tones of greys, grey-greens, blue-greys, browns, or fawns. Bright colours, stark whites, and blacks must be avoided.
 - b. Non-reflective materials for external use must be utilised.
4. A lighting impact study is to be submitted with any hotel Development Application.
 - a. The lighting impact study is to include potential impacts and a mitigation strategy to address any potential internal and external light spill from any proposed hotel; and is to address the Australian Standards AS4282 control of the obtrusive effects of outdoor Lighting.
5. Any development application must seek comment from relevant utility providers and ensure concerns are adequately addressed prior to the issue of development consent.



ORD03

Attachment 3

Camden Development Control Plan 2019

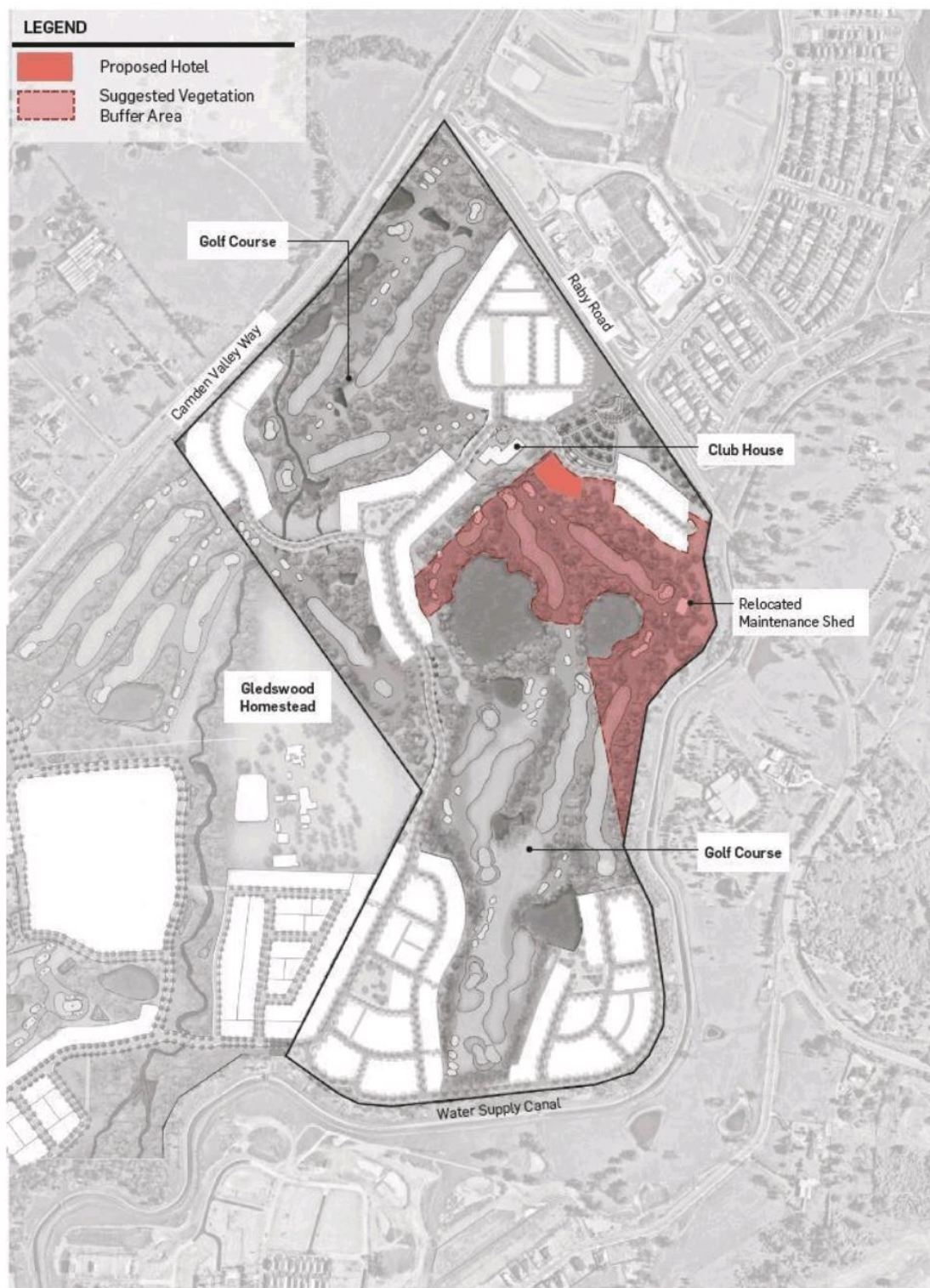


Figure 6-15: Camden Lakeside Suggested Vegetative Buffer Area



S6.4 Studio Dwelling Controls

Objectives

- a. To enable the development of a diversity of dwelling types.
- b. To contribute to the availability of affordable housing.
- c. To promote innovative housing solutions that are compatible with the surrounding residential environment.
- d. To provide casual surveillance to rear lanes.

Note - *studio dwelling* means a dwelling that—

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on its own lot of land, and
- (c) is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage is attached to, or is separate from, the principal dwelling, but does not include a semi-detached dwelling.

Controls

1. Studio dwellings are to comply with the controls in Section 3.1 and 3.2, except where the controls in this clause differ, in which case the controls in this clause take precedence.
2. Studio dwellings are to comply with the key controls in Table 6-1.
3. The maximum site coverage control for upper floors in the relevant Table 6-2 may be exceeded by the combined upper floor coverage of the studio dwelling and principal dwelling, providing that:
 - a. The privacy of the principal dwelling and dwellings on adjoining land is not compromised; and
 - b. Solar access to the principal private open space of neighbouring lots is not significantly reduced.
4. The maximum gross floor area of a studio dwelling is 75m².
5. The finishes, materials and colours of the studio dwelling are to complement the principal dwelling in its construction features.
6. For studio dwellings, windows and private open spaces must not overlook the private open space of any adjacent dwellings including the principal dwelling. Windows that potentially overlook adjacent lots must either have obscured glazing, be screened or have a minimum sill height of 1.5m above floor level.
7. Studio dwellings and associated garages may have a zero lot setback to one side boundary and may be attached to another garage/studio dwelling on an adjoining lot, particularly where the studio dwelling is associated with an attached or semi-detached dwelling.

8. Where the studio dwelling is built to a zero lot line on a side boundary, windows are not to be located on the zero lot wall unless that wall adjoins a laneway, public road, public open space or drainage land.
9. Studio dwellings are to have balconies or living areas that overlook laneways for casual surveillance.
10. Rear garages with studio dwellings may have first level balconies facing the lane provided the balcony remains within the lot boundary. Where 2m deep, overhanging balconies for private open space requirements of studio dwellings are located along a lane, the application must demonstrate how garages setback underneath avoid creating an overly wide lane and ambiguous space opportunities for illegally parked cars, trailers, bins etc.
11. Where a studio dwelling is built over a rear garage and separated from the upper levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and the studio dwelling.
12. Studio dwellings are to be located at the rear of the lot only where the lot has access from a rear lane or secondary street on a corner lot.
13. Studio dwellings must comply with separation controls nominated in Australian Standards and the National Construction Code.
14. Studio dwellings are not permitted where the principal dwelling is an attached dwelling, unless:
 - a. the studio dwelling is located above a rear loaded garage; and
 - b. the studio dwelling has direct access to a public road or laneway; and
 - c. garbage and mail facilities are accessible by residents and by service vehicles.
15. A continuous run of studio dwellings along a laneway is to be avoided, as it changes the character, purpose and function of the lane. No more than 25% of the lots adjoining a laneway (excluding street corner lots with studio at the lane entry) are to have studio dwellings. See Figure 6-16.



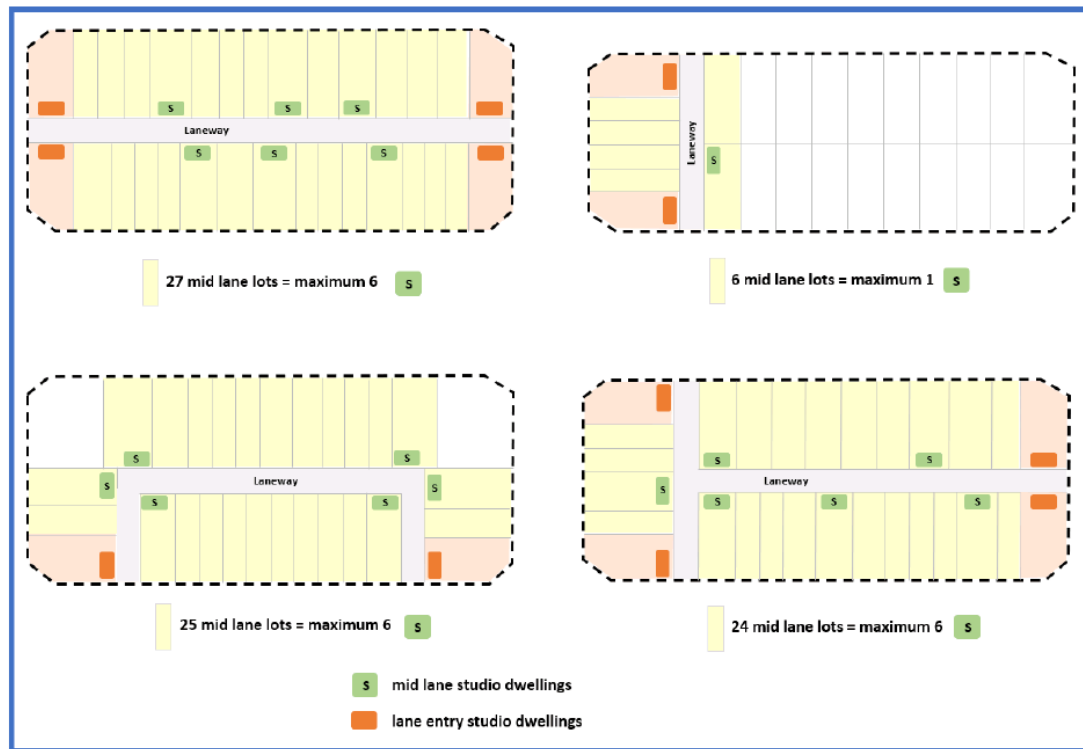


Figure 6-16: Camden Lakeside Sample laneways showing maximum number of studio dwellings

Table 6-1 Key controls for studio dwellings – Camden Lakeside

ELEMENT	STUDIO DWELLINGS (STRATA)
On-site car parking	<p>One additional dedicated on-site car parking space.</p> <p>Car parking space to be located behind building façade line of principal dwelling.</p> <p>Car parking space not to be in a stacked configuration.</p>
Principal Private open space	Balcony accessed directly off living space having minimum size of 8m ² with a minimum dimension of 2m.
Subdivision	Strata title subdivision only from the principal dwelling on the land.
Access	<p>Access to be separate from the principal dwelling and is to front a public street, lane or shared private access way</p> <p>or</p> <p>Combined access for the principal dwelling and studio dwelling to be through communal land as shown on the strata plan.</p>
Services and facilities	<p>Provision for separate services, such as mail delivery and waste collection, and an on-site garbage storage area so that bins are not visible from public street or laneway. To be located on a street address that is able to be accessed by garbage collection and mail delivery services.</p> <p>May be serviced from the front residential street via the principal dwelling lot.</p>

S6.45 Site Specific Residential Controls

Note: The controls listed below are specific to Camden Lakeside. They must be read in conjunction with the controls in Part 4 of this DCP. In the event of any inconsistency, the controls below prevail.

S6.45.1 Additional Acoustic Amenity Controls

1. Residential premises immediately adjacent to Camden Valley Way and Raby Road are to be designed to comply with Acoustic Amenity within Part 2 of this DCP. and be in accordance with the following principles:
 - a. Appropriately designed acoustic mounds are to be provided along Camden Valley Way where required.
 - b. Setbacks and service roads placed between Camden Valley Way and housing.
 - c. Internal dwelling layouts that are designed to minimise noise in living and sleeping areas.
 - d. Higher than standard fencing constructed with a suitably solid mass.

Note: The controls listed below are specific to Camden Lakeside (Table 6-42). They must be read in conjunction with the controls in Part 4 of this DCP. In the event of any inconsistency, the controls included in this subsection will take precedence.

Table 6-42 Summary of residential accommodation controls – Camden Lakeside

SETBACKS	
Front setback (min)	4.5m to building line; 3.5m to building line when lot is fronting open space
Secondary street setback (min)* *Excludes attached dwellings	2m to apply to all lots. A greater secondary setback may be required if in Council's opinion, the proposed development does not positively address the secondary street and/or demonstrate a good level of amenity.
Side setback (min)* *Excludes attached dwellings and zero lot line dwellings	0.9m
Rear setback (min)	4m (ground floor) 6m (upper floor)



Rear setback - (where land abuts the Upper Canal)	6m with 10m being preferable from the boundary with WaterNSW land.
Garage setback (min)	1m behind principal building line and 5.5m from front boundary; third garage to be set back 2m behind principal building line.
Architectural element front setback encroachment (max)	1.5m
Rear lane setback (min)	1m. Notwithstanding this, the rear lane setback can be reduced to 0.5m only if it can be adequately demonstrated to Council's satisfaction, that the development can facilitate waste collection in a safe and orderly manner.
Public reserve setback (min)	3.5m
HEIGHT	
As per LEP 2010 and Part 4 of this DCP	
PRIVATE OPEN SPACE, LANDSCAPING AND SITE COVERAGE	
Site coverage (max) – lots less than 450m ²	Single storey development - 60%
	Two storey development – 50% ground floor, 35% upper floor
Site coverage (max) – lots 450m ² or greater	Single storey development - 50%
	Two storey development – 50% ground floor, 30% upper floor
Landscaped area (min)	30%
Landscaped area (min) within the front setback	40%
Principal private open space (PPOS) (min) <i>*Excludes studio dwellings</i>	For lot width of ≤ 10m – min 16m ² with minimum dimension of 4m For lot width >10m – min 24m ² PPOS with minimum dimension of 4m
Gradient of PPOS (max)	1:10



Solar access to PPOS (min)	<p>Direct sunlight must reach at least 50% of the PPOS of both the subject dwelling and of any adjoining dwelling for not less than 3 hours between 9:00am and 3:00pm on 21 June.</p> <p>Dwellings must be orientated to maximise solar access to living rooms having regard to future and existing site constraints.</p> <p>At least one window to a living area of dwellings on neighbouring properties must receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.</p>
GARAGE DESIGN	
Garage door width (max) – lots 7-15m wide	60% of front elevation width
Garage door width (max) – lots greater than 15m wide	50% of front elevation width

S.6.45.2 Double Garages on Narrow Lots equal to or greater than 10m and less than 12.5m

Double Garages are permitted on lots equal to or greater than 10m and less than 12.5m, subject to the below.

Objectives

- To facilitate additional parking behind the building line on narrow allotments without reducing on street parking
- To reduce the visual impact of garages, carports, and parking areas on the streetscape.
- To ensure the dwelling is designed to provide casual surveillance of the street.
- To reduce the apparent bulk and scale of the dwelling.

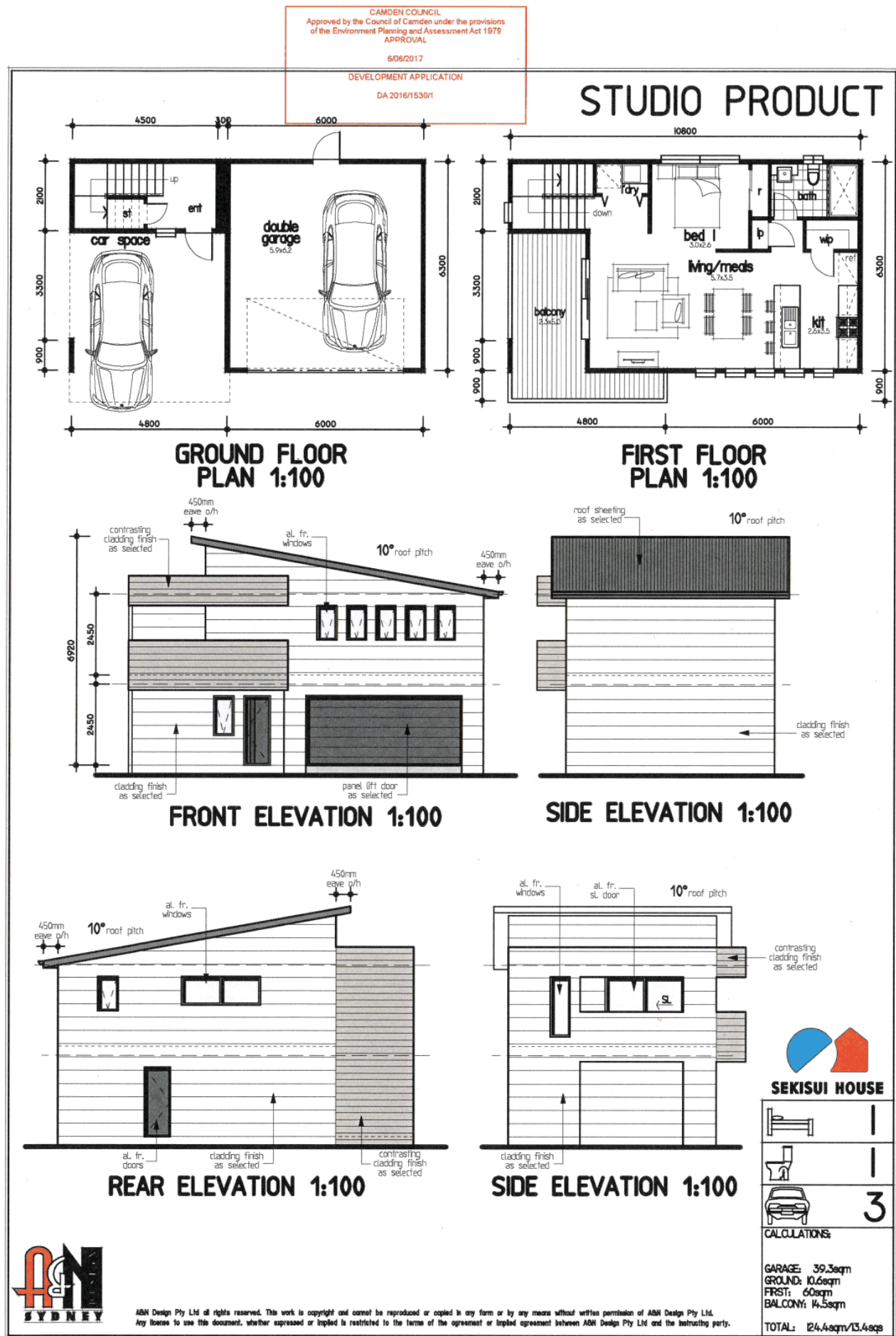
Controls

- Where a residential dwelling is proposed with a double garage on a lot with a frontage equal to or greater than 10 metres and less than 12.5 metres (measured at the building line);
 - It must be in conjunction with a 2 storey dwelling.
 - It must be demonstrated that there is no loss of on street parking, site plans must show:



- i. an unencumbered area within the property line for on-street parking;
 - ii. driveway crossover (minimum 4m for double garage); and
 - iii. 500mm driveway setback (minimum) from the side boundary and demonstrate no conflict with services as per Council's Design and Construction Specification – Access driveways.
2. The floor plan must include a habitable room overlooking the street with a balcony incorporated into the design of the front façade.
3. The balcony must cover at least 50% of the width of the dwelling.
4. The double garage must be recessed from the main building.
5. To break up the bulk of the facade, the balcony element must be of a different finish to the main dwelling.
6. The front entrance must be visible from the street.
7. Non-habitable rooms are discouraged from being located at the front of the dwelling (apart from the front entrance).

- End of Schedule –





LOCATION PLAN

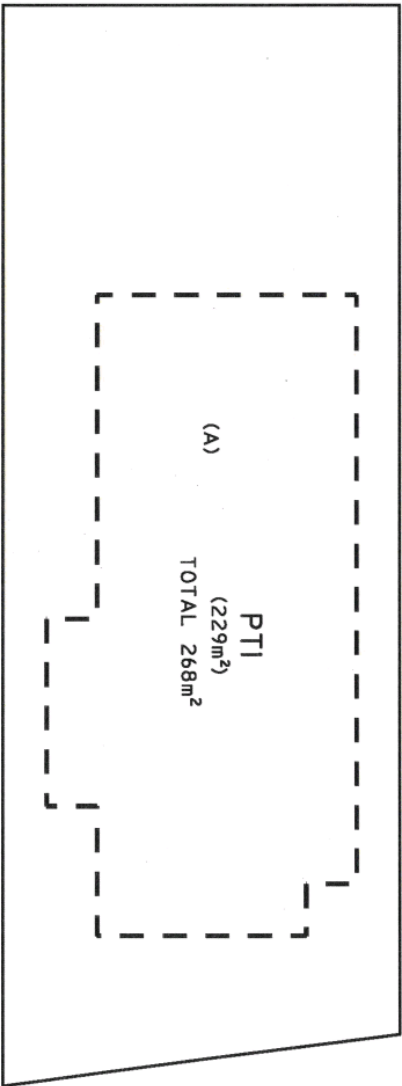


STRATA PLAN FORM 2 (A3)

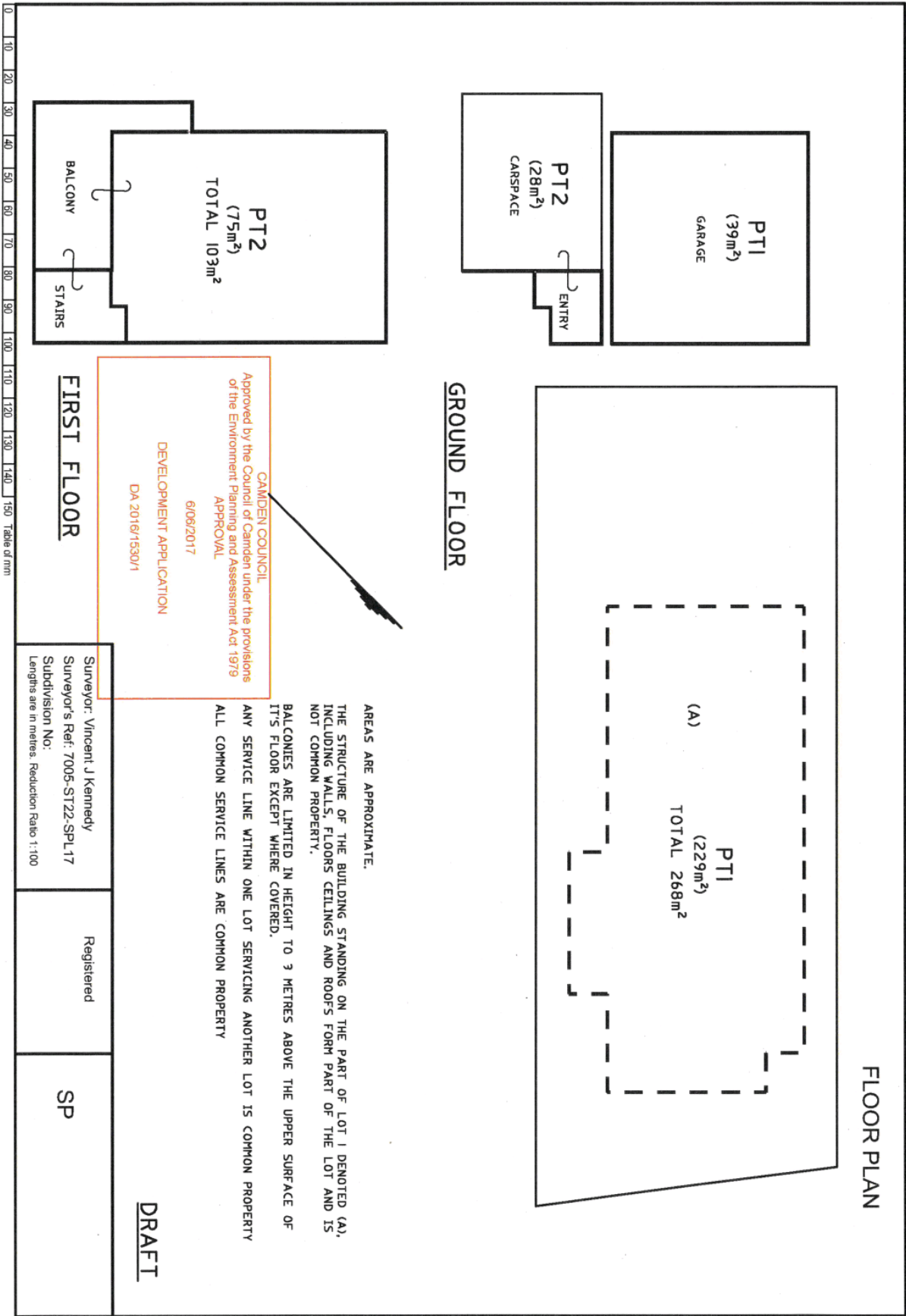
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 2 of 2 sheets

FLOOR PLAN



GROUND FLOOR



0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm

FIRST FLOOR

Surveyor: Vincent J Kennedy
Surveyor's Ref: 7005-ST22-SPL17
Subdivision No:
Lengths are in metres. Reduction Ratio 1:100

Registered

SP

DRAFT

Floor Plan Types & Elevations

- CAMDEN COUNCIL**
Approved by the Council of Camden under the provisions
of the Environment Planning and Assessment Act 1979
APPROVAL


 Average 1944 rating:
6.4
 100% of reviewers
 recommended this
 movie.

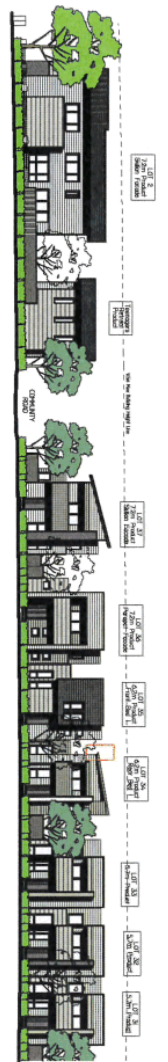
Certified movie
 Approved format
 Accreditation no.
 Accreditation label
 Accreditation number

Full-length DVD
 Gladswood Hills, NSW
 2167
www.nationalww2museum.org.au

0001059510
 lan fry
 VICEDOLV121441
 05 December 2016



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PART SOUTH WEST STREETScape TO RAVENWOOD STREET L200

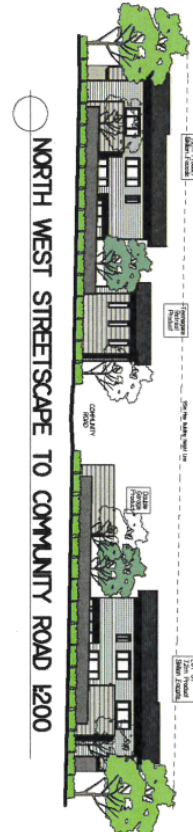
NOTE
ALL ELEVATIONS SHOWN ARE FOR INFORMATION ONLY. ALL ELEVATIONS SHOWN ARE FOR INFORMATION ONLY. ALL ELEVATIONS SHOWN ARE FOR INFORMATION ONLY.



PART SOUTH WEST STREETScape TO RAVENWOOD STREET L200

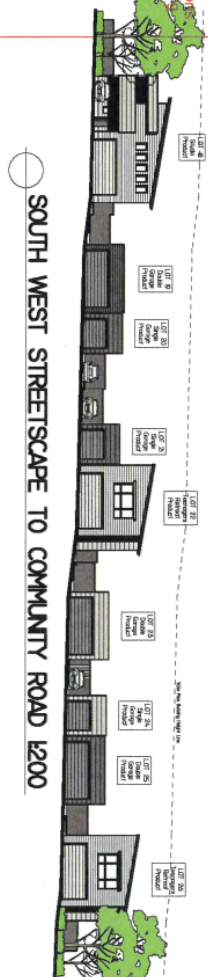


NORTH WEST STREETScape TO LLYLlyDALE AVENUE L200



NORTH WEST STREETScape TO COMMUNITY ROAD L200

CAMDEN COUNCIL
Approved by the Council of Camden under the provisions
of the Environment Planning and Assessment Act 1979
6/06/2017
DEVELOPMENT APPLICATION
DA 2016/1530/1



SOUTH WEST STREETScape TO COMMUNITY ROAD L200



NORTH EAST STREETScape TO FARBANK DRIVE L200

THE HERITAGE
STAGE 22

LOT 100, RAVENWOOD STREET, CAMDEN
RESIDENTIAL L200

SEKISUI HOUSE

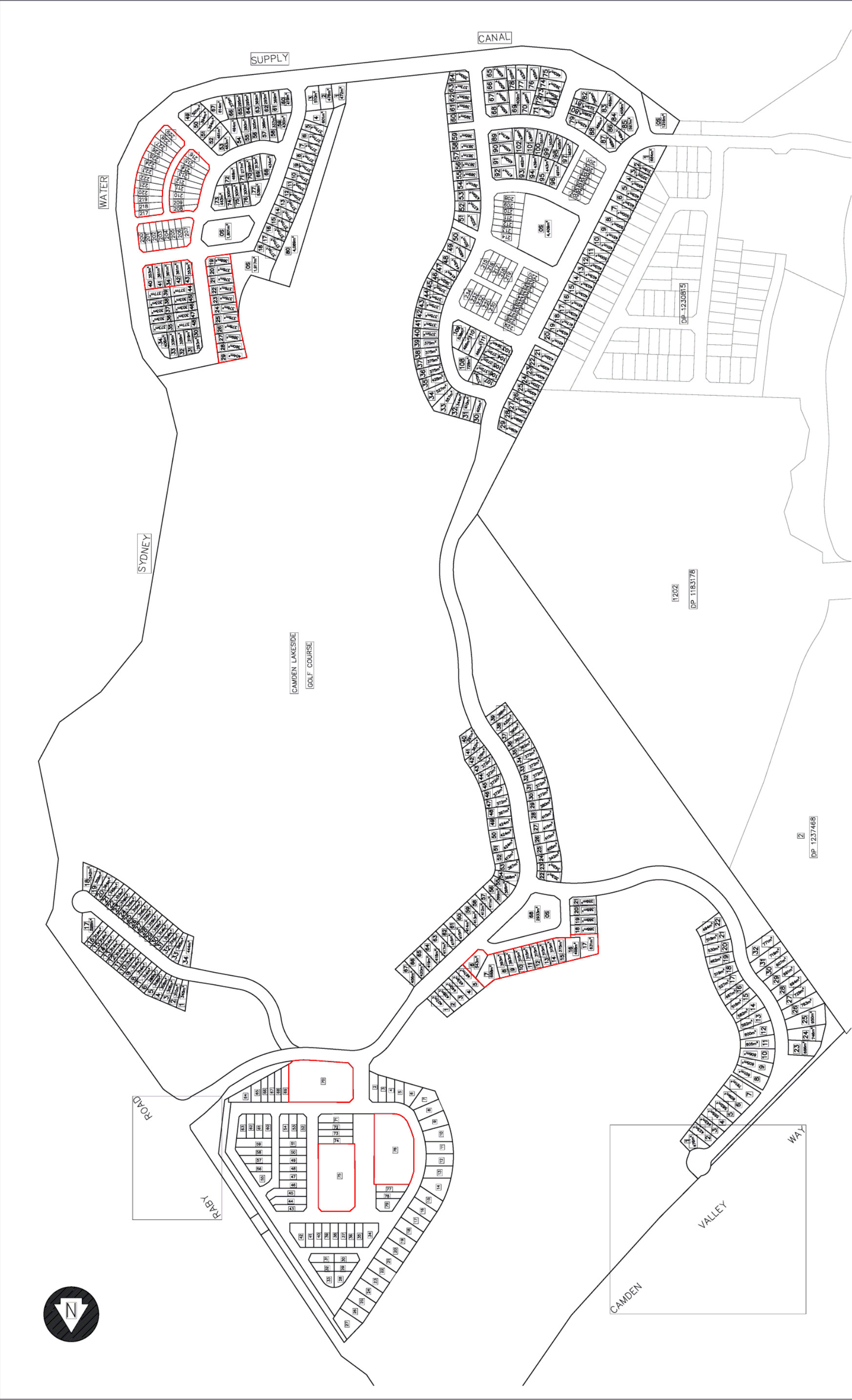
bdg
DESIGN
SYDNEY

LEVEL 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 203

[illegible]


 Certificate no: 0001056510
 Accredited Name: Ian Fry
 Accreditation no: WOCBAW121441
 Certificate valid: 05 December 2016
 During Absence:
 Fallick Drive
 Giverson Hills, NSW
 2557


Attachments for the Ordinary Council Meeting held on 12 October 2021 - Page 345



FOR DISCUSSION PURPOSES ONLY



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LAND RESOURCE CONSULTANTS
SUITE 4, 111 HARRISON ROAD, APTON, QLD 4207
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LAND & ENGINEERING SURVEYING
CONSULTANTS
ENVIRONMENTAL PLANNING & DESIGN


Liam Ysko
Professional Engineer
No. 123456789

PLAN SHOWING PROPOSED SUBDIVISION OF LOT
50 IN DP1221870 AND LOT 101 IN DP1208555
CAMDEN LGA

DRAWN
26 MAR
2019

CHECKED

SCALE
1:1500

DATE
09 AUG

REFERENCE
7005/503

DATE	REVISIONS	BY

Attachment 5

ORD03

Attachments for the Ordinary Council Meeting held on 12 October 2021 - Page 347

Attachment – Assessment against Key Strategic Documents

Assessment Against Key Strategic Documents

Greater Sydney Region Plan

The Greater Sydney Region Plan (the Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan sets a vision and plan to manage future growth and change in Greater Sydney in the context of economic, social and environmental matters.

The proposal is consistent with the relevant Directions and Objectives of the Plan as summarised in **Table 1**.

Greater Sydney Region Plan		
Direction	Objective	Officer Comment
<u>Direction 1</u> Infrastructure and collaboration – A city supported by infrastructure	<u>Objective 4</u> Infrastructure use is optimised	The proposal seeks to make use of existing infrastructure and ensure delivery of diverse housing options on existing residential zoned land with committed infrastructure capacities. The proposal is consistent with Objective 4.
<u>Direction 3</u> Liveability – A city for people	<u>Objective 7</u> Communities are healthy, resilient and socially connected	The proposal seeks to provide opportunities for the creation of laneways and walkable medium density environments which will promote walking cycling and connectivity to public transport and open space. The proposal is consistent with objective 7.
<u>Direction 4</u> Liveability – Housing the City	<u>Objective 10</u> Greater Housing Supply <u>Objective 11</u> Housing is more diverse and affordable <u>Objective 12</u> Great places that bring people together	The proposal seeks to support housing supply across the LGA by providing diversity in housing typologies. The proposal seeks to provide an additional housing typology which currently does not exist on the site. This will promote greater housing diversity and affordability and will support housing provided in the South West Growth Area. The proposal seeks to facilitate well-designed laneways at a human scale and walkable medium density environments which will provide connectivity to open space and community facilities. The proposal is consistent with Objectives 10,11 and 12.

Table 1 – Assessment against Greater Sydney Region Plan

Western City District Plan

The Western City District Plan (the District Plan) was released by the GSC on 18 March 2018. The District Plan guides the 20-year growth of the Western City District to improve its social, economic and environmental assets.

The proposal is consistent with the relevant Planning Priorities and Actions of the District Plan as summarised in **Table 2**.

Western City District Plan Planning Priority	Officer Comment
<u>Planning Priority W1</u> Planning for a city supported by infrastructure	The proposal seeks to align opportunities for dwelling diversity with opportunities for connection to local services, aligning land uses and maximising the use of existing infrastructure assets.
<u>Planning Priority W3</u> Providing services and social infrastructure to meet people's changing needs	The proposal will create the opportunity for dwelling diversity with linkages to public domain, existing services and facilities and pedestrian and transport links.
<u>Planning Priority W4</u> Fostering healthy, creative, culturally rich and socially connected communities	The proposal will create opportunities for walkable and human scale laneway streetscapes with connectivity to open space and social infrastructure.
<u>Planning Priority W5</u> Providing housing supply, choice and affordability with access to jobs, services and public transport	The proposal will result in an additional housing typology permissible on the site which will complement housing supply, while increasing choice and affordability with access to jobs, services and public transport.
<u>Planning Priority W6</u> Creating and renewing great place and local centres, and respecting the District's heritage	The proposal will result in increased diversity in housing types and streetscapes resulting in walkable neighbourhoods with connectivity to open space and social infrastructure.
<u>Planning Priority W18</u> Delivering high quality open space	The proposal will result in walkable laneway streetscapes which promote connectivity to open space.

Table 2: Assessment against Western City District Plan

Community Strategic Plan

The Camden Community Strategic Plan (CSP) seeks to actively manage Camden LGA's growth by retaining Camden's heritage sites, scenic vistas and cultural landscapes while catering for well-managed development.

The proposal is consistent with the relevant Strategic Directions and Objectives of the CSP as summarised in **Table 3**.

Community Strategic Plan Key Direction	Officer Comment
<u>Key Direction 1</u> Actively Managing Camden LGA's Growth	The proposal is consistent with this direction as it will enable the provision of diverse housing options while retaining the character and environmental characteristics of the LGA.
<u>Key Direction 2</u> Healthy Urban and Natural Environment	The proposal is consistent with this Direction as it will increase housing diversity in locations with connectivity to public amenities and recreational facilities.
<u>Key Direction 5</u> An Enriched and Connected Community	The proposal is consistent with this direction as it will increase opportunities for housing diversity and affordability and varied streetscapes, with access to social infrastructure and transport.

Table 3: Assessment against Community Strategic Plan

Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) is a 20-year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how the Camden LGA will change to meet the community's needs.

The proposal is consistent with the relevant Local Priorities of the LSPS as summarised in **Table 4**.

Local Strategic Planning Statement Local Priorities	Officer Comment
<u>Liveability Local Priority L1</u> Providing housing choice and affordability for Camden's growing and changing population	The proposal will provide a greater diversity of housing typologies in the LGA to accommodate changing demographics and housing demand.
<u>Sustainability Local Priority S1</u> Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space	The proposal seeks to introduce well designed laneway environments in appropriate locations promoting connectivity to open space.

Table 4: Assessment against Local Strategic Planning Statement

Draft Camden Local Housing Strategy

The draft LHS sets out Council's vision for housing in the Camden LGA to 2036 by setting a number of priorities and objectives to achieve housing targets and priorities from Council's LSPS. The proposal is consistent with the relevant priorities of the draft LHS as summarised in Table 5.

Draft Local Housing Strategy		
Priority	Objective	Officer Comment
<u>Priority 1:</u> Providing housing capacity and coordinating growth with infrastructure	<u>Objective 1:</u> There is sufficient planning capacity to meet forecast housing demand	The proposal will utilise existing planned capacity to deliver greater diversity and affordability in housing typologies.
<u>Priority 2:</u> Delivering resilient, healthy and connected communities	<u>Objective 3:</u> Housing is well-designed and environmentally sustainable	The proposal will result in difference in scale of housing typologies and streetscapes providing visual relief and interest to streetscapes. The proposal will also result in well-designed and sustainable medium density precincts.
	<u>Objective 4:</u> Neighbourhood design supports healthy and connected communities that are better placed	The proposal will result in walkable and human scale laneway environments which promote walking, cycling and connection to transport infrastructure.
<u>Priority 3:</u> Delivering the right housing in the right location	<u>Objective 6:</u> Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure	The proposal will facilitate medium density precincts which will provide opportunities for walkability and connectivity to local centres and social infrastructure. The proposal will also optimise use of existing planned infrastructure.
<u>Priority 4:</u> Increasing housing choice and diversity	<u>Objective 9:</u> The mix of housing types matches the changing needs and preferences of the community	The proposal will result in greater housing diversity which will assist in meeting the changing needs and preferences of the community in regard to affordability, built form and location.
<u>Priority 5:</u> Addressing housing affordability	<u>Objective 11:</u> Support housing that encourages affordability across the housing continuum	The proposal will result in greater opportunities for a more affordable housing typology and will support the continuum of affordable housing across the LGA.

Table 5: Assessment against Draft Camden Local Housing Strategy

Attachment – Extent of Notification Area for Draft Planning Proposal

The extent of the notification area for this proposal located at 50 Raby Road, Gledswood Hills is provided below.

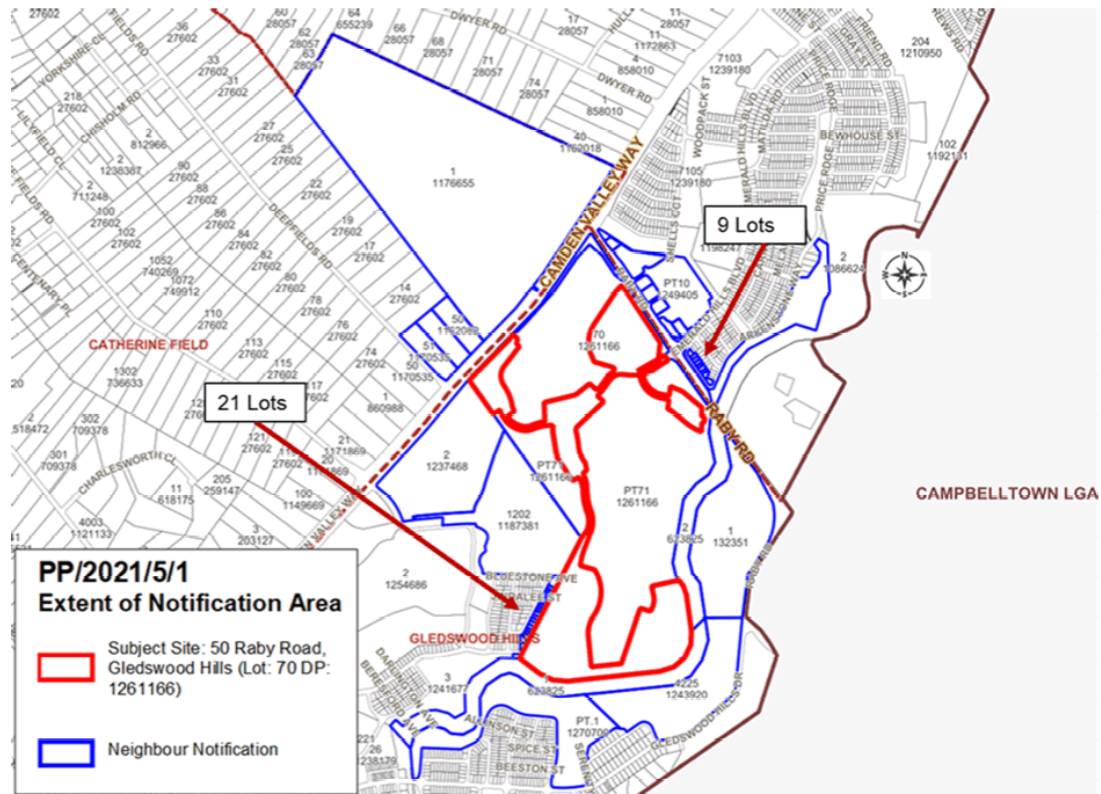


Figure 1: Extent of Notification Area for Draft Planning Proposal



Planning Proposal

2-8 Kontista Avenue, Leppington

Submitted To

Camden Council

Amendment Of

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

South West Growth Centre

Prepared on behalf of

Leppington 20 Pty Ltd

June 2021

Knight Frank Town Planning (Sydney)
Level 22, 123 Pitt Street,
SYDNEY NSW 2000

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This report is current at the date of the Planning Proposal only.

This report is to be read in its entirety and in association with other documentation submitted as part of the Planning Proposal.

Job Name	Heath Road Leppington		
Job Number	21-024		
Client	Leppington 20 Pty Ltd		
Quality Management			
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- Appendix 2 – Urban Design Review (Architects Johannsen + Associates)
- Appendix 3 – Economic Assessment (Hill PDA, August 2019)
- Appendix 4 – Development Feasibility (Hill PDA, June 2021) - **To be provided**

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BACKGROUND

1.1 Introduction

This Planning Proposal has been prepared on behalf of *Leppington 20 Pty Ltd*. This Planning Proposal seeks to amend the planning controls for land at 2-8 Kontista Street, Leppington- See Figure 1. This Planning Proposal is an update to an earlier version of the Planning Proposal submitted to Council which has been revised in response to advice received from Council (See Section 1.4 for background) and due to a change in circumstances being the recent subdivision of some of the land into standard residential lots.

The site is within Stage 1 of the Leppington Precinct of the South West Growth Area, which is subject to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP). This is the principal Environmental Planning Instrument (EPI) applying to the site.

The site is zoned both R2 Low Density Residential and R3 Medium Residential zone. The proposal seeks to support and facilitate the orderly and economic development of the land by extending the boundary of the R3 zone to include the entire site. The intended outcomes of the Planning Proposal are to:

1. Provide a logical extension of an existing R3 zone that aligns with the existing subdivision pattern and road layout;
2. Realignment of the zone boundary to enable more efficient land zoning and facilitate regular development parcels;
3. Facilitate an appropriate and feasible commercial and residential development;
4. Support the provision of new small scale retail and business uses to serve the local community;
5. Enable a viable increase in residential accommodation and dwelling diversity in a suitable location within the walkable catchment of an existing local centre;
6. Provide local jobs and services within walking distance of homes; and
7. Enhance the local amenity by supporting the provision of community open space.

The proposal is to amend the Growth Centres SEPP in terms of the following provisions:

- Land Use Zoning
- Height of Building
- Minimum Residential Density
- Schedule 1 Additional Permissible uses

In addition, a site-specific amendment to the Camden Growth Centres DCP will be prepared in consultation with Council.

This Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and includes the requirements as set out in 'A guide to preparing Planning Proposals' published by the Department of Planning and Environment in December 2018. This Planning Proposal addresses the requirements of this guide, as follows:

Part 1 – A statement of the objectives and intended outcomes of the proposed instrument

Part 2 – An explanation of the provisions that are to be included in the proposed instrument

Part 3 – The justification for those objectives, outcomes and the process for their implementation

Part 4 – Maps, where relevant, to identify the intent of the Planning Proposal and the area to which it applies

Part 5 – Details of the community consultation that is to be undertaken on the Planning Proposal

The proposal satisfies the criteria in the site specific and strategic merit test – see Section 1.8 and Section 1.9 of this Planning Proposal.

Accompanying and supporting this Planning Proposal are specialist reports and documentation included as appendices. These reports have informed the proposed planning controls and the statutory matters required to be addressed by the Planning Proposal. The reports and supporting documentation are as follows:

- Appendix 1 – Concept Plans (iDraft Architects, June 2021)
- Appendix 2 – Urban Design Review (Architects Johannsen + Associates)
- Appendix 3 – Economic Assessment (Hill PDA, August 2019)
- Appendix 4 – Development Feasibility (Hill PDA, June 2021) - **To be provided**

An Urban Design Review by Architects Johannsen + Associates (as originally submitted) assesses the urban design impacts of the proposed increase in height and ground floor non-residential activities (see **Appendix 2**). It is noted that this review related to an earlier scheme on the planning proposal site, but the conclusions remain the same for the revised scheme. The Economic Assessment by Hill PDA (as originally submitted) has considered the site suitability, demand and economic impacts to encourage various types of local services including neighbourhood shops and medical facilities (see **Appendix 3**). Whilst the Economic Assessment relates to the extent of land and development subject to the original Planning Proposal, the findings and conclusions remain relevant to the modified scheme. The findings from both the urban design and economic assessments conclude that there are numerous planning, design and community benefits from the proposed additional building height and enabling of non-residential activities. Both assessments also conclude the site is suited for development as described in this Planning Proposal.

A 'Development Feasibility' assessment by Hill PDA has also been completed to consider three development scenarios under the existing and proposed building height provisions (see **Appendix 4**). The findings of the assessment confirm the proposal will result in development that is feasible and delivers on the objectives to encourage local retail, business and health and medical services and facilities for the future local community.

There will be a practical and local community benefit arising from enabling the development of the site for shop top housing through the provision of local retailing and services, supporting higher density housing within a walking distance of the established local centre and the creating of a community space. Whilst the community space is subject to detailed planning, it is proposed to be located in such a manner as to enable an expanded space in the event that the adjacent site is redeveloped.

The Planning Proposal will not result in any significant adverse impacts on adjoining existing or future residential uses.

The subject site has distinctive attributes that set it apart from other R2 Low Density Residential zoned areas in the locality. This includes part of the site being zoned R2 Low Density Residential and part R3 Medium Density Residential making it an irregular development site in terms of intended land use and outcome, the site is in proximity to an existing local centre that demonstrates the site could support a greater residential density, and its prominent corner position is a suitable location for a higher density building that marks the entrance to the precinct.

Landholdings located to the north east of the site zoned R3 Medium Density Residential have since been subdivided for low density dwellings. These will not provide medium density housing intended for this site. Therefore, there is a 'shortfall' of land that is developable for medium density housing as anticipated by the SEPP in a walkable distance of the Willowdale centre. In acknowledging this shortfall, the planning proposal will provide for medium density residential uses in the form of shop-top housing consistent with supporting and consolidating higher density housing adjacent to local centres. – see **Figure 8**.

1.2 Site Description and Context

1.2.1 Site Description

The overall site subject to amendments in this Planning Proposal comprises the landholdings listed in **Table 1** and shown in **Figure 1**. Together these landholdings comprise 1,200 sq.m.

The site fronts Kontista Street which is accessible via Heath Road. The southern part of the site shares a side boundary with Heath Road and the northern part of the site shares a side boundary with Batavia Road. The site is located to the north west of the intersection of Heath Road and Camden Valley Way.

The site is cleared of vegetation and contains no buildings or structures – see existing site photos provided in **Figure 2**. The site has been subdivided (under DA/2017/1135) and servicing infrastructure is in place that can service the future development. There are two easements for maintenance and access on the site resulting from the DA subdivision. The future Development Application for the site will demonstrate how these are incorporated into the design of the development to retain access as required.

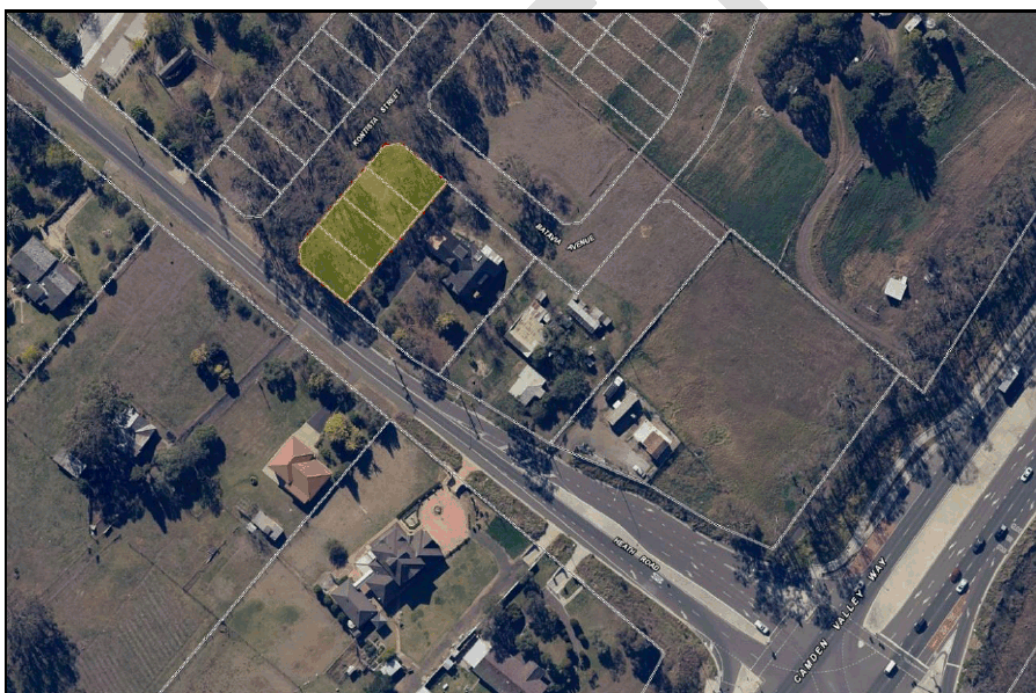


Figure 1 – Planning Proposal Site (Source: SIX Maps)

Table 1: Land Details

Land Details	Address
Lot 17 DP1247517	2 Kontista Street, Leppington
Lot 18 DP1247517	4 Kontista Street, Leppington
Lot 19 DP1247517	6 Kontista Street, Leppington
Lot 20 DP1247517	8 Kontista Street, Leppington

**Figure 2: Site Photos**

1.2.2 Site Context

The site is located in the suburb of Leppington within the Camden Local Government Area. The site forms part of Stage 1 of the Leppington Precinct in the South West Growth Area, an area transforming from rural holdings to an urban area with new homes, jobs and community facilities.

The following development surrounds the Planning Proposal site, some of which can be seen in the photos provided in **Figure 2**:

- East - The adjoining allotment to the east of the site contains an existing house (Lot 101 DP1239714) – see **Figure 1**. This site is not subject to amendments in this Planning Proposal. However, this has been included for context in the urban design plans to demonstrate the proposed design outcomes are achievable on the site without impacting this site. In turn this will support an integrated and wider place based approach to the planning proposal.
- North and northwest – Land to the north and northeast of the site have been subdivided for low density residential development.
- Northeast – Land to the northwest of the site have been subdivided for residential development, the subdivision pattern reflects a low density development despite the site being zoned for medium density – see **Figure 9**.
- South and southeast – Land mainly consists of large landholdings with detached residential dwellings and shed structures.

There is an existing centre, 'Willowdale', located approximately 350 metres to the southeast of the site that contains a shopping centre, schools, parks, retirement living and a variety of housing – see **Figure 3**.

Public open space and recreational facilities are located within walking distance of the site, including Leppington Oval, tennis courts and Pat Kontista Reserve which are located less than 400 metres to the north west of the site. An Anglican Church is located on land to the north-west of the site.

The site is well serviced by public transport. Bus services, located approximately 250m from the site on the nearby Camden Valley Way, provide direct access to Leppington Railway Station and to the major centre of Narellan. Leppington Railway Station can also be easily access by road, at a distance of approximately 3km.

The site is well connected to major roads with Camden Valley Way to the east and Heath Road to the south. The site is approximately 7km to the M5 and M7 Motorways that link South West Sydney to Greater Metropolitan Sydney.

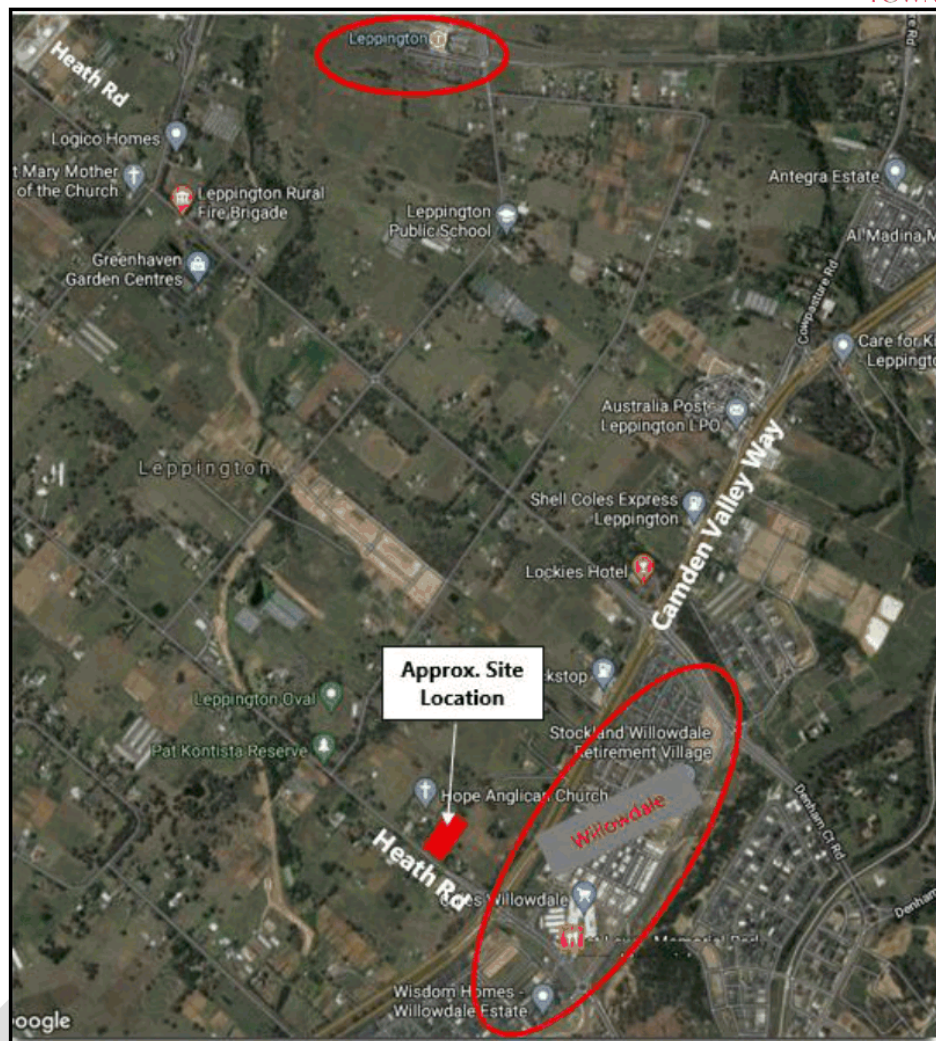


Figure 3 – Local Context (Source: Google Maps)

1.3 Existing Planning Context

The site is within Stage 1 of the Leppington Precinct of the South West Growth Area, which is subject to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP). This is the principal Environmental Planning Instrument applying to the site. The Camden Growth Centres Precinct Plan 2013 (Appendix 9 of the Growth Centres SEPP) is the relevant Plan for the site.

The Camden Growth Centres DCP is the relevant DCP for the site. A site specific Draft DCP will be prepared in consultation with Council as requested by the Camden Local Planning Panel.

The zoning boundary does not align with the site boundary, with part of the site currently zoned R2 Low Density Residential and part zoned R3 Medium Density Residential under the SEPP – see **Figure 4**.

The land zoned R2 Low Density Residential has a maximum building height control of 9 metres and minimum dwelling density of 15 per hectare. The land zoned R3 Medium Density Residential has a maximum building height control of 12 metres and minimum dwelling density of 25 per hectare. The land use tables and LEP Maps for the current zoning of the site are provided below.

Table 2: Land Use Zoning Tables

Zone R2 Low Density Residential	
1. Objectives of zone	<ul style="list-style-type: none"> 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 people to carry out a reasonable range of activities from their homes where such activities are not likely to adversely affect the living environment of neighbours. To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment. To provide a diverse range of housing types to meet community housing needs within a low density residential environment.
2. Permitted without consent	Home-based child care; Home occupations
3. Permitted with consent	Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Drainage; Dual occupancies; Dwelling houses; Earthworks; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Information and education facilities; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing ; Studio dwellings; Veterinary hospitals; Waterbodies (artificial)
4. Prohibited	Any development not specified in item 2 or 3
Zone R3 Medium Density Residential	
5. Objectives of zone	<ul style="list-style-type: none"> 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 support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment.
6. Permitted without consent	Home-based child care; Home occupations
7. Permitted with consent	Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Manor homes; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Studio dwellings; Any other development not specified in item 2 or 4
8. Prohibited	Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat repair facilities; Boat sheds; Business premises ; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Electricity generating works; Entertainment facilities; Extractive industries; Freight transport facilities; Function centres; Helipads; Highway service centres; Home occupations (sex services); Industries; Information and education facilities; Marinas; Moorings; Mortuaries; Office premises; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Retail premises ; Rural supplies; Service stations; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wholesale supplies

Planning Proposal – 2-8 Kontista Street, Leppington



ORD04

Attachment 1

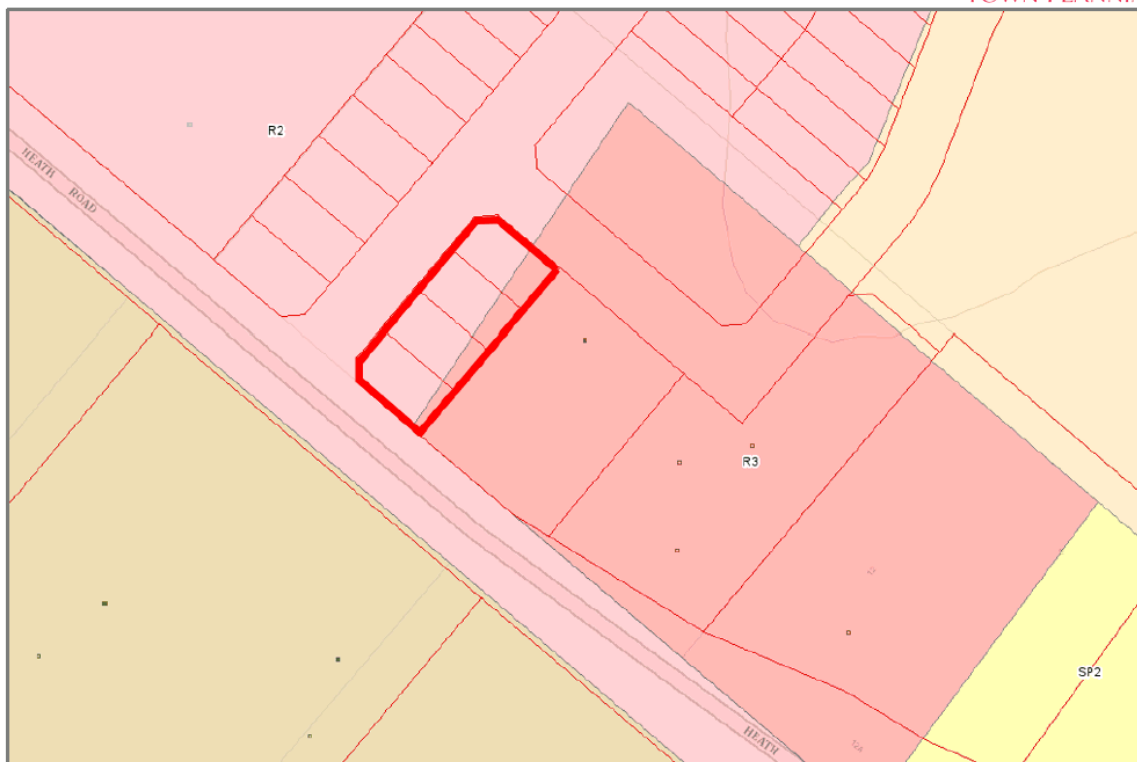


Figure 4: Existing Zoning Map (Source: Planning Portal)

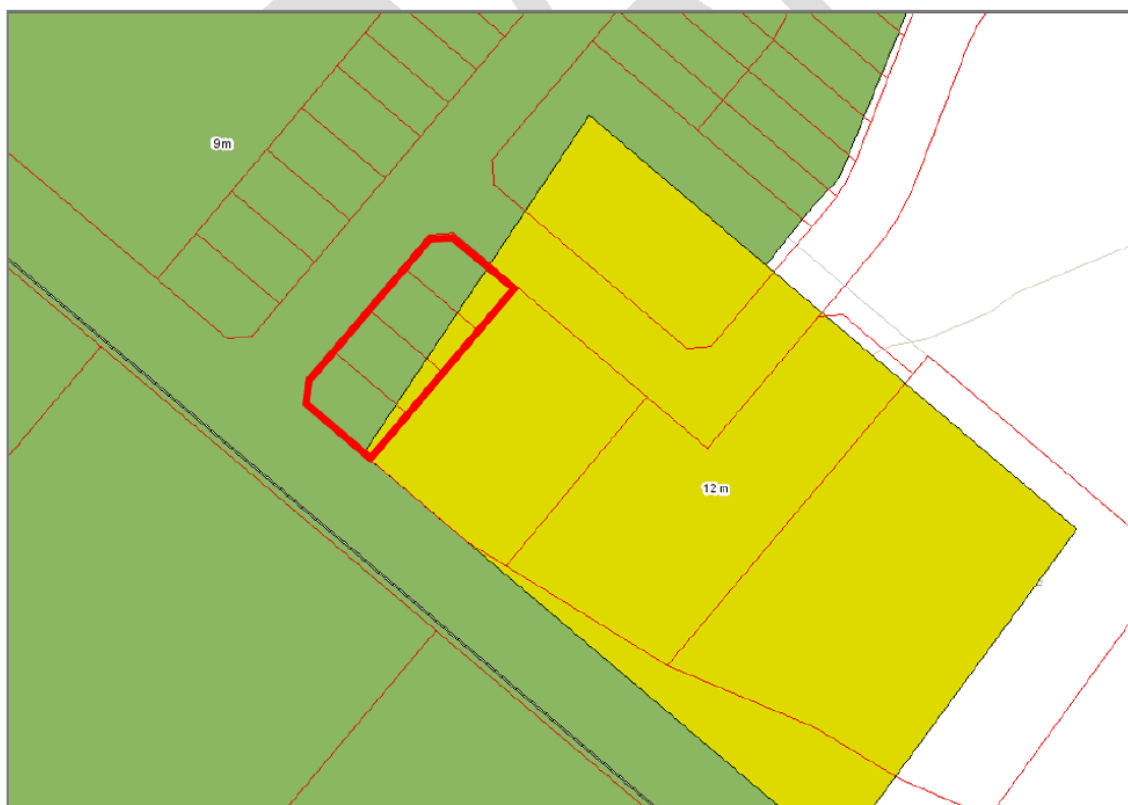


Figure 5: Existing Maximum Height of Building Map (Source: Planning Portal)

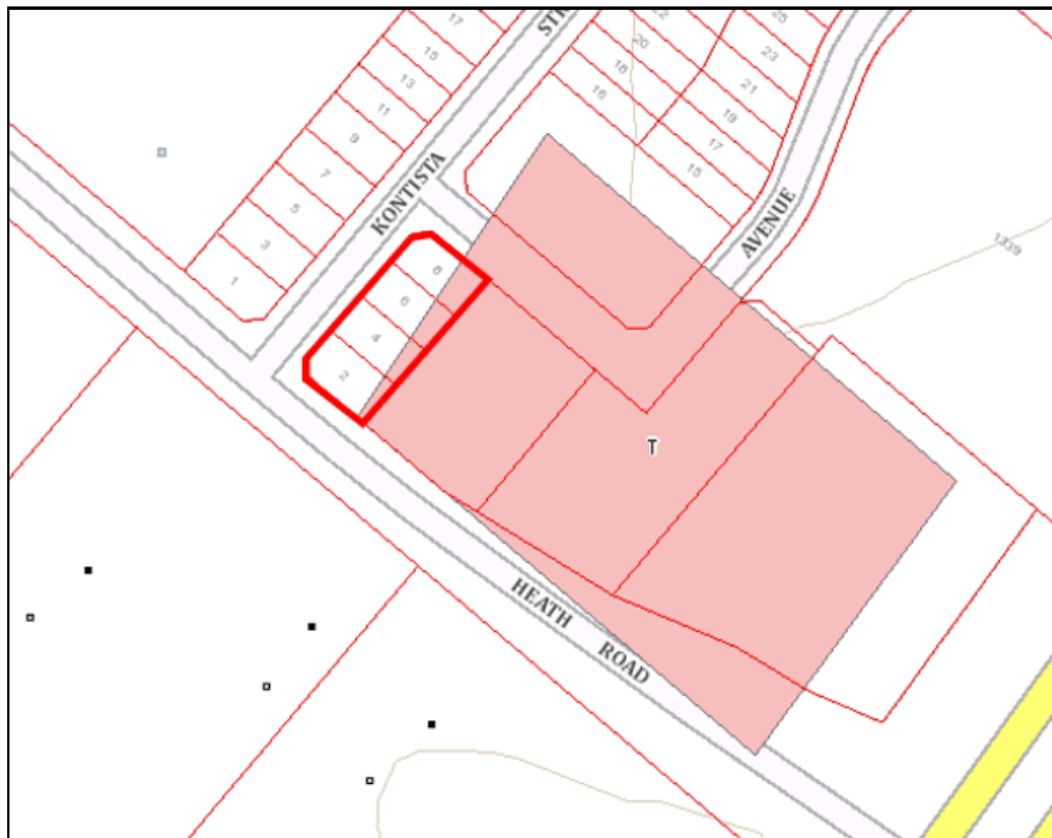


Figure 6: Existing Residential Density Map – Approx. Site Location (Source: SEPP)

1.4 Background and Consultation with Council

The original Planning Proposal has been prepared in consultation with Council and included a larger site area. The Planning Proposal has since been amended following further discussions with Council concerning specific design and siting issues and following a change in circumstances being a recent subdivision for low density housing on some of the land (Lot 37 DP 1247517) that comprised the original Planning Proposal.

The scheme was presented and discussed with Council on 14 September 2018. Although advice at the meeting noted that an additional height for residential uses would not be supported, a site-specific allowance for additional building height for non-residential uses that provides greater amenity for the future local residents within the Leppington Precinct could be considered by Council.

The Planning Proposal was subsequently submitted to Council and presented to the Camden Local Planning Panel at a meeting on 18 February 2020. The table below provides the Planning Panel resolution to Council and how this revised Planning Proposal has been revised to address and meet these criteria:

Table 3: Response to Planning Panel Resolution

Panel Resolution	Revised Planning Proposal Response	Further Detail
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.	The Planning Proposal intends to enable the development of shop top housing, with three levels of residential over one level of retail and business uses. It is acknowledged that a similar outcome could be possible under the existing planning controls in terms of land use. However, the current maximum permissible height of building is just 9 metres in the R2 zone, and this would enable only one level of residential above shops. A development of this scale would not be feasible on this site and therefore an increase of height is required to facilitate a high quality development that also public benefits.	Development Feasibility Report – Appendix 4
2. That the proponents economic assessment confirms that 1200sqm GFA non-residential floor space would meet a demand in the local area.	The land subject to the planning proposal has since been reduced and therefore this quantum of floorspace is no longer applicable. Nevertheless, the revised proposal will provide for small scale retail and business uses, with a total GFA non-residential floor space of circa 270 m2. The Hill PDA Economic Assessment confirms that there is a demand for such retail and business uses in this local area.	Section 1.6 – Assessment of Economic Impact and Feasibility Economic Assessment – Appendix 3
3. The proposal lacks sufficient information regarding development feasibility.	An updated Development Feasibility report by Hill PDA confirms that providing ground floor non-residential uses (e.g. retail, business, health & medical uses) under the current R3 provisions (Scenario 2) is unlikely to be financial or achievable.	Section 1.6 – Assessment of Economic Impact and Feasibility Development Feasibility Report – Appendix 4
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.	The concept plans outline an integrated design solution that addresses the shop top development of the land subject to the Planning Proposal and its relationship with the adjoining landholdings. An Urban Design Assessment confirms that the proposal will not impact on surrounding properties and provides guiding urban design principles that will be incorporated in the site specific DCP.	Section 1.5 – Concept Design and Building Height Concept Plans – Appendix 1 Urban Design Review – Appendix 2
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	A site specific development control plan (DCP) will be prepared in consultation with Council.	Site specific DCP – to be prepared in consultation with Council

Panel Resolution	Revised Planning Proposal Response	Further Detail
specific development control plan.		
6. At this stage the concept demonstrates strategic merit but has not demonstrated site specific merit.	<p>The site area has been reduced and relates to just 4 lots covering an area of 1,200 sq.m. that are in ownership of the proponent.</p> <p>The site is located at a prominent corner location at the entrance to the precinct. It is suitably placed for development of 16m in height that will deliver improved amenity and public benefits.</p> <p>The proposed development includes a public space that will improve amenity for local residents and provide a place where people can meet.</p> <p>The Planning Proposal will facilitate the development of shop top housing which will provide local services and jobs and could provide for uses such as a medical centre which there is currently a demand for in this area.</p> <p>The Economic Assessment has considered the site specific attributes of the location and confirms the site is suitable for the non-residential activities such as neighbourhood shops and health services. This is also confirmed by these uses already being permissible in the current zone.</p> <p>In terms of planning context and an integrated approach to the wider neighbourhood urban design and public realm, the Planning Proposal does include an addressing of the built form of the adjacent lot assuming it is redeveloped as medium density housing consistent with the R3 zoning.</p>	<p>Economic Assessment Appendix 3</p> <p>-</p>

1.5 Concept Design & Building Height

The revised architectural concept has been designed accounting for feedback and concerns of Council and the Local Planning Panel and incorporates specialist urban design advice in order to provide for improved local amenity and public benefit arising from the proposed development. This is outlined in Table 3 and with regards to the design of the development includes:

- Incorporating the principle of a community space with the potential for this to be coordinated with the future redevelopment of the adjoining site.
- A concept vision of an active ground floor level of the building, including retail and business premises and a public space.
- A draft DCP to ensure site specific controls and certainty of the outcomes for the design of the development.



Figure 7a: Ground Floor Public Domain Plan (Source: iDraft Architects)

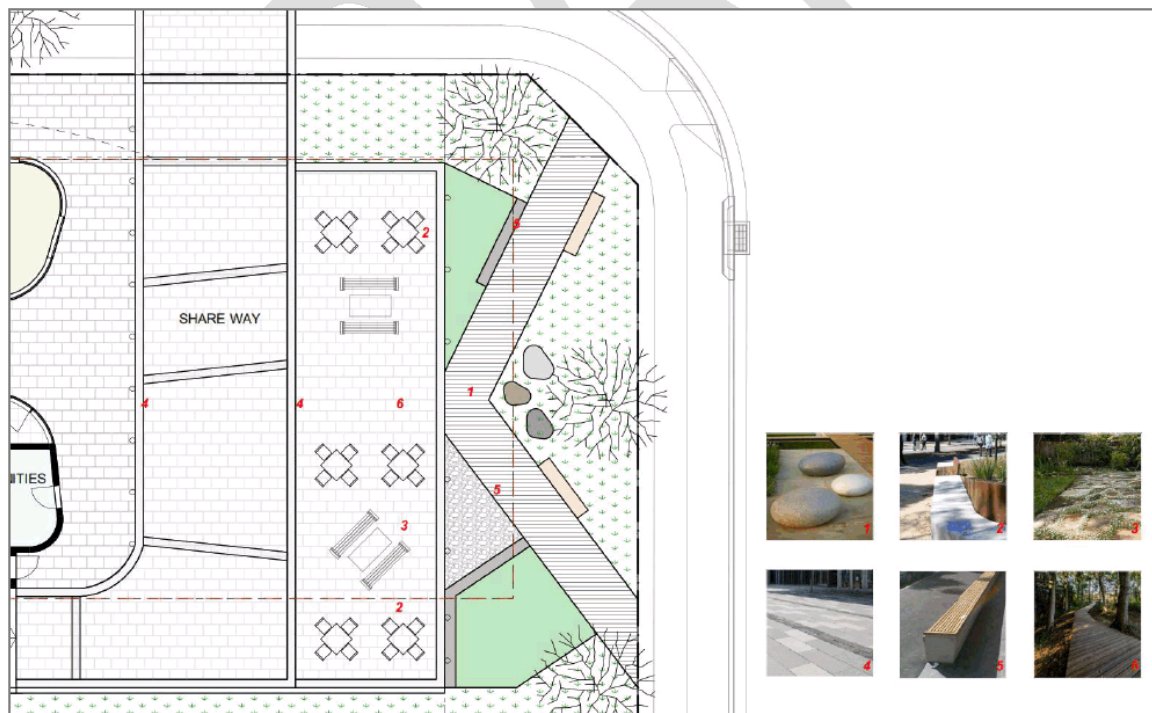


Figure 7b: Alternative Ground Floor Public Domain (Source: iDraft Architects)

The basis for rezoning the site and proposing an allowance for an additional 4 metres of building height (16m in total) is to enable and support a mix of retail and business activities and residential within the proposed R3 Medium Density Residential zoning of the site. Doing so will support local services and facilities, improve neighbourhood amenity and be consistent with a mix of 'higher density' uses in walkable locations.

An increased height of building at this location is considered appropriate for this corner site and entry to the precinct. The Draft DCP will include a development principle to ensure a high quality of built form for the prominent corner with three street frontages. The design of the development considers the transition to the adjacent R2 Low density zone, including a 3 metre setback for the top floor, which recesses the built form and mitigates the visual impacts and any shadowing effects. The illustrations demonstrate that the additional height of 4 metres (with a 3 metre setback for the top level) to allow non-residential uses at ground level will be of no significant impact to the adjoining areas, particularly Heath Road to the south.

Detailed design principles for the development of the site, proposal will be addressed through the proposed Development Control Plan.

The residential component of the shop top housing is capable of ADG compliance and therefore satisfy the relevant standards and controls for setbacks, building separation and overshadowing.

The site has a corner orientation and strong presence to Heath Road where accentuated built form massing can provide a quality interface to Heath Road and entry to the residential area of the Leppington Precinct.

In conclusion, the additional proposed 4 metres of building height on the site does not present a significant visual impact and will not significantly impact on the amenity of nearby properties. This is confirmed by the specialist urban design input that informed the proposal as detailed below. The architectural and urban design review confirms that the planning proposal has site specific merit.

1.6 Specialist Advice

Specialist advice has been obtained on urban design, economic assessment and development feasibility for the planning proposal.

An Urban Design Review by Architects Johannsen + Associates assesses the urban design impacts of the proposed increase in height and ground floor non-residential activities (see **Appendix 2**). The Economic Assessment by Hill PDA considers site suitability and economic impacts to encourage various types of local services such as shops or medical facilities (see **Appendix 3**). The findings of the respective assessments are summarised below. A 'Development Feasibility' assessment by Hill PDA (see **Appendix 4**) confirms the proposal will result in development that is feasible and delivers on the objectives to encourage local retail and business services for the future local community.

The findings of the specialist reports are further discussed below.

1.6.1 Urban Design Review

The Urban Design Review by Architects Johannsen + Associates provides a review of the proposed increase in building height and provision of non-residential activities at street level. Specifically, the assessment considers:

1. Analysis of the proposed 16 metre building height for the site within the local context.
2. Transition of building height between the 16m maximum and the adjoining R3 and R2 zones.
3. Activation of the building interface with non-residential activities at street level.
4. Recommendations for complementary urban design principles.

The Urban Design Review confirms that development on the site should be an 'evolution of a well-balanced, high quality built form for this precinct that is complementary to the adjacent lower density residential, and can add to the local amenity and public domain character without creating adverse impacts, either environmentally or commercially'. This statement is supported and given the low impact of the additional building height is easily achieved through the adoption of mitigation measures to recess the top level of development if the incentive to increase building height is adopted.

The Urban Design Review notes that the proposal creates potential for local employment and that potential outcome aligns with the *Government Architect NSW Better Placed Policy* to make development on the site more 'engaging, inviting and attractive' and the following key objective:

Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, and communal aspirations. It also contributes to evolving character and setting. (Objective 1)

The Urban Design Review acknowledges the suitability of the site for providing a community space, through the following statement: "With good solar access to the primary frontage along the Proposed Road, there may be scope for inclusion of ancillary outdoor activities related to neighbourhood shops that can be managed in a way that does not generate any acoustic nuisance and would attract local custom".

The Assessment noted that the current Camden Growth Centre Precincts DCP requires shop top housing to 'feature a high level of architectural design and incorporate appropriate treatments to minimise the visual bulk and scale of the building'. This contributes to the justification for supporting the increase in building height, whereby a better designed development can be feasibly achieved when compared to just two levels of residential above retail and business that would be currently achievable.

With regards to the potential visual amenity impacts and overshadowing considerations, the Urban Design Review confirms the following:

- *There can be a progressive height increase along Heath Road that, with consideration of the site topography, would have negligible (if any) impacts on the neighbouring sites. This would also not result in a visually adverse outcome when viewed from street level or from surrounding properties' (pg. 4)*
- *'There are no adverse impacts on solar access to neighbouring properties' (pg. 5)*
- *With regard to the transition of built form along the zone interface between R2 and R3, the stepped back building form above 4 storeys will ensure a recessive top floor that minimises both the environmental and visual impacts for the neighbouring sites within the lower 9m height limit (pg. 5)*
- *'The proposed subdivision layout will mean there is a spatial relationship between the R2 and R3 zones that ensures building separation will be at least the equivalent of ADG requirement of 12m (pg. 5)*

The Urban Design Review included the following key urban design considerations for added value on the site. These will be incorporated into the future design through inclusion of the following Draft DCP controls:

- *activation potential to ground plane and site context*
 - *social/community relationship benefits arising from the proposal*
 - *minimisation of any potential interface conflicts between R2 and R3 zones*
- façade and envelope articulation to minimise perception of bulk design excellence quality of built form for a prominent corner or frontage.*

1.6.2 Economic Assessment

The Economic Assessment by Hill PDA considers the planning, site specific commercial needs and economic benefits of the proposal (see **Appendix 3**). Whilst the economic assessment was applicable to the extent of non-residential or shop-top housing proposed in the original planning proposal, its findings remain relevant to the modified planning proposal with a reduced extent of shop-top housing.

The Economic Assessment will assist the planning proposal in supporting the economic outcomes established in the strategic planning framework for Western Sydney, increasing productivity in Western Sydney and locating jobs closer to where people live.

The Economic Assessment considers the site specific attributes of the location and confirm the site is suitable for the non-residential activities such as local shops, café or medical centre. The assessment notes the following:

The land is appropriately zoned to allow retail, and health services.

The site enjoys good accessibility from the surrounding local area.

It will reduce the need for these residents to travel by car to meet their day to day and needs and encourages a highly walkable precinct whilst maintaining some level of containment. There are number of well documented benefits associated with walkable precincts including lower vehicle emissions; improved transport safety; health benefits and so forth.

The proposed uses are compatible and reflect emerging market trends and the changing nature of the area.

Given the scale, the proposed services will have minimal impact on the higher order centres (ie Leppington Town Centre and Willowdale retail centre). Rather the proposed services will complement and extend/enhance the existing retail offer at Willowdale. (p5)

The Economic Assessment notes the strong demand for local retail, services are projected for the locality and acknowledges that there is a current shortfall in the provision of local services within the catchment, especially medical facilities. Accordingly, encouraging additional non-residential activities will assist in better meeting the commercial needs in the precinct.

The Economic Assessment confirms there will be widespread benefits for job creation, economic activity and better access to local services resulting from the proposal. In addition, the site is considered suitable for encouraging non-residential uses that are already permissible within the zone for the following reasons:

- *The uses being permitted under the current zoning*
- *The site's good connectivity*
- *Compatibility with surrounding uses*
- *Substantial walkable catchment (over 3,750 residents)*
- *Minimal impact on the higher order centres with the aforementioned uses complementing and enhancing the existing retail centre at Willowdale.*

Finally, the Planning Proposal will lead to stronger economic outcome that will benefit the local community. (p26)

1.6.3 Assessment of 'Development Feasibility'

An assessment of the proposed outcomes of the development analyse and comment on the feasibility of the development of the site for shop top housing has been undertaken. Development scenarios have been assessed that consider development of the site under the existing planning provisions and the proposed planning provisions.

Drawings by iDraft Architects illustrating the scenarios have informed the development feasibility assessment.

The development scenarios have addressed a mix of uses of various quantum's of residential and non-residential floor space including:

- A shop top housing development with a ground floor non-residential uses (retail, commercial, health and medical uses) and two (2) upper levels of residential development – compliant with existing maximum building height
- A shop top housing development with a ground floor non-residential uses (retail, commercial, health and medical uses) and four (4) upper levels of residential development – assuming a height of 16 metres

The important difference between Scenarios 2 and 3, which both have a ground floor non-residential component for local retail services and facilities, is the proposed additional building height of 4 metres to encourage ground floor non-residential development enabling a total of four (4) levels of residential uses compared to the development potential under the existing building height provisions of 12 metres, which allows for two (2) levels of residential uses.

Hill PDA have considered the 'Development Feasibility' of the two development scenarios above including the development and incidental costs and projected revenues based on the iDraft Drawings.

1.7 Public Benefits

An earlier version of the Department of Planning, Industry and Environment's Guideline for Preparing Planning Proposals included a standard question "Is there a net community benefit?". The 2018 Guide to preparing planning proposal does not provide guidelines on the expected public benefits a Planning Proposal should deliver. The Net Community Benefit Test was derived from the 'Draft Centres Policy' prepared by the Department in April 2009. Nevertheless, consideration of the Net Community Benefit Test as set out in **Table 5** is still considered a relevant way of describing the public benefit arising from the proposed development anticipated by the planning proposal

Table 5: Net Community Benefit Test

Net Community Benefit Test Criteria	Response
Will the proposal be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)? Is the proposal located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	The site is located within a growth area and confirmed for residential development. The site is less than 800m from public bus routes. The proposal will facilitate potential for additional jobs, economic activity and provide local services and facilities to encourage more walkable, healthy communities. This is consistent with relevant plans and policies as detailed in this planning proposal.
Is the proposal likely to create a precedent or create or change the expectations of the landowner or other landholders?	The site contains two land use zonings, with part of the site already zoned for R3 medium density residential use and part zoned R2 low density development. The zoning

Net Community Benefit Test Criteria	Response
	alignment is inconsistent with the site boundary. Therefore, the site is unique and the rezoning of the entire site to R3 Medium density residential is unlikely to create a precedent. The planning proposal considers how the design of this corner development will integrate with the adjacent and nearby landholdings and will have no adverse impacts on adjoining properties.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	A comprehensive assessment of the site-specific merits of the site to support the proposal has been undertaken. The proposal is supported with specialist assessment on economics and urban design to demonstrate the site-specific merits to support the proposed outcomes of the proposal.
Will the proposal facilitate a permanent employment generating activity or result in a loss of employment lands?	The proposal will encourage permanent employment in the locality and there is no adverse impact on employment lands.
Will the proposal impact upon the supply of residential land and therefore housing supply and affordability?	The proposal will provide for the supply of housing with an added benefit of providing increasing housing density, local jobs and services. Conversely, under the existing provisions, the delivery of local commercial services at ground floor in a shop top housing development would not be able to deliver a feasible development and therefore would impact supply and affordability. Part of the R3 Medium Density Residential land located to the north east has been subdivided for low density dwellings - see Figure 12 . In principle there is therefore a shortfall for land that is developable for medium density housing. This planning proposal is maintaining the status quo in terms of the quantum of land zoned for low and medium density residential uses, but providing for that medium density housing on the subject site which was originally intended to be provided on the nearby landholding which is no longer the case. This is consistent with providing higher density housing in a walkable catchment of a local centre.
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 public transport?	There is no significant increase in demand for roads or utilities infrastructure. The site is well connected to the regional pedestrian/cycle networks and within close proximity to public transport.
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?	The proposal will encourage local services and local jobs which would reduce travel times to obtain daily services and employment opportunities. It will also reduce reliance on vehicle travel for these purposes.
Are there significant Government investments	There are no significant Government investments in

Net Community Benefit Test Criteria	Response
in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	infrastructure services in the area whose patronage will be adversely affected.
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	There are no significant adverse impacts resulting from the proposal. The land is not affected by flooding and there is no significant vegetation with environmental value within the site.
Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will public domain improve?	The site adjoins land already zoned R3 Medium Density Residential and has taken this landholding into account in the concept design of the proposal. Therefore, the rezoning of this site will be compatible with the adjoining landholdings. The proposed retail and business uses will complement the surrounding land uses by providing local services for local residents. The proposed development will not result in any significant impacts on the amenity of the surrounding area. If non-residential activities are encouraged, the public domain will be improved with local meeting places and activated streetscapes.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	The proposal will promote small scale local services as it allows retail and business premises as part of a shop top development. The Hill PDA Economic Report confirms there is a demand for the proposed uses at this location and that there will be no impact on the existing centre at Willowdale.
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	There is no potential for the site to develop into a centre in the future due to the size of the landholding and zoning.
What are the public interest reasons for preparing the proposal? What are the implications of not proceeding at that time?	The proposal is in the public interest due to the public benefits it will provide including improved local amenity, the establishment of jobs, economic activity, local services and a public space for future residents. It has been demonstrated that the feasibility of providing non-residential uses under the current planning provisions is not viable compared to standalone residential development.

The public benefits of the Planning Proposal are summarised as follows:

- Encourages provision of local employment and economic activity.
- Encourages non-residential uses in local retail, commercial and health services for the local community.
- Promotes more walkable and healthy communities.
- Local retail, commercial and health services and employment can be provided without any significant impact on residential dwelling yield.
- There are no significant impacts on amenity on adjoining land uses.

- Encouraging non-residential uses at ground levels will result in more active streets in a higher density residential area and promote the delivery of local meetings places for nearby local residents.
- The proposed site is highly accessible to public transport.
- Contributor to local housing choice within a walkable distance of an existing centre.
- Improved local services by enabling a shop top housing development with potential to provide small-scale local retail and business spaces for uses such as a medical facility, pharmacy or café that are in demand.
- Improved amenity through a new public/community space adjoining the retail and business premises.

1.8 Site Specific Merit

Together with the strategic merit test, it is necessary for the Planning Proposal to satisfy the site-specific merit tests. The criteria in the *A guide to preparing Planning Proposals* by Department of Planning Industry & Environment are considered in **Table 6** and confirm that the planning proposal has site specific merit

Table 6: Site Specific Merit Test

Criteria	Response
the natural environment (including known significant environmental values, resources or hazards)	<p>There is no significant impact on the natural environment resulting from the proposal.</p> <p>The site is identified as containing Cumberland Plain and Native Vegetation in the Draft Cumberland Plain Conservation Plan 2020. It is noted that the subject area is cleared. The land is bio-certified and native vegetation has been preserved in another location in perpetuity.</p> <p>There are no other natural environmental values present on the subject site.</p>
the existing uses, approved uses and likely future uses of land in the vicinity of the proposal	<p>Key site-specific considerations in the urban design review and overshadowing analysis has demonstrated that there will be no significant impacts on adjoining properties and an appropriate transition in built form can be achieved.</p> <p>The existing and future residential uses of land immediately surrounding the development has been considered in regard to built form and overshadowing impacts, as discussed above.</p> <p>The subject site has distinctive attributes to support adoption of the proposed additional permitted use provisions to encourage local retail and commercial/non-residential services and facilities. These include:</p> <ul style="list-style-type: none"> • The site is separated from the commercial core of the Leppington Town Centre by a travel distance over 1.5km and the majority of other R3 land in the broader locality framing the Leppington Town Centre. • The site abuts a major arterial road and is disconnected to the closest local shopping centre. Promoting local services and facilities on northern side of Camden Valley Way will encourage local residents to walk to get their day to day needs as opposed to using their vehicle. • The site has a defined local catchment on the north-western side of Camden Valley Way that will be within walking distance to obtaining

Criteria	Response
	<p>daily goods and services if there are local shops within the subject site.</p> <ul style="list-style-type: none"> The site has convenient access to higher order roads (i.e. collector roads and above) compared to some R3 zoned areas in the locality which will only be service by local residential streets. The site is in a prominent corner location, which creates an opportunity to create an active frontage into a planned residential area. <p>The combined features of the site compared with other R2 zoned areas in the broader locality provide a distinct set of contexts to demonstrate site specific merit.</p>
<i>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</i>	<p>The site is serviced by a collector road that connects to a major arterial road, which means easy access for non-residential service vehicles to access the site.</p> <p>There is adequate essential services infrastructure, including the extension of the truck sewer by Sydney Water to service the Leppington Precinct, and the catchment-wide stormwater management facilities planned with the Precinct Planning for the Leppington Precinct.</p> <p>There are existing regular public transport services immediately adjacent to the site.</p>

The site specific merits of the Planning Proposal is summarised as follows:

- No significant impact on the natural environment.
- No significant impacts on adjoining land uses and existing and future residential uses.
- The site has attributes that collectively set it apart from other R2 and R3 zoned areas in the broader locality.
- The site contains two zone boundaries that do not align with the lot boundaries.
- The site is well connected to roads suitable for service vehicles for non-residential uses and activities.
- Encouraging local retail, business and health services in proximity to the local neighbourhood on the north-western side of Camden Valley Way will encourage people to walk to get their day to day goods and services.
- The site will form part of a integrated approach to the urban design and redevelopment of the balance of the Heath Road precinct for higher density housing.

The intended outcome to encourage local retail and business services by increasing the building height limit satisfies the site specific merit test.

1.9 Strategic Merit Test

The NSW Department of Planning and Environment has established a Strategic Merit Test for determining whether a Planning Proposal should proceed to a Gateway Determination. The Strategic Merit test criteria and response to each is set out below:

Table 7: Strategic Merit Test

Strategic Merit Test Criteria	Planning Proposal Response
<p><i>Will it give effect to 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?</i></p>	<p>The Planning Proposal is consistent with the following relevant Regional Plan objectives:</p> <ul style="list-style-type: none"> ○ Objective 6: Services and infrastructure meet communities' changing needs ○ Objective 7: Communities are healthy, resilient and socially connected ○ Objective 12: Great places that bring people together ○ Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities <p>The Western City District Plan is the relevant plan for the site. The Planning Proposal is consistent with the following relevant District Plan priorities:</p> <ul style="list-style-type: none"> ○ Planning Priority W3 - Providing services and social infrastructure to meet people's changing needs ○ Planning Priority W4 - Fostering healthy, creative, culturally rich and socially connected communities ○ Planning Priority W5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport ○ Planning Priority W6 - Creating and renewing great places and local centres, and respecting the District's heritage <p>The consistency of the proposal with the Region and District Plan is further discussed in Part 3.</p>
<p><i>Will it give effect to a relevant local strategic planning statement or strategy that has been endorsed by the Department or required as part of a regional or district plan or local strategic planning statement?</i></p>	<p>The Planning Proposal is consistent with the following relevant LSPS priorities:</p> <ul style="list-style-type: none"> ○ Local Priority I1 - Aligning infrastructure delivery with growth ○ Local Priority I2 - Connecting Camden through integrated Transport Solutions ○ Local Priority I4 - Working in partnership to deliver a more liveable, productive and sustainable Camden ○ Local Priority L1 - Providing housing choice and affordability for Camden's growing and changing population

Strategic Merit Test Criteria	Planning Proposal Response
	<ul style="list-style-type: none"> Local Priority L3 - Providing services and facilities to foster a healthy and socially connected community Local Priority P1 - Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District Local Priority S1 - Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space <p>The consistency of the proposal with the LSPS is further discussed in Table 8.</p>
<p><i>Is it responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing strategic plans?</i></p>	<p>In terms of a change of circumstances, the site is subject to a development consent under DA/2017/1135 that has resulted in numerous approved residential allotments being subject to more than one zone. The planning proposal site has two land use zonings. The rezoning of the site is required to provide a developable landholding with one land use zoning that is consistent with the lot boundaries.</p> <p>In addition, the land located to the north east of the site is zoned R3 Medium Density Residential but has been subdivided for low density dwellings. In principle there is therefore a shortfall for land that is developable for medium density housing in a walkable distance of the Willowdale centre. This planning proposal is maintaining the status quo in terms of the quantum of land zoned for low and medium density residential uses, but providing that medium density housing on the subject site which was originally intended to be provided on the nearby landholding which is no longer the case. The size of the planning proposal site is consistent with this adjoining R3 landholding - see Figure 8.</p>
<p><i>Is the Planning Proposal seeking to update planning controls if they have not been amended in the last 5 years?</i></p>	<p>The Camden Local Environmental Plan Amendment (Sydney Region Growth Centres—East Leppington Precinct) was adopted in 2018.</p>

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objectives of this Planning Proposal is to:

- Amend the R3 Medium Density Residential Zone boundary to extend over the entire site (and associated height and density controls) by replacing the current R2 Low Density Residential zoning in order to facilitate a more efficient and appropriate form of development consistent with its location and proximity to future higher density housing;
- Amend Schedule 1 of Appendix 9 (Camden Growth Centres Precinct Plan) of the Sydney Region Growth Centres SEPP 2006 to:
 - enable the development of shop top housing, with ground floor local retail and business uses such as a medical centre, by including 'retail premises' and 'business premises' as Additional Permitted Uses consistent with the definition of 'shop top housing';
 - to enable an increase in building height from 12 metres to 16 metres in order to support small scale local retail and commercial premises.

The proposed amendment of the SEPP would enable the development of the site consistent with the following outcomes that are not achievable under the existing planning controls:

1. Provide a logical extension of an existing R3 zone that aligns with subdivision and road layout;
2. Realignment of the zone boundary to enable more efficient land zoning and facilitate regular development parcels;
3. Facilitate an appropriate and feasible commercial and residential development;
4. Support the provision of new small scale retail and business uses to serve the local community;
5. Provide local jobs and services within walking distance of homes; and
6. Enable a viable increase in residential accommodation and dwelling diversity in a suitable location within the walkable catchment of an existing local centre;
7. Enhance the local amenity by providing public open space.
8. Enable a form and scale of development consistent with the higher density context of the site.

The proposed amendment Maps are included in Part 4 of this Planning Proposal.

PART 2 – EXPLANATION OF PROVISIONS

To achieve the objectives and intended outcomes of the Planning Proposal, the following South West Growth Area Maps in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* are proposed to be amended:

- Land Zoning Map – Sheet SEPP_SRGC_SW_LZN_008
- Height of Buildings Map – SEPP_SRGC_SW_HOB_008
- Residential Density Map – Sheet SEPP_SRGC_SW_RDN_008
- Additional Permissible Uses Map – To be created

A summary of the proposed amendments is outlined below and illustrated on the Draft LEP maps provided in Part 4.

Zoning

The site is subject to a subdivision development consent under DA/2017/1135 that has resulted in numerous approved residential allotments being subject to more than one zone. The planning proposal site has two land use zones - R3 Medium Density Residential zone and R2 Low Density Residential Zone. The rezoning of the site is required to provide a developable landholding with one land use zoning that is consistent with the lot boundaries. It is proposed to amend the land use zone mapping for the site to extend the boundary of the R3 Medium Density Residential zone and remove the R2 Low Density Residential Zone.

It is noted that land located to the north east of the site is zoned R3 Medium Density Residential but has been subdivided for low density dwellings. This planning proposal will be essentially “redistributing” the land use zoning by locating medium density dwellings on the planning proposal site. In doing, the planning proposal will maintain the status quo in terms of the quantum of land zoned for low and medium density residential uses. The proposed reorganising of the zone boundaries will provide for the more orderly and economic development of the remainder of the street block bounded by Heath Road and Kontista Street – see **Figure 8**.

The rezoning of the site to R3 Medium Density Residential is consistent with the land use zoning of the adjoining site. The adjoining lot has been included for the purposes of built form/urban design and public domain context but does not propose to change the controls given it is already zoned R3 Medium Density. As a result of the proposed amendment there will be limited difference in the amount of land zoned for residential use.

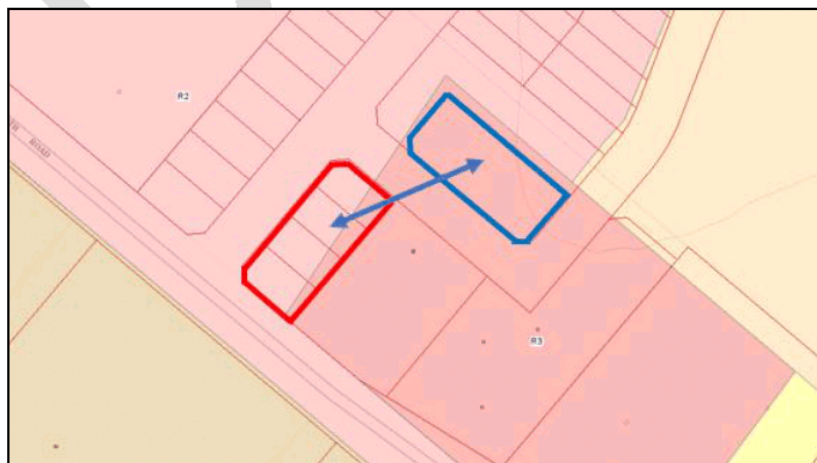


Figure 8: R3 Medium Density zone on nearby landholding

Additional Permitted Use

It is proposed to amend Schedule 1 (Additional Permitted Uses) to allow for retail and business premises (as part of a shop top housing development).

Shop top housing is permissible in the R3 Medium Density zone by virtue of it not being an expressed prohibited use. However, the definition for shop top housing includes retail and business premises which are prohibited uses in this zone (See Table 2). The definitions for these uses are provided below (with underlining inserted).

- **shop top housing** means one or more dwellings located above (or otherwise attached to) ground floor retail premises or business premises
- **retail premises** means a building or place used for the purpose of selling items by retail, or for hiring or displaying items for the purpose of selling them by retail or hiring them out, whether the items are goods or materials (or whether also sold by wholesale)
- **business premises** means a building or place at or on which—
 - (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
 - (b) a service is provided directly to members of the public on a regular basis, and may include, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, medical centres, betting agencies and the like, but does not include sex services premises

It is therefore proposed to include 'retail premises' and 'business premises' as additional permissible uses on the site by way of an amendment to Schedule 1 (Additional Permitted Uses) of the SEPP. The suggested wording for this clause is as follows:

Use of land at 2-8 Kontista Street, Leppington

- (1) This clause applies to land at 2-8 Kontista Street, Leppington being Lots 17- 20 of DP1247517.
- (2) Development for the purposes of a retail premises and business premises as part of a shop top housing development is permitted with development consent.
- (3) Development for the purposes of shop top housing is permitted to a maximum building height of 16 metres.

These uses would be consistent with the R3 zone objectives (underlining inserted) as follows:

- 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 support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment.

Importantly, shop top housing, retail and business premises are all currently already permissible in the R2 zone. The inclusion of retail and business premises as an additional permissible use in the R3 zone on this site is therefore not out of character with the intended outcome for the site.

Planning Proposal – 2-8 Kontista Street, Leppington



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It is noted that the previous planning proposal included a childcare centre also which has been removed as this is being constructed on a nearby landholding.

Height

It is proposed to amend the height of building mapping to enable buildings up to 12 metre in height, consistent with the existing height control of the R3 Medium Density zone.

It is noted that shop top housing is currently already permissible in the R2 zone. However, it is not commercially viable to develop shop top housing without an increase of maximum building height. This is further discussed in the Hill PDA Development Feasibility Report provided in the appendices. As a result, it is proposed to be included in Schedule 1 of the SEPP to allow a building height of 16 metres for the site where retail, commercial or health services are provided at ground level. This would encourage the use of the site for shop top housing to deliver much needed local services and businesses.

Residential Density

It is proposed to amend the residential density mapping for the "T" 25 dwellings per hectare, consistent with the R3 zone controls. The site is 0.12 hectares in size.

Development Control Plan

The Camden Growth Centres DCP is the relevant DCP for the site. A site specific DCP will be prepared in consultation with Council to include:

- Active ground floor retail/business frontages
- A public space to enhance local/neighbourhood amenity
- An integrated urban design solution that addresses the shop top development of the land subject to the Planning Proposal and its relationship with the adjoining lot.
- A high quality built form and street address of the proposed shop top housing acknowledging the three street frontages

It is noted that the Ministerial Direction for Site Specific Provisions does not support controls that are restrictive and therefore the DCP will aim to allow flexibility for the future design and development of the site.

Attachment 1

PART 3 – JUSTIFICATION

Section A— Need for the Planning Proposal

The Planning Proposal is considered to be justifiable and supportable in terms of its strategic and site-specific merit, as detailed below. Supporting reports have been prepared to support the Planning Proposal.

Q1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

The amendments in this Planning Proposal are not the result of any specific strategic statement, study or report. Nevertheless, the proposal is consistent with Council's endorsed Local Strategic Planning Statement as detailed below.

The Planning Proposal is a result of early consultation with council and the intent to encourage local services on a suitable site to improve the amenity of the existing and future local community.

Local Strategic Planning Statement

The Camden Council Local Strategic Planning Statement (LSPS) was adopted in 2020. The LSPS provides a 20 year planning vision for land use, transport and sustainability for Camden LGA. It implements the strategic direction of the Greater Sydney Region Plan and Western City District Plan. The Planning Proposal is consistent with the LSPS, including the following Planning Priorities for Camden:

Table 8: Consistency with LSPS Priorities

LSPS Priorities	Planning Proposal Response
Local Priority I1 - Aligning infrastructure delivery with growth	The LSPS confirms that the site is part of a future urban area – see Figure 9 . The site has been identified for residential growth and the proposed development is in accordance with the timely delivery of housing and infrastructure planned for this area.
Local Priority I2 - Connecting Camden through integrated Transport Solutions	The site is serviced by existing public bus routes, and the LSPS includes a proposed rapid bus route in close proximity to the site.
Local Priority I4 - Working in partnership to deliver a more liveable, productive and sustainable Camden	The Planning Proposal is a result of early consultation with council and the intent to encourage local services on a suitable site to improve the amenity of the existing and future local community. The planning proposal will deliver a more liveable and productive Camden by providing improved services, public open space and housing within a walkable neighbourhood.
Local Priority L1 - Providing housing choice and affordability for Camden's growing and changing population	The Planning Proposal will contribute to diversity of housing by enabling an increase of residential density at this suitable location.
Local Priority L3 - Providing services and facilities to foster a healthy and socially connected community	The site-specific allowance for additional building height is to encourage additional low-key local retail, commercial and health services for the future

LSPS Priorities	Planning Proposal Response
	local community within a walkable distance of homes.
Local Priority P1 - Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District	The Planning Proposal encourages increasing the number of local jobs in the locality and providing jobs where people live, as has been concluded in the Economic Assessment by Hill PDA.
Local Priority S1 - Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space	The site is within walking distance of existing public open space (Pat Kontista Reserve and Leppington Oval). Increasing density at this location will increase access to high quality open space.



Figure 9: Camden LSPS Structure Plan

Q2. Is the Planning Proposal the best way of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal is required to amend the controls of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to rezone the site to contain just one land use zoning.

This Planning Proposal is considered to be the best means of achieving the objectives and intended outcomes of the Planning Proposal having regard to the following:

- The site is subject to a development consent (DA/2017/1135) that has resulted in numerous approved residential allotments being subject to more than one zone. The rezoning of the site will provide a landholding with one zone that is consistent with the lot boundaries.
- provide a significantly better design and assessment process as land will not be affected by multiple differing zoning requirements and development standards.
- The proposed rezoning and increase in height will facilitate development of shop top housing with significant public benefits that would not be feasible under the current controls
- The proposed increase in the maximum Height of Buildings (HOB) will support the mix of retail and business uses.
- The proposed increase in the HOB to 16m side will facilitate the form and massing of development anticipated by the concept plans.
- Investment in an improved public domain (public space and streetscape) is possible only with an increased HOB on site to provide an additional level for non-residential activities.

Site-specific provisions will ensure that the additional height has been properly considered in consultation with Council and the local community and will not establish a precedent for significant unplanned increases in building height in the locality.

Section B — Relationship to Strategic Planning Framework

Q3. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?

The applicable regional and sub-regional strategies is 'A Metropolis of Three Cities - the Greater Sydney Region Plan' (2018) and the 'Western City District Plan' (2018).

A Metropolis of Three Cities - the Greater Sydney Region Plan (2018)

The Greater Sydney Region Plan sets the vision, strategic directives and objectives for Greater Sydney. The Greater Sydney Region Plan is summarised as:

A Metropolis of Three Cities is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.

The consistency of the Planning Proposal with the key objectives include:

Objective 6: Services and infrastructure meet communities' changing needs

Additional services will be created and encouraged in an area identified for significant growth in the population.

Objective 7: Communities are healthy, resilient and socially connected

Shop top housing at this location will encourage walking and cycling for the future residents within the Leppington Precinct by providing retail and business services within walking distance of homes. The public space will provide a place for people to meet, providing a socially connected community.

Objective 12: Great places that bring people together

The creation of a well-designed and attractive place that will become a meeting place for encouraging community interaction and participation will be enabled by the Planning Proposal.

Objective 14. A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities

The proposal will facilitate the development of homes and local services, providing a walkable neighbourhood and supporting a 30 min city.

The Planning Proposal is consistent with the Greater Sydney Region Plan.

Western City District Plan (2018)

The Western City District Plan sets the planning priorities to deliver the vision, strategic directives and objectives for Western Sydney. The Planning Proposal is consistent with the following key planning priorities within the Western City District Plan.

Planning Priority W3 - Providing services and social infrastructure to meet people's changing needs

Additional services in the locality will better support local residents and visitors.

Planning Priority W4 - Fostering healthy, creative, culturally rich and socially connected communities

The additional retail, commercial and health services will provide the opportunity for people to walk or cycle to local services, fostering a healthy community. The public space will provide a place for people to meet, providing a socially connected community.

Planning Priority W5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport

The planning proposal will provide additional housing within a walkable distance of a local centre and public transport, as well as delivering additional jobs.

Planning Priority W6 - Creating and renewing great places and local centres, and respecting the District's heritage

The additional facilities allowed by the proposal will strengthen the sense of place in the community and enhance the range services for local residents.

NSW Transport – Future Transport 2036

The Future Transport Strategy 2056 (Transport Strategy), prepared by Transport for NSW, is a 40 year strategy, supported by plans for regional NSW and for Greater Sydney. The planning proposal is consistent with the following objectives of the Transport Strategy:

- *Towns and villages will offer employment and housing and will continue to be important in attracting domestic and international visitors, bringing job opportunities and economic benefits to rural communities.*
- *Encouraging active travel (walking and cycling) and using public transport*
- *Changes in land use, population and demand including seasonal changes, are served by the transport system*
- *A metropolis of three cities, where people can access the jobs, education and services they need within 30 minutes by public or active transport*

Q4. Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Community Strategic Plan

The Planning Proposal is consistent with Camden Council's Community Strategic Plan, as it will:

- ensure that employment opportunities are expanded across the LGA,
- further attract businesses to the Camden, and
- strengthen and support business growth and potentially attract new industries.

Importantly, enabling the additional retail, commercial and health services will support the a new and growth community within the Leppington Precinct. This positively contributes to numerous key objectives in the Community Strategic Plan to promote a prosperous economy.

Q5. Is the Planning Proposal consistent with applicable state environmental planning policies?

The NSW Government has gazetted a range of State Environmental Planning Policies (SEPPs) and Sydney Regional Environmental Plans (SREPs or Deemed SEPPs) which guide land use and planning outcomes across the State and Sydney Metropolitan Region.

A review of the Planning Proposal and its intended outcomes and objectives against all relevant SEPPs is outlined in **Table 9**. This review has demonstrated that the proposal is consistent with all relevant and applicable state environmental planning policies.

Table 9: Consistency with State Environmental Planning Policies

SEPP / Deemed SEPP	Comment
State Environmental Planning Policy No 19—Bushland in Urban Areas	SEPP is not applicable.
State Environmental Planning Policy No 21—Caravan Parks	SEPP is not applicable.
State Environmental Planning Policy No 33—Hazardous and Offensive Development	SEPP is not applicable.
State Environmental Planning Policy No 36—Manufactured Home Estates	SEPP is not applicable.
State Environmental Planning Policy No 47—Moore Park Showground	SEPP is not applicable.
State Environmental Planning Policy No 50—Canal Estate Development	SEPP is not applicable.

SEPP / Deemed SEPP	Comment
State Environmental Planning Policy No 55—Remediation of Land	The site was investigated as part of the development consent for DA/2017/1135 that was issued in 20 July 2018 for the subject site for residential development, which required remediation of the site.
State Environmental Planning Policy No 64—Advertising and Signage	SEPP is not applicable.
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	This SEPP applies to certain developments of shop top housing. The proposed development will be designed in accordance with the provisions of this SEPP. It is noted that this is proposed to be replaced by a new Design and Place SEPP.
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	The proposal will not impede the assessment or delivery of development under this SEPP. The proposal is consistent with the SEPP.
State Environmental Planning Policy (Aboriginal Land) 2019	SEPP is not applicable.
State Environmental Planning Policy (Activation Precincts) 2020	SEPP is not applicable
State Environmental Planning Policy (Affordable Rental Housing) 2009	The proposal will not impede the assessment or delivery of development under this SEPP.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Future residential development will be required to comply with BASIX standards. It is noted that this SEPP is proposed to be replaced by a new Design and Place SEPP.
State Environmental Planning Policy (Coastal Management) 2018	SEPP is not applicable.
State Environmental Planning Policy (Concurrences and Consents) 2018	SEPP is not applicable
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	The proposal will not impede the assessment or delivery of development under this SEPP. The proposal is consistent with the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The proposal will not alter or impede the exempt or complying provisions. The proposal is consistent with the SEPP.
State Environmental Planning Policy (Gosford City Centre) 2018	SEPP is not applicable.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	The proposal will not impede the assessment or delivery of development under this SEPP. The proposal is consistent with the SEPP.
State Environmental Planning Policy (Infrastructure) 2007	The subject site does not incorporate any identified infrastructure projects or requirements. The proposal is consistent with the Infrastructure SEPP.
State Environmental Planning Policy (Koala Habitat Protection) 2020	There is no known koala habitat in the site. SEPP is not applicable.
State Environmental Planning Policy (Koala Habitat Protection) 2021	There is no known koala habitat in the site. SEPP is not applicable.

SEPP / Deemed SEPP	Comment
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	SEPP is not applicable.
State Environmental Planning Policy (Kurnell Peninsula) 1989	SEPP is not applicable.
State Environmental Planning Policy (Major Infrastructure Corridors) 2020	SEPP is not applicable.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	SEPP is not applicable.
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	SEPP is not applicable.
State Environmental Planning Policy (Primary Production and Rural Development) 2019	
State Environmental Planning Policy (State and Regional Development) 2011	SEPP is not applicable.
State Environmental Planning Policy (State Significant Precincts) 2005	SEPP is not applicable.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	SEPP is not applicable.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	The Planning Proposal seeks to amend this SEPP. The consistency of the proposal with the Aims of Camden Growth Centres Precinct Plan is provided in Table 10 below.
State Environmental Planning Policy (Three Ports) 2013	SEPP is not applicable.
State Environmental Planning Policy (Urban Renewal) 2010	SEPP is not applicable.
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	SEPP is not applicable.
State Environmental Planning Policy (Western Sydney Aerotropolis) 2020	The site is identified as being part of the WSA Wildlife Buffer Zone and wind turbine buffer zone. The proposed development is not expected to impact these zones.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	SEPP is not applicable.
State Environmental Planning Policy (Western Sydney Parklands) 2009	SEPP is not applicable.
Sydney Regional Environmental Plan No 16—Walsh Bay	SEPP is not applicable.
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	The site is within the Hawkesbury-Nepean River Catchment and can meet the requirements of this SEPP. The site is not flood affected. Development resulting from this Planning Proposal will also need to consider the strategies and policies in this SEPP. The proposal is consistent with the SEPP.
Sydney Regional Environmental Plan No 24—Homebush Bay Area	SEPP is not applicable.

SEPP / Deemed SEPP	Comment
Sydney Regional Environmental Plan No 26—City West	SEPP is not applicable.
Sydney Regional Environmental Plan No 30—St Marys	SEPP is not applicable.
Sydney Regional Environmental Plan No 33—Cooks Cove	SEPP is not applicable.
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	SEPP is not applicable.
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)	SEPP is not applicable.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	SEPP is not applicable.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The Growth Centres SEPP is the principle EPI that applies to the site. The Planning Proposal seeks to amend the Growth Centres SEPP. The proposal is consistent with the aims of the Camden Growth Centres Precinct Plan (Appendix 9 of Growth Centres SEPP, 2013) is as follows:

Table 10: Consistency Aims of the Camden Growth Centres Precinct Plan

Aims of Camden Growth Centres Precinct Plan	Planning Proposal Response
<i>(a) to make development controls that will ensure the creation of quality environments and good design outcomes,</i>	The Planning Proposal will result in site specific development controls (DCP) that are appropriate for the site and will deliver a better design outcome than achievable on the site under the current controls.
<i>(b) to protect and enhance environmentally sensitive natural areas and cultural heritage,</i>	NA
<i>(c) to provide for recreational opportunities,</i>	The proposal includes a new community space for people to meet and is within walking distance of public parks and recreational facilities.
<i>(d) to provide for multifunctional and innovative development that encourages employment and economic growth,</i>	The proposal will provide for an increase of jobs and contribute to economic growth, as confirmed by Hill PDA (Appendix 3).
<i>(e) to promote housing choice and affordability,</i>	The proposal will contribute to housing diversity and supply in the form of shop top housing. Land located to the north east of the site is zoned R3 Medium Density Residential but has been subdivided for low density dwellings and therefore will not provide the dwelling density originally planned for this area. This planning proposal will be essentially reorganising the land use zoning by locating medium density dwellings on the planning proposal site and in doing so ensuring there is no loss of housing supply at this location – see Figure 8 .
<i>(f) to provide for sustainable development,</i>	Sustainable development measures will be implemented in the design and construction phase to be detailed in the Development Application.

(g) to promote pedestrian and vehicle connectivity.	Improvements to the pedestrian environment and the providing of local services at this location will promote walking and cycling. The site is within walking distance of public transport and Willowdale centre.
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Q6. Is the Planning Proposal consistent with applicable Ministerial Directions (Section 9.1 or formerly s.117 directions)?

The Planning Proposal is consistent with the Section 9.1 Directions by the Minister (formerly Section 117 Directions). A review of the Planning Proposal and its intended outcomes and objectives against all current Ministerial Directions is outlined in **Table 11**.

Table 11: Consistency with Ministerial Directions

Ministerial Direction	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	Direction not applicable.
1.2 Rural Zones	Direction not applicable.
1.3 Mining, Petroleum Production and Extractive Industries	Direction not applicable.
1.4 Oyster Aquaculture	Direction not applicable.
1.5 Rural Lands	Direction not applicable.
2. Environment and Heritage	
2.1 Environment Protection Zones	Direction not applicable.
2.2 Coastal Protection	Direction not applicable.
2.3 Heritage Conservation	Direction not applicable.
2.4 Recreation Vehicle Areas	Direction not applicable.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Direction not applicable.
2.6 Remediation of Contaminated Land	The site was investigated as part of the development consent for DA/2017/1135 that was issued in 20 July 2018 for the subject site for residential development, which requires remediation of the site.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	The Planning Proposal affects land within the R3 Medium Density Residential and R2 Low Density Residential zones. The Planning Proposal is seeking to amend these residential zones. The proposal is consistent with the objectives of this direction which are:

Ministerial Direction	Comment
	<p>a. <i>to encourage a variety and choice of housing types to provide for existing and future housing needs,</i></p> <p>b. <i>to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</i></p> <p>c. <i>to minimise the impact of residential development on the environment and resource lands</i></p> <p>All essential services are available to service the land and there is no reduction in residential density. The proposal is consistent with the Direction.</p>
3.2 Caravan Parks and Manufactured Home Estates	Direction not applicable.
3.3 Home Occupations	<p>The Planning Proposal has no impact on home occupations.</p> <p>The proposal is consistent with the Direction.</p>
3.4 Integrating Land Use and Transport	<p>The Planning Proposal is consistent with the relevant objectives of this Direction, which are as follows:</p> <p><i>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i></p> <p><i>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</i></p> <p><i>(b) increasing the choice of available transport and reducing dependence on cars, and</i></p> <p><i>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i></p> <p><i>(d) supporting the efficient and viable operation of public transport services, and</i></p> <p>The site is located in proximity to public bus services at Camden Valley Way. The proposed local retail and business activities that will be facilitated by the proposal are expected to be used by local residents and will reduce the need for travel by car by providing services within walking distance of homes. The proposal is consistent with the Direction.</p>
3.5 Development Near Licensed Aerodromes	Direction not applicable.
3.6 Shooting Ranges	Direction not applicable.
3.7 Reduction in non-hosted short term rental accommodation period	Direction not applicable.
4. Hazard and Risk	

Ministerial Direction	Comment
4.1 Acid Sulfate Soils	Direction not applicable.
4.2 Mine Subsidence and Unstable Land	Direction not applicable.
4.3 Flood Prone Land	The Planning Proposal does not apply to land zoned or provision that affects flood prone land. Direction not applicable.
4.4 Planning for Bushfire Protection	The Planning Proposal does not modify the zoning or provisions for land mapped bushfire prone. The proposal is consistent with the Direction.
5. Housing, Infrastructure and Urban Development	
5.2 Sydney Drinking Water Catchments	Direction not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Direction not applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Direction not applicable.
5.9 North West Rail Link Corridor Strategy	Direction not applicable.
5.10 Implementation of Regional Plans	A Metropolis of Three Cities - the Greater Sydney Region Plan (2018) applies to the site. A detailed response demonstrating consistency to relevant Directions and Policies of the Region Plan is provided above. The proposal is consistent with the Direction.
5.11 Development of Aboriginal Land Council land	Direction not applicable.
6. Local Plan Making	
6.1 Approval and Referral Requirements	The Planning Proposal does not introduce new or additional referral requirements. The proposal is consistent with the Direction.
6.2 Reserving Land for Public Purposes	Direction not applicable.
6.3 Site Specific Provisions	The Planning Proposal proposes to rezone land that is zoned R2 Low density to R3 Medium density. This is an existing zone already applying in the environmental planning instrument (SEPP). Site specific planning controls are proposed by a site specific DCP. These controls are not restrictive and will allow flexibility for the future design and development of the site. The proposal is consistent with the Direction.
7. Local Plan Making	
7.3 Parramatta Road Corridor Urban Transformation Strategy	Direction not applicable.
7.4 Implementation of North West Priority Growth Area Land Use and Land Use and Infrastructure	Direction not applicable.

Ministerial Direction	Comment
Implementation Plan	
7.5 Implementation of Greater Parramatta Priority Growth Area Interim	Direction not applicable.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and	Direction not applicable.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Direction not applicable.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Direction not applicable.
7.9 Implementation of Bayside West Precincts 2036 Plan	Direction not applicable.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Direction not applicable.
7.11 Implementation of St Leonards and Crows Nest 2036 Plan	Direction not applicable.
7.12 Implementation of Greater Macarthur 2040	Direction not applicable.
7.13 Implementation of the Pyrmont Peninsula Place Strategy	Direction not applicable.

The objectives and intended outcomes are consistent with the relevant Ministerial Directions.

Section C — Environmental, Social and Economic Impact

Q7. 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?

According to the Draft Cumberland Plain Conservation Plan (2020), the site contains Threatened Ecological Community and Native vegetation. Biodiversity certification of the land outside the 1 in 100 year flood extent under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* was conferred in 2007 by the then Minister for the Environment.

Approval to clear the land was enabled under DA/2017/1135.

Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The site is not by flooding or bushfire risk. The Planning Proposal will not result in any environmental impacts or effects pertaining to the subject site.

The site is identified as being part of a Wildlife Buffer Zone and Wind Turbine Buffer Zone (Aerotropolis SEPP). The site has already been confirmed for use as residential development and therefore the planning proposal is not expected to result in any impacts on these zones.

Potential visual and overshadowing impacts has been assessed in this Planning Proposal and as part of an Urban Design Review (Appendix 2). There is no likely significant impact of the amenity of nearby properties as a result of the scale of development proposed.

Q9. Has the Planning Proposal adequately addressed any social and economic effects?

The Economic Assessment by Hill PDA has considered the planning, site specific commercial needs and economic benefits of the proposal (see Appendix 3). Whilst the scale of the planning proposal as modified now varies the scale from that as was proposed, the assessment confirms there are widespread economic benefits in job creation and economic activity and that the locality is suitable for encouraging non-residential activities that are already permissible within the proposed R3 zoning.

In addition, encouraging more floor area for local retail and business services will increase availability and access to local services for the future residents of the locality.

The Planning Proposal will also facilitate an increase of residential density in a confirmed growth area, supporting housing diversity and supply.

The planning proposal will provide a new public space, a place to connect and resulting in improved social amenity. This will provide health, economic and liveability benefits, consistent with Council's Spaces and Places Strategy 2020, including:

Health benefits

- *Opportunities to interact with nature can provide positive mental health benefits for children, young people and adults, including minimising anxiety and stress.*
- *Social benefits*
- *Space for children to be imaginative which promotes development of social skills such as sharing, negotiation and leadership, as well as language skills.*
- *Encouraging social equity by providing access to services and facilities to all members of the community regardless of age, gender, socio-economic status, ethnicity or ability.*
- *Providing opportunities for social interaction which is critical for creating and maintaining community cohesion. • Enhancing the visual amenity of neighbourhoods and promoting a sense of community pride.*

Economic benefits

- *Attracting residents and businesses to the local area and supporting economic development.*
- *Increasing the value of properties in proximity to high quality open space and community facilities.*
- *Reducing the health care costs associated with lifestyle diseases such as obesity, by encouraging an active lifestyle.*
- *Attracting visitors from outside of the local area to visit unique services and facilities.*

Liveability Benefits

- *Providing services and facilities to foster a healthy and socially connected community*

Based on the net community benefit test it has been demonstrated that there will be a positive benefit resulting from the planning proposal **(See Table 5)**.

Section D — State and Commonwealth Interests***Q10. Is there adequate public infrastructure for the Planning Proposal?***

Stage 1 Leppington Precinct has undergone comprehensive planning to ensure adequate infrastructure delivery and provision to support widespread urban growth.

Essential services are available to the site as part of urban development in the locality and the recent delivery of water and wastewater services for the Leppington Precinct.

Furthermore, the proposal does not generate any significant increase on demand for these services than the current land use zoning.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Upon lodgement, no formal consultation has been undertaken with other State or Commonwealth authorities. The Gateway Determination will outline the State and Commonwealth public authorities to be consulted.

PART 4 – MAPPING

The following maps in the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* are to be amended as shown below:

- Land Zoning Map – Sheet SEPP_SRGC_SW_LZN_008
- Height of Buildings Map – SEPP_SRGC_SW_HOB_008
- Residential Density Map – Sheet SEPP_SRGC_SW_RDN_008

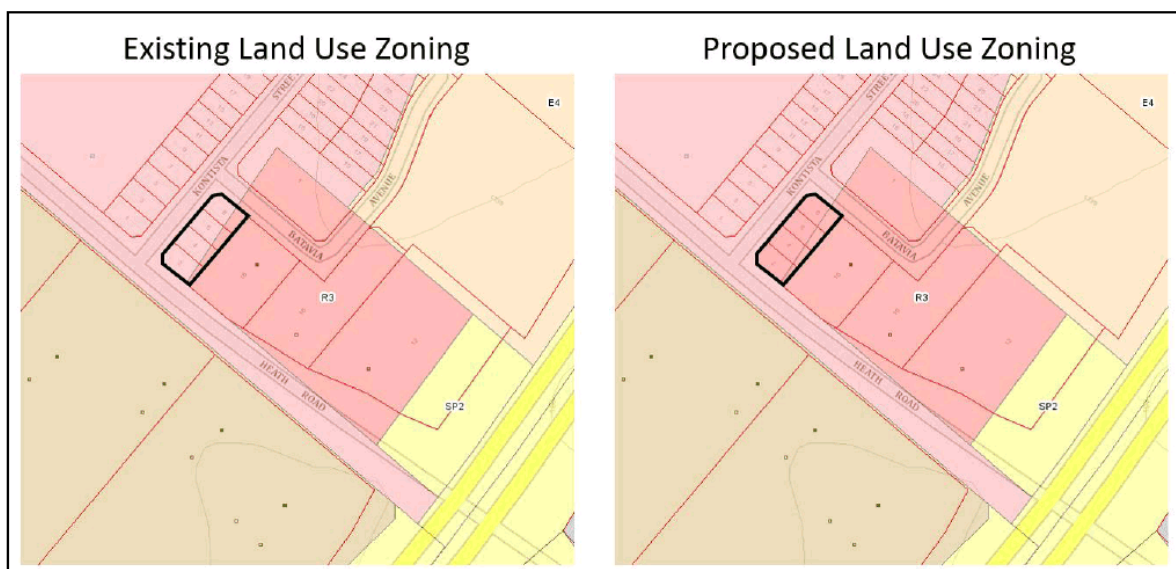


Figure 10: Existing and Proposed Zoning Map



Figure 11: Existing and Proposed Building Heights Map



Figure 12: Existing and Proposed Residential Density Map

PART 5 – COMMUNITY CONSULTATION

It is expected that community consultation is to be undertaken in accordance with the Gateway Determination.

The Department of Planning and Environment's *A Guide to Preparing Local Environmental Plans* indicates that this Planning Proposal is of 'Low Impact'. It is therefore anticipated that this Planning Proposal be publicly exhibited for 14 days.

The final Community Consultation and exhibition requirements will be revised to reflect any change to the community consultation outcomes specified in the Department of Planning and Environment's Gateway Determination.

DRAFT

PART 6 – PROJECT TIMELINE

The *Department's Planning Proposals: A guide to preparing Planning Proposals (December 2018)* requires an indicative project timeline to be included with the Planning Proposal. This is provided below and assumes Council's endorsement of the Proposal and issue of a Gateway Determination.

The Planning Proposal timeline would be determined by Council. It is expected that due to Council already being consulted with on the proposal and the Local Planning Panel formerly briefed, the timing to achieve an outcome would not be excessive.

An indicative project timeline for the re-submitted Planning Proposal is outlined in **Table 12**. The estimated timeframe for the finalisation of the Planning Proposal is seven months from when the Gateway Determination is issued. This takes into account Council's caretaker period and the Christmas public holidays.

The timeline will be updated in response to any Gateway Determination issued by the Department of Planning and Environment.

Table 12: Project Timeline

Action	Timeframe
Re-submission of Planning Proposal	June 2021
Council endorsement of Planning Proposal	July 2021
Gateway Determination	August 2021
Completion of Gateway Approval requirements / agency consultation	October 2021
Public exhibition period	November 2021
Consideration of submissions and final Council endorsement	December 2021
Submission to Department of Planning and Environment	January 2022
Making of Plan	February 2022

CONCLUSION

The planning proposal as modified, reflects the changed circumstances since the planning proposal was originally lodged. The aim of the planning proposal is to recognise and enable a planning, community and built form outcome that is consistent with consolidating a higher density of development in an appropriate location.

The planning proposal will enable local retailing and services supporting the existing and future local community/neighbourhood in a location that is highly accessible to public transport. An Urban Design Review confirms the benefits of activating the ground level with non-residential uses and the additional amenity that could be created with neighbourhood services for the local community.

The Economic Assessment confirms a range of benefits would result from the proposal with job creation and economic activity in a location that is suitable for encouraging non-residential uses.

Consideration of net community benefit demonstrates a range of community benefits including encouraging the provision of local jobs and economic activity, local services (retail, commercial and health), and a community space.

The site specific merits of the Planning Proposal are summarised as follows:

- No significant impact on the natural environment.
- No significant impacts on adjoining land uses and existing and future residential uses.
- The site has attributes that collectively set it apart from other R3 zoned areas in the broader locality.
- The site is well connected to roads suitable for service vehicles for non-residential uses and activities.
- Encouraging local retail, commercial or health services in the local neighbourhood on the north-western side of Camden Valley Way will encourage people to walk to get their day to day goods and services at a scale that will not compete or adversely impact on the established adjacent Willowdale centre.

The planning proposal site is located within a growth precinct and this moderate increase of development will not be inconsistent with the strategic direction for the precinct. The planning proposal is therefore considered supportable and justified in terms of strategic merit, being consistent with relevant plans and policies.

The proposed outcomes in the Planning Proposal have numerous community benefits and will not adversely impact on the surrounding locality. Accordingly, the Planning Proposal is capable of being supported.



ORD04

APPENDIX 1

Concept Plans

iDraft Architects – June 2021

Attachment 1

ORD04



APPENDIX 2

Urban Design Review
AJA – July 2019

Attachment 1



ORD04

APPENDIX 3

Economic Assessment
Hill PDA – August 2019

Attachment 1

ORD04



APPENDIX 4

Updated Development Feasibility Assessment
Hill PDA – To be provided

Attachment 1



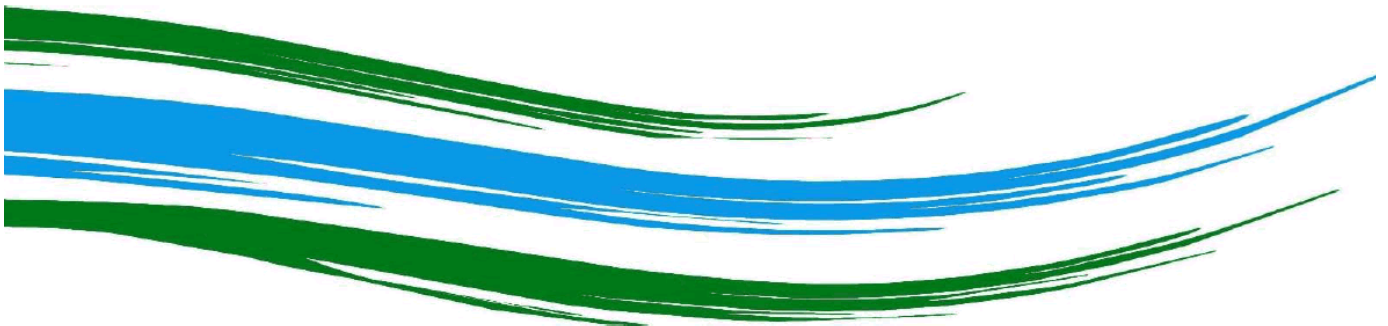
ORD04

Camden Local Planning Panel

Attachment 2

Closed Meeting Minutes
18 February 2020

Camden Council
Administration Centre
70 Central Avenue, Oran Park



ORD04

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 250m² 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

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- 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.

Attachment 2

Attachment – Relevant Development Assessment History

Relevant Development Assessment History for the Original Parent Site

The Development Application history for the site is listed below in **Table 1**.

Development Application Number	Development Application Description
DA/2017/1095/1	Subdivision to create two Torrens title lots.
DA/2017/1135/1	Remediation of land, demolition of existing structures and tree removal, bulk earthworks, construction of new roads and temporary bio-detention basin, subdivision of land to create 36 residential lots and 4 residue lots (identified as Stage 1 within Figure 3 in the Council report) and landscaping.
DA/2017/1135/2	Section 4.55 (2) Modification to subdivision layout.
DA/2017/1135/3	Section 4.55(1A) modification to an approved residential subdivision (Lot 40 – approved as a temporary road) to include the creation of three additional residential lots, removal of temporary road, extension of Kontista Street and Batavia Avenue and associated site works
DA/2018/925/1	Subdivision of approved lots 38 & 39 in DA/2017/1135/1 to create 8 residential lots in the E4 zone, 1 residue lot and construction of new roads (identified as Stage 2 within Figure 3)
DA/2018/925/2	Section 4.55 (2) modification to an approved subdivision (Lot 38) to modify the lot layout and associated changes to approved stormwater drainage design.
DA/2019/889/1	Modification to approved subdivision layout (super lot 37) under DA/2017/1135/1.
DA/2020/873/1	Deferred Commencement Approval. Construction of a centre-based child care facility for 92 children with basement car parking, landscaping, drainage, services and associated site works on approved Lot 104 (see Figure 3) under DA/2018/925.
DA/2021/536/1	Currently under assessment. Subdivision of approved lot 39 to create 6 torrens title lots and construction of six (6) attached dwellings, landscaping, drainage works and associated site works.

Table 1: Relevant Development Assessment History

Attachment – Assessment against Key Strategic Documents**Assessment against Key Strategic Documents**Greater Sydney Region Plan

The Greater Sydney Region Plan (the Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage the growth and change for Greater Sydney in the context of economic, social and environmental matters.

Leppington is identified as a Strategic Centre within the Region Plan. The expectations for Strategic Centres are:

- *High levels of private sector investment;*
- *Flexibility, so that the private sector can choose where and when to invest;*
- *Co-location of a wide mix of land uses, including residential;*
- *High levels of amenity and walkability and being cycle friendly; and*
- *Areas identified for commercial uses, and where appropriate, commercial cores.*

It is noted that the proposed is located with Stage 1 of the Leppington Precinct. Council officer discussion on the merits of the proposal assessed against the relevant Directions and Objectives of the Plan as summarised in **Table 1**.

Great Sydney Region Plan		
Direction	Objective	Officer Comment
<u>Direction 4</u> Liveability – A city for people	Objective 6: Services and infrastructure meet communities' changing needs	<p>The proposal seeks to provide services and facilities to support the future local community of Leppington.</p> <p>The proposal has been revised to have a maximum footprint of up to 259m² for local services and may respond to the demand that the area will experience. Whilst there may be demand for these services, the proposal does not demonstrate site-specific merit to enable these uses on this site.</p> <p>Further investigation on the demand for non-residential uses across the Leppington Precinct is required prior to identifying any potential locations. This aligns with the direction of Council's draft Centres and Employment Lands Strategy (June 2021), which notes any out of centre development must complement the existing network of centres and be considered in terms of broader centres hierarchy.</p>
<u>Direction 4</u> Liveability – Housing the city	Objective 11: Housing is more diverse and affordable	It is noted that the increase in R3 zoned land provides the opportunity to contribute to local housing diversity. Whilst there is proposed

Great Sydney Region Plan		
Direction	Objective	Officer Comment
		<p>increase in R3 zoned land for the site, it is acknowledged that land located to north east of the site has been subdivided for low density dwellings despite it being primarily zoned R3. The draft Planning Proposal seeks to redistribute the R3 zone to the site to enable its development uses permissible in the R3 zone.</p> <p>It is also noted that amending the zoning to R3 provides greater flexibility and housing choice for the proponent through the broadening of permissible land uses including attached dwellings, shop top housing and multi dwelling housing. Residential flat buildings are also permissible but cannot be delivered on this site as it does not meet the 2,000m² minimum lot size required under clause 4.1AB(9) of the Growth Centres SEPP.</p> <p>In addition to rezoning the subject site, Council officers recommend that the draft Planning Proposal is amended to correct the split zoning and accompanying development standards applying to lots within the vicinity of the subject site.</p>
	Objective 12: Great places that bring people together	<p>It is acknowledged that there may be demand for non-residential uses (i.e. local services) as proposed by the draft Planning Proposal. However, the proposal does not provide site-specific merit to enable these uses on this site given that:</p> <ul style="list-style-type: none"> • there are other areas of land zoned R3 within the Leppington precinct. As such, the proposal has the potential to create a precedent; and • the R3 zone permits certain local retail services such as neighbourhood shops without the need to amend Schedule 1 of Appendix 9 of the Growth Centres SEPP. <p>Further investigation on the demand for non-residential uses across the Leppington Precinct as mentioned above.</p>

Table 1: Assessment against Greater Sydney Region Plan

Western Sydney District Plan

The Western Sydney District Plan (the District Plan) was released by the GSC on 18 March 2018. The District Plan guides the 20-year growth of the district to improve its social, economic and environmental assets.

Council officer discussion on the merits of the proposal assessed against the relevant Planning Priorities and Actions of the District Plan is summarised in **Table 2**.

Western City District Plan	
Planning Priority	Officer Comment
<u>Planning Priority W3</u> Providing services and social infrastructure to meet people's changing needs	<p>The proposal seeks to provide services and facilities to support the future local community of Leppington.</p> <p>The proposal has been revised to have a maximum footprint of up to 259m² for local services and may respond to the demand that the area will experience. Whilst there may be demand for these services, the proposal does not provide site-specific merit to enable these uses on this site.</p> <p>Further investigation on the demand for non-residential uses across the Leppington Precinct is required prior to identifying any potential locations. This aligns with the direction of Council's draft Centres and Employment Lands Strategy (June 2021), which notes any out of centre development must complement the existing network of centres and be considered in terms of broader centres hierarchy.</p> <p>Based on the above, the proposed it considered to be inconsistent with this planning priority.</p>
<u>Planning Priority W5</u> Providing housing supply, choice and affordability, with access to jobs, services and public transport	<p>It is noted that the increase in R3 zoned land provides the opportunity to contribute to local housing diversity. Whilst there is proposed increase in R3 zoned land for the site, it is acknowledged that land located to north east of the site has been subdivided for low density dwellings despite it being primarily zoned R3. The draft Planning Proposal seeks to redistribute the R3 zone to the site to enable its development uses permissible in the R3 zone.</p> <p>It is also noted that amending the zoning to R3 provides greater flexibility and housing choice for the proponent through the broadening of permissible land uses including attached dwellings, shop top housing and multi dwelling housing. Residential flat buildings are also permissible but cannot be delivered on this site as it does not meet the 2,000m² minimum lot size required under clause 4.1AB(9) of the Growth Centres SEPP.</p> <p>In addition to rezoning the subject site, Council officers recommend that the draft Planning Proposal is amended to correct the split zoning and accompanying development standards applying to lots within the vicinity of the subject site.</p> <p>Based on the above, the proposed it considered to be consistent with this planning priority.</p>

Table 2: Assessment against Western City District Plan

Community Strategic Plan

The Community Strategic Plan (CSP) seeks to actively manage Camden LGA's growth by retaining Camden's heritage sites, scenic vistas and cultural landscapes, whilst catering to well-managed development.

Council officer discussion on the merits of the proposal assessed against the relevant Strategic Directions and Objectives of the CSP is summarised in **Table 3**.

Community Strategic Plan	
Direction	Officer Comment
<u>Key Direction 1</u> Actively Managing Camden LGA's Growth	<p>The proposal is consistent with this direction as it would enable the delivery of medium density housing in a suitable location.</p> <p>It is also noted that amending the zoning to R3 provides greater flexibility and housing choice for the proponent through the broadening of permissible land uses including attached dwellings, shop top housing and multi dwelling housing. Residential flat buildings are also permissible but cannot be delivered on this site as it does not meet the 2,000m² minimum lot size required under clause 4.1AB(9) of the Growth Centres SEPP.</p>
<u>Key Direction 3</u> A Prosperous Economy	<p>The proposal seeks to provide services and facilities to support the future local community of Leppington.</p> <p>The proposal has been revised to have a maximum footprint of up to 259m² for local services and may respond to the demand that the area will experience. Whilst there may be demand for these services, the proposal does not provide site-specific merit to enable these uses on this site.</p> <p>Further investigation on the demand for non-residential uses across the Leppington Precinct is required prior to identifying any potential locations. This aligns with the direction of Council's draft Centres and Employment Lands Strategy (June 2021), which notes any out of centre development must complement the existing network of centres and be considered in terms of broader centres hierarchy.</p>
<u>Key Direction 5</u> An Enriched and Connected Community	<p>It is noted that the increase in R3 zoned land provides the opportunity to contribute to local housing diversity. Whilst there is proposed increase in R3 zoned land for the site, it is acknowledged that land located to north east of the site has been subdivided for low density dwellings despite it being primarily zoned R3. The draft Planning Proposal seeks to redistribute the R3 zone to the site to enable its development uses permissible in the R3 zone.</p> <p>It is also noted that amending the zoning to R3 provides greater flexibility and housing choice for the proponent through the broadening of permissible land uses including attached dwellings, shop top housing and multi dwelling housing. Residential flat buildings are also permissible but cannot be delivered on this site as it does not meet the 2,000m² minimum lot size required under clause 4.1AB(9) of the Growth Centres SEPP.</p> <p>In addition to rezoning the subject site, Council officers recommend that the draft Planning Proposal is amended to correct the split zoning and accompanying development standards applying to lots within the vicinity of the subject site.</p>

Table 3: Assessment against Community Strategic Plan

Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) is a 20-year planning vision, emphasising land use, transport, sustainability objectives to demonstrate how Camden LGA will change to meet the community's needs over the next 20 years.

Council officer discussion on the merits of the proposal assessed against the relevant Local Priorities of the LSPS is summarised in **Table 4**.

Camden Local Strategic Planning Statement	
Local Priorities	Officer Comment
<u>Liveability Local Priority L1</u> Providing housing choice and affordability for Camden's growing and changing population	The proposal seeks to provide greater housing choice and affordability by proposing to provide additional medium density dwelling typologies to cater for Camden's growing and changing population.
<u>Liveability Local Priority L3</u> Providing services and facilities to foster a healthy and socially connected community.	It is also noted that amending the zoning to R3 provides greater flexibility and housing choice for the proponent through the broadening of permissible land uses including attached dwellings, shop top housing and multi dwelling housing. Residential flat buildings are also permissible but cannot be delivered on this site as it does not meet the 2,000m ² minimum lot size required under clause 4.1AB(9) of the Growth Centres SEPP.
<u>Liveability Local Priority L4</u> Encouraging vibrant and connected centres which reflect Camden's evolving character	In term of providing services, jobs and development of centres, the proposal does not provide site-specific merit to enable these uses on this site given that:
<u>Productivity Local Priority P1</u> Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District	<ul style="list-style-type: none"> • there are other areas of land zoned R3 within the Leppington precinct. As such, the proposal has the potential to create a precedent; and • the R3 zone permits certain local retail services such as neighbourhood shops without the need to amend Schedule 1 of Appendix 9 of the Growth Centres SEPP, as sought by the proposal.
<u>Productivity Local Priority P2</u> Encouraging successful centres through a clearly defined centres hierarchy	Further investigation on the demand for non-residential uses across the Leppington Precinct is required prior to identifying any potential locations. On this basis, the proposal aligns with Liveability Local Priority L1 by diversity in housing typologies but is inconsistent with the other identified locals priorities.

Table 4: Assessment against the draft Camden Local Strategic Planning Statement

Draft Camden Local Housing Strategy

The draft Camden Local Housing Strategy (draft LHS) sets out a clear plan for housing in the Camden LGA over the next 10 to 20 years. The draft LHS was placed on public exhibition from 15 October to 26 November 2020. Council officers are currently assessing submissions received in response to the exhibition.

Council officer discussion on the merits of the proposal assessed against the relevant Priorities of the draft LHS as summarised in **Table 5**.

Draft Camden Local Housing Strategy		
Priority	Objective	Officer Comment
Priority 2: Delivering resilient, healthy and connected communities	Objective 4: Neighbourhood design supports healthy and connected communities that are better placed	The proposal is consistent with this objective as it delivers a neighbourhood design that will support a healthy and connected community by providing greater flexibility of medium density housing in a suitable location.
Priority 3: Delivering the right housing in the right location	Objective 6: Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure.	The proposal is consistent with this priority as it seeks to deliver the right housing in the right location.
Priority 4: Increasing housing choice and diversity	Objective 9: The mix of housing types matches the changing needs and preferences of the community.	<p>The proposal is consistent with this priority as it seeks to deliver housing types that matches the needs and preferences of the community.</p> <p>The proposed increase in R3 zoned land provides the opportunity to contribute to local housing diversity. Whilst there is proposed increase in R3 zoned land for the site, it is acknowledged that land located to north east of the site has been subdivided for low density dwellings despite it being primarily zoned R3. The draft Planning Proposal seeks to redistribute the R3 zone to the site to enable its development uses permissible in the R3 zone.</p> <p>It is also noted that amending the zoning to R3 provides greater flexibility and housing choice for the proponent through the broadening of permissible land uses including attached dwellings, shop top housing and multi dwelling housing. Residential flat buildings are also permissible but cannot be</p>

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Attachment 4

Draft Camden Local Housing Strategy		
Priority	Objective	Officer Comment
		<p>delivered on this site as it does not meet the 2,000m² minimum lot size required under clause 4.1AB(9) of the Growth Centres SEPP.</p> <p>In addition to rezoning the subject site, Council officers recommend that the draft Planning Proposal is amended to correct the split zoning and accompanying development standards applying to lots within the vicinity of the subject site.</p>

Table 5: Assessment against the draft Camden Local Housing Strategy

Draft Camden Centres and Employment Lands Strategy

The draft Camden Centres and Employment Lands Strategy (draft CELS) sets out a clear plan for the development of centres and employment lands in the Camden LGA over the next 10 to 20 years.

The draft CELS was on exhibition from 4 June 2021 until 5 July 2021. Whilst the proposal is not inconsistent with the draft CELS, it is considered premature as the draft CELS is yet to be endorsed by Council.

Council officer discussion on the merits of the proposal assessed against the relevant Priorities of the draft Camden CELS as summarised in **Table 6**.

Draft Camden Centres and Employment Lands Strategy		
Direction	Principle	Officer Comment
Direction: A network of successful and attractive centres	Principle 1: A defined centres hierarchy	<p>The proposal has been revised to have a maximum footprint of up to 259m² for local services and may respond to the demand that the area will experience. Whilst there may be demand for these services, the proposal does not provide site-specific merit to enable these uses given that:</p> <ul style="list-style-type: none"> • there are other areas of land zoned R3 within the Leppington precinct. As such, the proposal has the potential to create a precedent; and • the R3 zone permits certain local retail services such as neighbourhood shops without the need to amend Schedule 1 of Appendix 9 of the Growth Centres SEPP, as sought by the proposal. <p>Further investigation on the demand for non-residential uses across the Leppington Precinct is required prior to identifying any potential locations. This aligns with the direction of Council's draft Centres and Employment Lands Strategy (June 2021), which notes any out of centre development must complement the existing network of centres and be considered in terms of broader centres hierarchy.</p>
	Principle 2: Centres are vibrant, accessible and distinctive	Whilst there may be demand for these services, the proposal does not provide site-specific merit to enable these uses based on the above reasons.
Direction 3: Agribusiness, tourism and health care that support the local economy	Principle 3: Medical and health care services are valued and promoted	Whilst there may be demand for medical centres, the proposal does not provide site-specific merit to enable these uses based on the above reasons.

Table 5: Assessment against the draft Camden Centres and Employment Lands Strategy

Attachment – Assessment of Specialist Studies

Assessment of Specialist Studies for draft 2-8 Kontista Street, Leppington Planning ProposalUrban Design Review

The Urban Design Review (the Review) looks at site context and the future vision for the precinct. The Review states that the site enjoys good accessibility and will encourage the potential for walkable connections to nearby bus stops along Camden Valley Way. The Review highlights that the prominent location of the site provides the opportunity to cater for the demand of the proposed land uses.

The Review illustrates that the transition between lower density development and proposed medium density development can be managed by providing a transitional built form by stepping back the building envelope on the top floor by 3m (refer **Figure 1**).

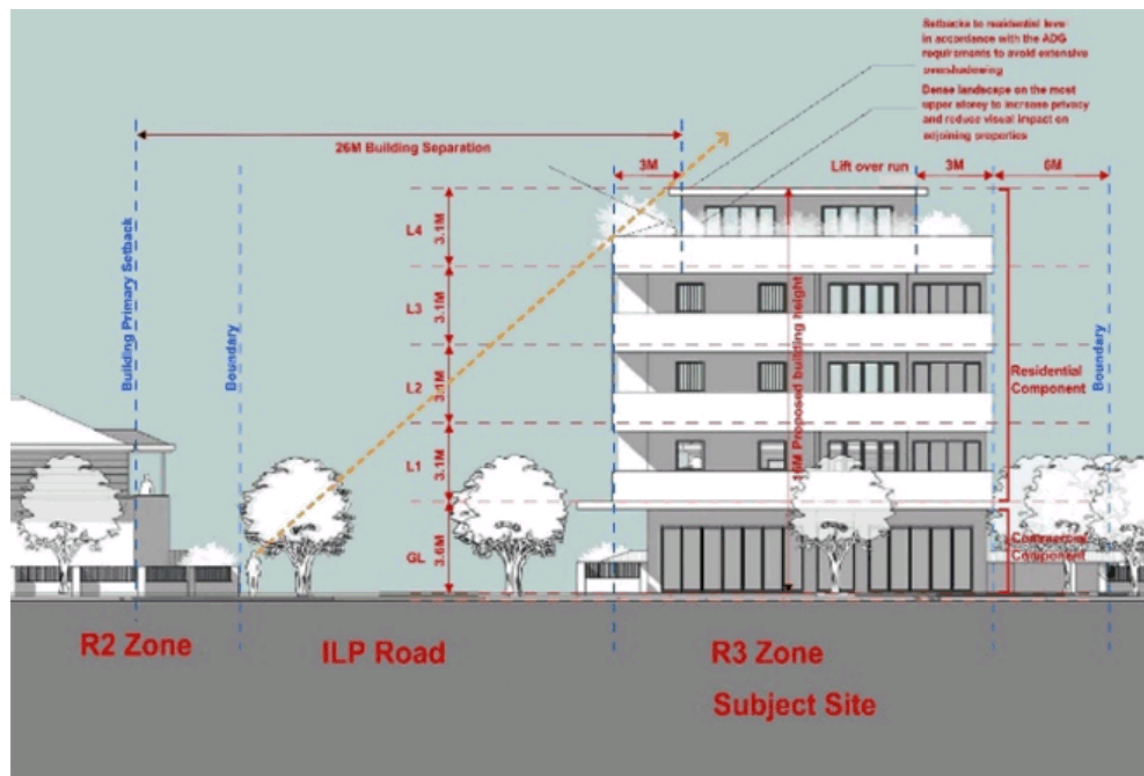


Figure 1: Proposed Height Transition Between R2 and R3 Zones

The following key principles are recommended by the Review to underpin future development of the site:

- Activation potential to the ground plane and surrounding context;
- Social and community relationship benefits;
- Minimisation of the interface between the low and medium density-built environment;
- Façade and building envelope articulation;
- Design excellence quality of built form to address the proposal's setting on the prominent corner.

Officer Comment

It is noted that permitting additional height of building from 12m to 16m where non-residential uses are provided at ground floor level has the potential to enhance viability of the proposal.

The built form has been further supported by the introduction of FSR controls for the total GFA, GFA of residential area and GFA of non-residential floorspace. Whilst Council officers acknowledge the preparation of FSR controls for GFA of residential and non-residential floor space, the proposed, when considered in isolation, has the potential to achieve a poor design outcome.

It is also noted that shop top housing can be delivered under the existing planning controls. Furthermore, there are a number of types of residential accommodation such as attached dwellings and multi dwelling housing which are permissible with consent which could potentially be achieved as part of a future Development Application.

On this basis, Council officers consider that the proposal does not have site-specific merit to increase the building height from 12m to 16m.

Economic Assessment

An Economic Assessment was prepared for the original Planning Proposal which sought approximately 1,200m² of gross floor area (GFA).

The land subject to the draft Planning Proposal has since been reduced and therefore this quantum of floorspace is no longer applicable. Nevertheless, the revised proposal will provide for small scale retail business uses, with a total GFA of circa 270m².

The proponent is looking to deliver land uses which are not permissible with consent in the R3 zone. The land uses sought are retail premises and business premises specifically restricted to a food and drink premise and medical centre. The Economic Assessment confirms that there is demand for such retail and business uses in the local area.

Officer Comment

The proposal has been revised to include a 1,200m² site on the corner of Heath Road and Kontista Street. It is proposed the development will have a maximum retail/commercial footprint of up to 259m² for local services. Whilst there may be demand for these services, the proposal does not provide site-specific merit to enable these uses given that:

- there are other areas of land zoned R3 within the Leppington precinct. As such, the proposal has the potential to create a precedent; and
- the R3 zone permits certain local retail services such as neighbourhood shops without the need to amend Schedule 1 of Appendix 9 of the Growth Centres SEPP, as sought by the proposal.

Further investigation on the demand for non-residential uses across the Leppington Precinct is required prior to identifying any potential locations. This aligns with the direction of Council's draft Centres and Employment Lands Strategy (June 2021), which notes any out of centre development must complement the existing network of centres and be considered in terms of broader centres hierarchy.

Development Feasibility Assessment

A Development Feasibility Assessment has been prepared to address the Camden Local Planning Panel comments. The Assessment was revised in July 2021 when the size of the draft Planning Proposal site was reduced to 1,200m².

The Assessment investigates the different built form options as listed below:

- Option 1: Complying mixed use development with ground floor commercial and two levels of shop top housing under current height of 12m resulting in an FSR of 1.08:1; and
- Option 2: Is the same as Option 2 except that 4 storeys of residential are provided above ground floor retail resulting in a height of 16m and an FSR of 1.82:1.

The Development Feasibility Assessment concludes that providing ground floor non-residential uses (i.e. retail, commercial, health & medical uses) under the existing provisions (Option 2) would be less viable compared to delivering a standalone residential flat building development (Option 1).

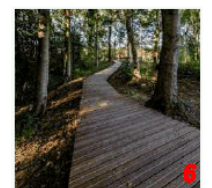
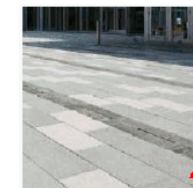
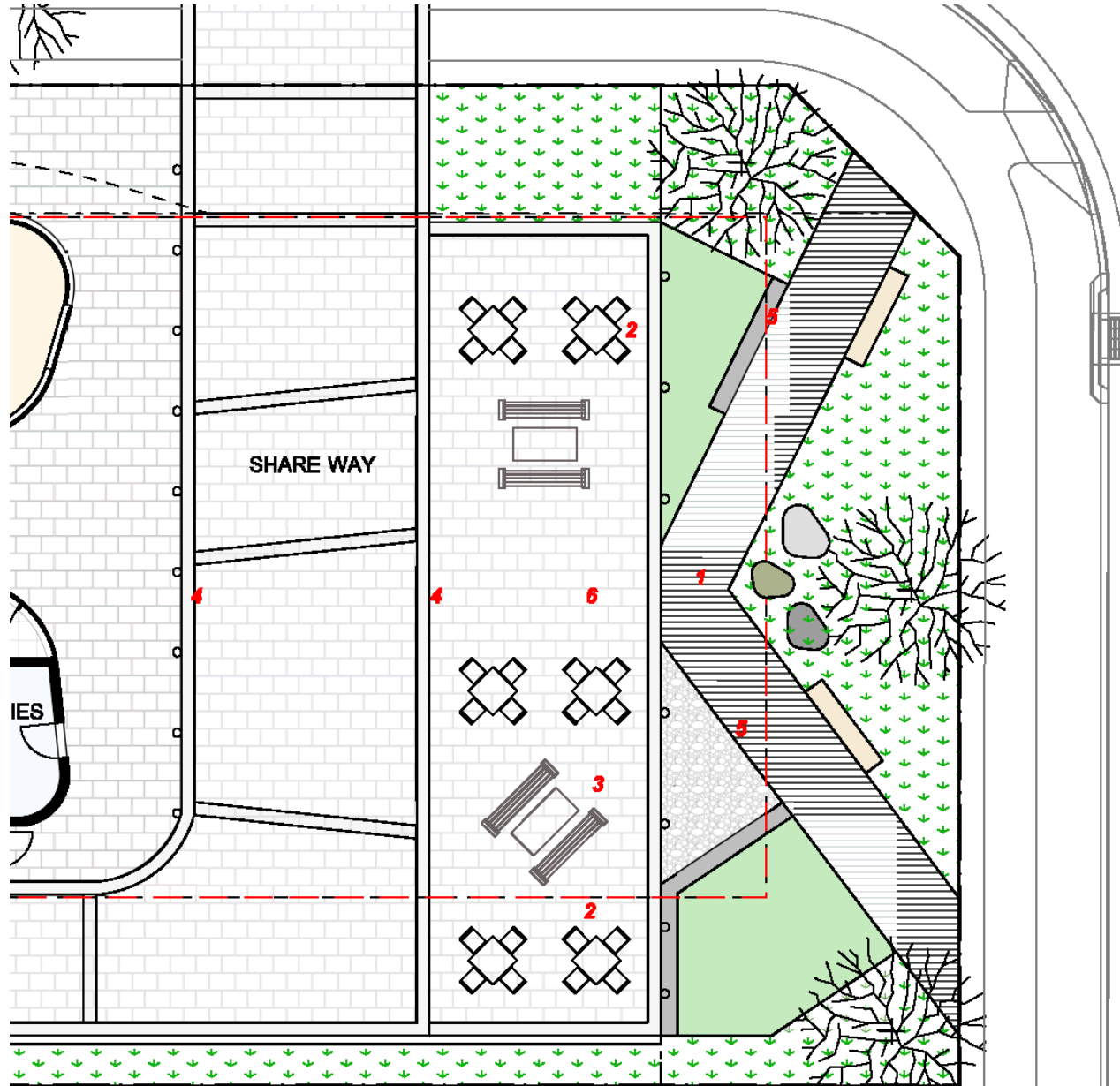
It is therefore unlikely that local retail services and facilities would be delivered under the existing building height provisions. The Development Feasibility Assessment further states that at least four levels of residential apartments are required to ensure the viability of including the non-residential space.

Officer Comment

Council officers acknowledge the different development scenarios that can be delivered with or without the provision. The proposed amendment to the height (Option 2) becomes more viable but does not provide the same levels of return as Option 1. The built form has been

further supported by the introduction of FSR controls for the total GFA, GFA of residential area and GFA of non-residential floorspace. The FSRs respond to the viability of the proposal. Whilst Council officers acknowledge the preparation of FSR controls for GFA of residential and non-residential floor space, considering the proposal in isolation to the adjoining R3 zoned sites has the potential to achieve a poor design outcome.

It is also noted that shop top housing can be delivered under the existing planning controls. Furthermore, there are a number of types of residential accommodation such as attached dwellings and multi dwelling housing which are permissible with consent which could potentially be achieved as part of a future Development Application.

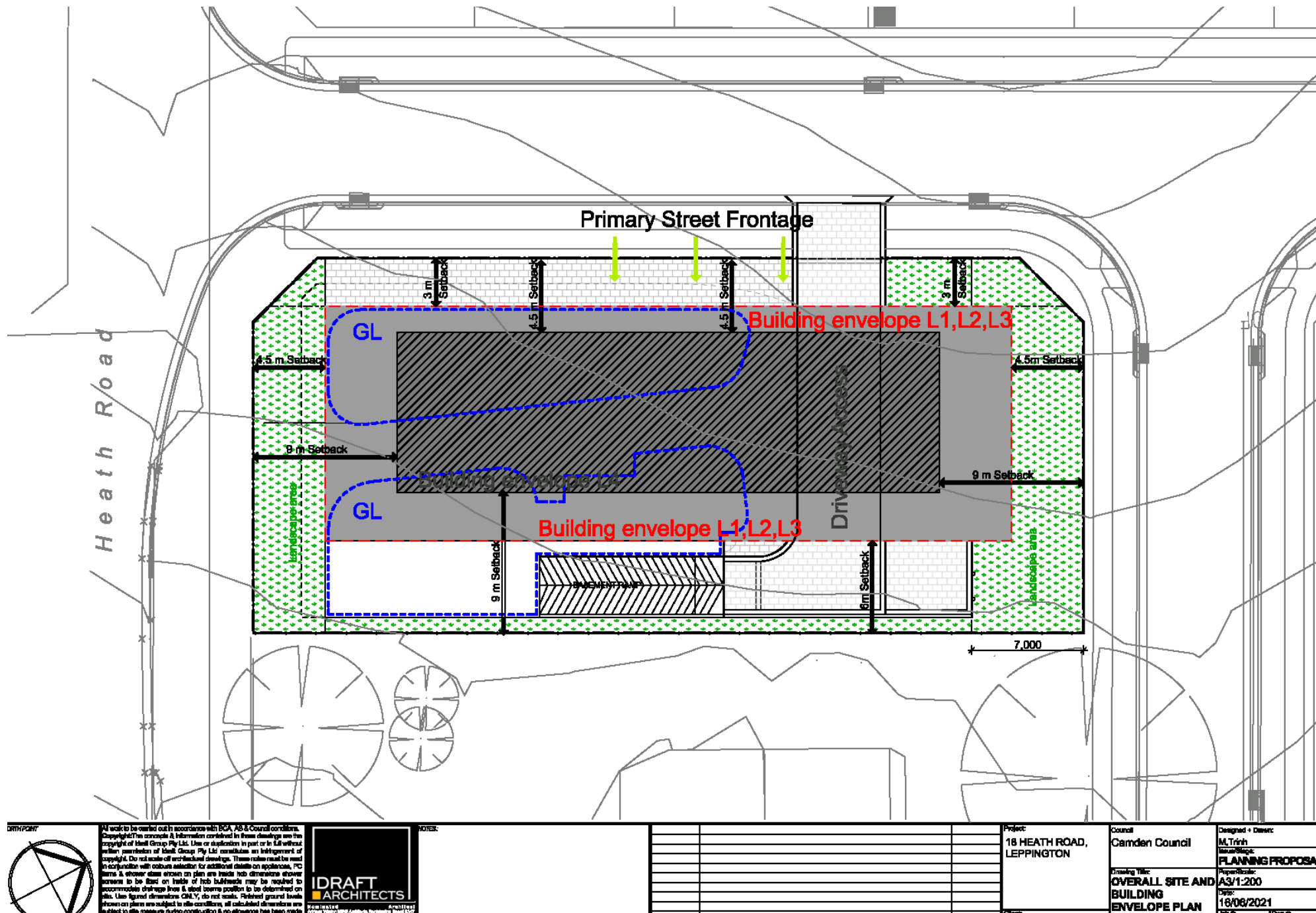
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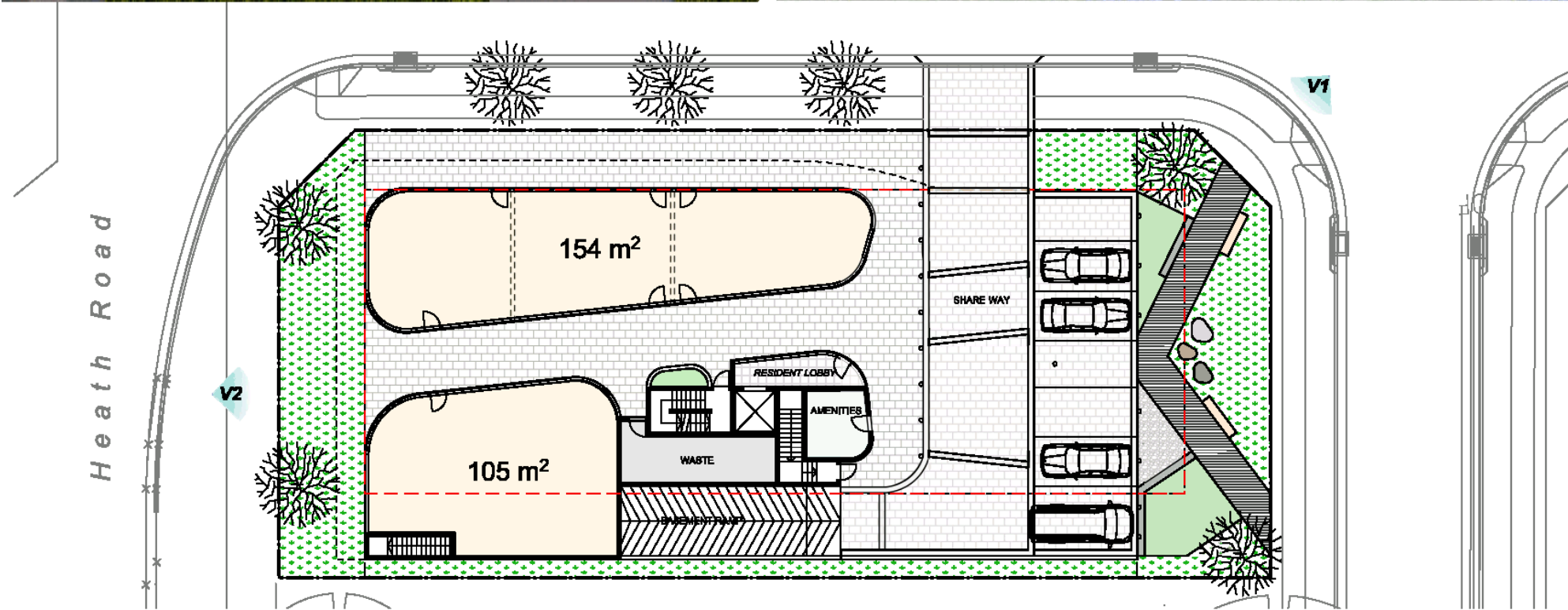
IDRAFT
ARCHITECTS

Recruited Architects
Organize Plans and Architectural Requirements
Employment and Architectural Requirements

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	<p>Notes: All work to be carried out in accordance with BCA, AS & Council conditions. Copyright: The concepts & information contained in these drawings are the copyright of Ideal Group Pty Ltd. Use or duplication in part or in full without written permission of Ideal Group Pty Ltd constitutes an infringement of copyright. Do not scale off architectural drawings. These rules must be read in conjunction with colour selection for additional details on appliances, PC items & shower glass shown on plan are inside tub dimensions shower screens to be sized on trade of tub bathrooms may be required to accommodate drainage lines & steel beam position to be determined on site. Use figured dimensions ONLY, do not scale. Proposed ground levels shown on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site.</p>		<p>Project: 18 HEATH ROAD, LEPPINGTON</p>	<p>Council: Camden Council</p>	<p>Designed & Drawn: M.Trinh Date: 3/08/2021</p>

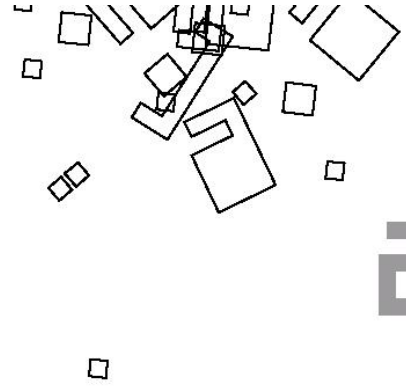
APPENDIX 2
Urban Design Review

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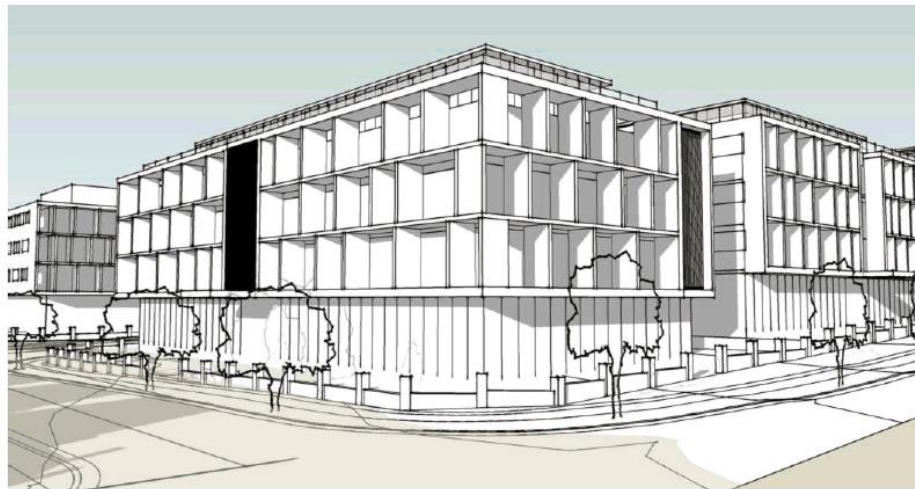
Attachment 7

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Attachment 7



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Urban Design Review 16 Heath Road, Leppington

19 July 2019

Architects Johannsen + Associates - www.aja.com.au
Urban Design Report for 16 Heath Road, Leppington



Urban Design Review

Impact assessment of Planning Proposal for 16 Heath Rd. Leppington

Background

At the request of Idraft on behalf of the property owner, this Urban Design Review has been prepared to assess built form and environmental impact issues related to a Planning Proposal submitted to Camden Council for the proposed rezoning of this land from R2 Low Density Residential to R3 Medium Density, with associated height limits of 12m in the R3 zone and 9m in the R2 zone.

Where non-residential uses are included at ground level, the rezoning proposal seeks allowance to increase the building height in the R3 Medium Density Zone from 12m to 16m to allow inclusion of local services and convenience retail for local residents. The 12m building height limit will apply wherever there are solely residential uses.

In order to minimise potential impacts of the 4m height increase the top floor level will have a 3m set back to provide a recessive treatment that reduces the visual bulk and possibility for overlooking adjacent properties.

It is understood that Camden Council may support these zoning and height changes, but requires urban design assessment to clarify:

2

- *How the transition in height between the R3 Medium Density and R2 Low Density zone interface will be managed; and*
- *Why this site is suitable for the proposed height increase ...as it may set a precedent in the surrounding locality.*

In support of the Planning Proposal, this review provides urban design appraisal and input to the following areas of possible concern:

1. *Analysis of the proposed 16 metre building height for the site within the local context.*
2. *Transition of building height between the 16m maximum and the adjoining 9m height limit between the R3 and R2 zones.*
3. *Activation of the building interface with non-residential activities at street level.*
4. *Recommendations for complementary urban design principles.*

Context Overview

Located on the corner of Heath Road and a proposed new road into the planned residential estate, the site is approximately 300m from Camden Valley Way and 400m from the nearby shopping centre. Local bus services are available within close proximity, and this site offers the potential for walkable connections to the bus stop on Camden Valley Way. Further information on the relevant planning context is provided in the Planning Proposal prepared by Urbanco.

Vision

To underpin this urban design review, it is important to establish what the vision for this precinct might be as the basis for a complementary relationship between the R2 and R3 zones, and how their interface can be successfully managed to optimise the development outcome.

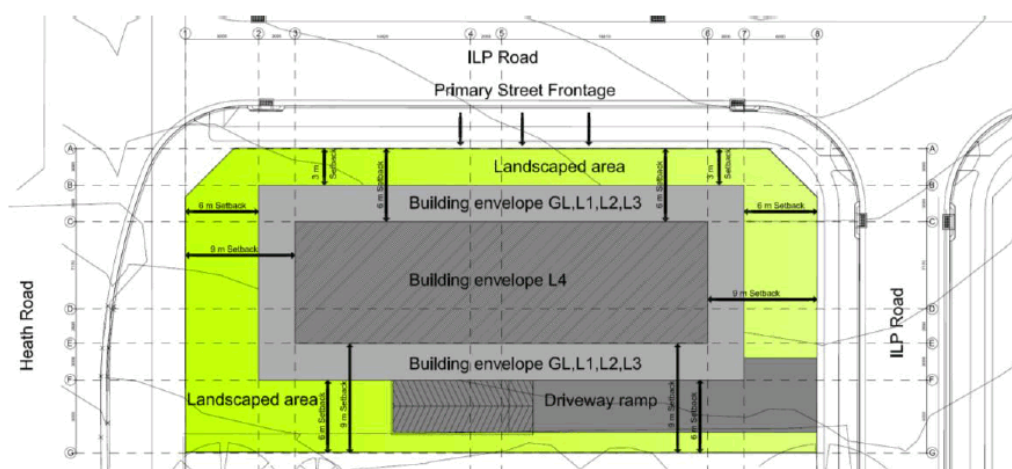
It is considered that this Planning Proposal should support the evolution of a well-balanced, high quality built form for this precinct that is complementary to the adjacent lower density residential, and can add to the local amenity and public domain character without creating adverse impacts, either environmentally or commercially.

Ground Plane context

The inclusion of ground level of neighbourhood shops will be beneficial amenity for future local residents and ensure ongoing street activation that can complement the medium density character of both the R3 and lower density R2 zones. The proposal to establish a quality landscaped perimeter will enable the ground plane of the development to add a 'sense of place' to the entry into this emerging precinct and help stimulate the public domain.

It is apparent that the proposed ground floor has been configured to provide for a range on local convenience type retail services with tenancies under 100sq.m, and the type and scale of uses envisaged would not create any adverse amenity impacts for nearby residents. This also creates the potential for some local employment.

3



Building envelope plan (Source: Idraft)

This approach aligns with the GANSW Better Placed document that promotes principles to make the built environment more 'engaging, inviting and attractive'.

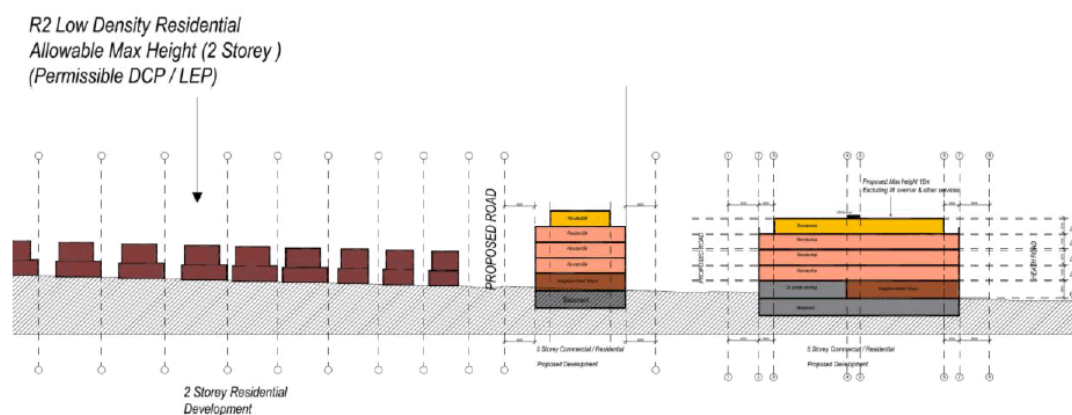
Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, and communal aspirations. It also contributes to evolving character and setting. (Objective 1.)

Built Form impacts

Part E of the Camden DCP notes that where shop top housing is proposed, it should *'feature a high level of architectural design and incorporate appropriate treatments to minimise the visual bulk and scale of the building'*. The manner in which this is achieved should also include some clarification that this is the basis on which a height increase of 4m can be justified, so as to avoid setting any precedent that might be sought without the provision of ground level non-residential uses.

As per the Planning Proposal documentation, the intention is to establish an increased height of 16m for the subject site to include neighbourhood shops within the R3 Medium Density Residential zone, as it would not be viable within a 12m height limit to realise more than 2 stories of residential (ie 4m+3m+3m = 10m).

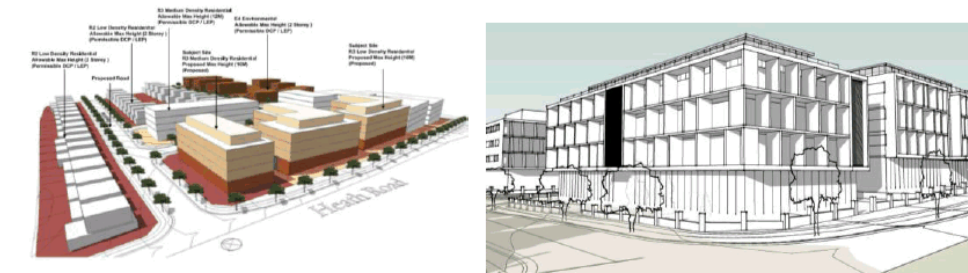
Addition of the necessary 4m floor to floor height for the ground floor tenancies impacts on the potential residential yield if the 12m limit is maintained, but a 16m height limit with recessed top floor could resolve this issue. As shown below there can be a progressive height increase along Heath Road that, with consideration of the site topography, would have negligible (if any) impacts on the neighbouring sites. This would also not result in a visually adverse outcome when viewed from street level or from surrounding properties.



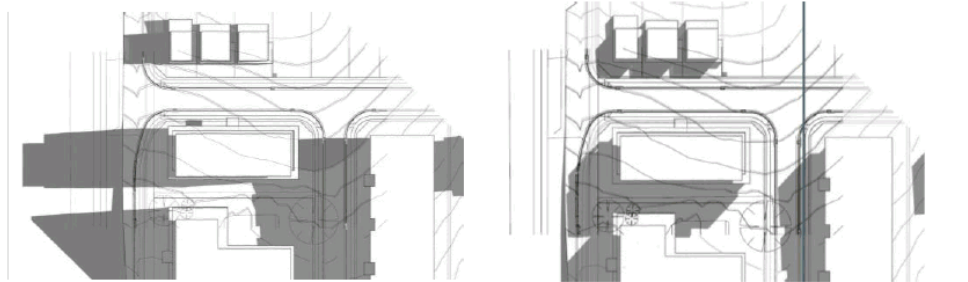
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Proposal in long section context along Heath Road (Source: Idraft)

With good solar access to the primary frontage along the Proposed Road, there may be scope for inclusion of ancillary outdoor activities related to neighbourhood shops that can be managed in a way that does not generate any acoustic nuisance and would attract local custom. This is also where there is good walkable route to Camden Valley Way bus services, and a more suitable corner for pleasant outdoor activities that could also be complementary to the proposed ground floor communal undercroft space.



3D views from corner of Heath Road (Source: Idraft)



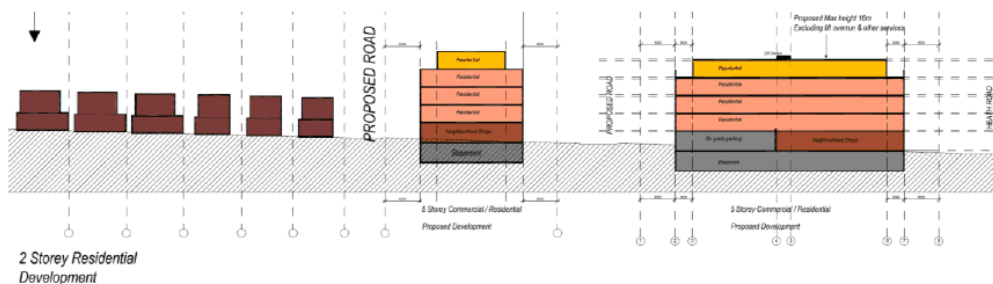
9:00am shadows on 21 June

12:00am shadows on 21 June (Source: Idraft)

From the shadow diagram analysis it can also be seen that there are no adverse impacts on solar access to neighbouring properties, and the ADG expectations for 2 hours to unit living areas both within the development and adjacent buildings would be feasible. With shadows during the winter cast primarily to the south of the site and over Heath Road, the availability of sunshine along the frontage to the Proposed Road is obviously of benefit to establishing a pleasant outdoor environment for use by residents of the building and the local community.

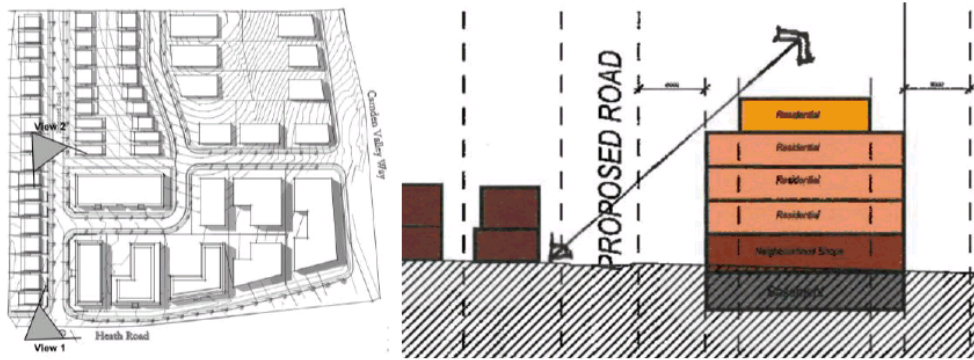
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With regard to the transition of built form along the zone interface between R2 and R3, the stepped back building form above 4 storeys will ensure a recessive top floor that minimises both the environmental and visual impacts for the neighbouring sites within the lower 9m height limit.



Section (Source: Idraft)

The proposed subdivision layout will mean there is a spatial relationship between the R2 and R3 zones that ensures building separation will be at least the equivalent of ADG requirement of 12m. This will remove any direct line of sight to the set back top storey of a building in the R3 zone from ground level in the R2 zone, and this is an interface that does not appear to create any adverse environmental impacts.



Site overview and section from R2 to R3 zones (Source: Idraft)

Urban Design Principles

In the establishment of any planning control precedent there is a need to clarify the basis on which variances are justifiable, and criteria on which assessment can be made within a relevant context.

Key urban design considerations for added value on this site and associated development principles might include:

- activation potential to ground plane and site context
- social/community relationship benefits arising from the proposal
- minimisation of any potential interface conflicts between R2 and R3 zones
- façade and envelope articulation to minimise perception of bulk
- design excellence quality of built form for a prominent corner or frontage.

6



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Urban Design Report for 16 Heath Road, Leppington



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Attachment 8

APPENDIX 3
Economic Assessment

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LEPPINGTON ECONOMIC ASSESSMENT

Economic Assessment



Prepared for SMPR Investments

August 2019

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This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

Reviewer

Signature

DRAFT

Dated

Report Details

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Executive Summary

HillPDA was commissioned by SMPR Investments to undertake this Economic Assessment ('the Study') of the planning proposal relating to 18 Heath Road and 1339 Camden Valley Way (referred to the subject site hereafter).

The purpose of this Study is to provide a market and economic assessment of the retail, commercial and medical services components of the proposed development in order to understand the need for such facilities on site.

Planning Considerations

The Regional and District strategies and policies give impetus to the need to create employment opportunities and provide services and social infrastructure to meet growth and people's changing needs. More specifically, the Regional and District Plans emphasise the need to increase the productivity of the Western City District through growth and investment support. Meeting this need requires providing jobs opportunities and social infrastructure closer to homes. The additional retail, commercial and health services on the subject site will contribute to meeting this need through providing additional local job opportunities (in turn encouraging job containment in the LGA) and essential services to better support the future Leppington Precinct community.

Whilst we understand the commercial uses are permissible in the zone the proposal seeks to gain an additional building height – an additional floor to enable three levels of residential apartments above ground floor commercial. Without the additional floor the highest and best use of the site, in terms of maximising financial return to the land owner (given levels of project and market risk), is most likely a residential only building rather than a mixed use building. Therefore, an additional floor on site will help to realise and maximise the site's economic potential.

Site Specific Considerations

The subject site is considered suitable for neighbourhood shops, commercial, health services based on key locational factors / attributes including:

- The land is appropriately zoned to allow retail, childcare and health services.
- The site enjoys good accessibility from the surrounding local area.
- Substantial catchment. Following full-development we expect around 3,750 residents will live within a walkable distance from the subject site. A catchment of this size will generate the demand for (and warrant) the proposed services.
- It will reduce the need for these residents to travel by car to meet their day to day and needs and encourages a highly walkable precinct whilst maintaining some level of containment. There are number of well documented benefits associated with walkable precincts including lower vehicle emissions; improved transport safety; health benefits and so forth.
- The proposed uses are compatible and reflect emerging market trends and the changing nature of the area.
- Given the scale, the proposed services will have minimal impact on the higher order centres (ie Leppington Town Centre and Willowdale retail centre). Rather the proposed services will complement and extend/enhance the existing retail offer at Willowdale.

Commercial Needs Assessment

The local catchment is expected to experience strong growth with an additional 3,400 people over the 20 year period to 2036. This growth will generate strong demand for local retail and childcare and medical services.

By 2036 based on population growth alone there will be demand for:

- An additional 8,800sqm of retail floorspace
- 81 long day care places
- 24 out of school day care places
- 17 medical practitioners.

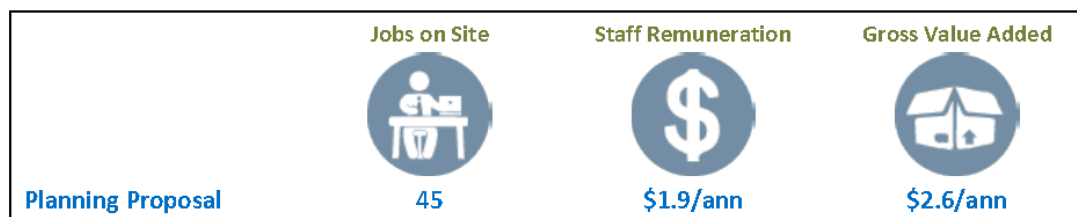
The retail, childcare and medical centre included in the concept proposal addresses the projected demand for these services and the current shortfall in provision.

The demand for childcare services is expected to increase significantly, due not only to population growth, but also due to increased federal government assistance, an increase of women in the labour force and the attraction of young families with babies and young children in the area. Also increased visitation to general practitioners and the number of births and families with young children will stimulate demand for medical services.

A high-level assessment of the socio-demographic character of the locality suggest strong latent demand for childcare and medical services given the high representation of families with dependent children with this trend expected to continue into the future. The area's affluence and lower unemployment rates also creates a conducive environment for additional retail, childcare and health related floorspace in the locality. Moreover these additional services are a response to the area's changing demographic profile.

Economic Benefits

A summary of the quantified economic impacts is shown in the diagram below and demonstrates that the planning proposal will lead to stronger economic outcome. It should be noted that all the jobs created from the planning proposal as well as remuneration and gross value added represents a net gain from the base case scenario (development under this existing LEP and building height restrictions which would largely facilitate a residential only building).



Other benefits include:

- 51 job years¹ during construction (both direct and indirect)²
- \$16m economic activity during construction³
- Enhanced service facilities for local residents and visitors
- Provision of greater employment self-sufficiency in the Leppington region
- New workers would generate further demand for local retail and commercial goods and services and contribute to their sustainability.

¹ Note: One job year equals one full-time job for one year

² This relates to the retail and commercial components only

³ This relates to the retail and commercial components only

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INTRODUCTION

1.0 INTRODUCTION

HillPDA was commissioned by SMPR Investments to undertake this Economic Assessment ('the Study') of the planning proposal relating to 18 Heath Road and 1339 Camden Valley Way, Leppington (referred to the subject site hereafter).

1.1 The subject site

The subject site occupies 3.7Ha of land in Stage 1 of the Leppington Precinct which forms part of the wider South West Growth Area. The site is on the corner of Heath Road and Camden Valley Way which is a major arterial road linking Leppington/Edmondson Park to Camden.

The site has good connectivity, with bus services along Camden Valley Way providing direct access to Leppington Railway Station and the major centre of Narellan. The site also benefits from easy access to the M5 and M7 motorways via Camden Valley Way – linking the site to the Greater Metropolitan Sydney.

Figure 1: Subject Site



Source: SixMaps

Willowdale is opposite the subject site on the other side of Camden Valley Way and comprises a single supermarket-based retail centre (Stockland), schools, parks and a retirement village. Leppington station and the planned Town Centre (higher order centre) is located less than three kilometres to the north of the site.

Rural land largely surrounds the site and support various agricultural activities ranging from market gardening and intensive agriculture to poultry farms and hobby farms. These uses will largely change over time to low and medium density residential along with ancillary infrastructure and services as Leppington Major Centre develops. These changing land uses in the immediate area can already be seen with a Development Application (DA) lodged for a school and church immediately to the north-west of the site.

The site itself is undulating and contains three dwellings. Intensive agricultural uses formerly occupied part of the subject site however all agricultural activity has now ceased as the land is now subject to approvals to develop the site for residential purposes.

1.2 The Study purpose

The purpose of this Study is to provide a market and economic assessment of the retail, commercial and medical component of the planning proposal. As part of this assessment the Study explores the market drivers for retail, commercial and medical services in the locality as well as the economic viability / impact of retaining the current zoning versus amending the zoning and building height restrictions to facilitate the inclusion of retail, commercial and medical services on the ground floor.

1.3 Planning proposal

Relevant to this Study, the planning proposal seeks to introduce site-specific provisions for the R3 Medium Density Zone to allow additional building height which will facilitate additional ground level retail, commercial and health services that will support the future community. The local services would amount to ~1,200sqm GFA accommodating more than ~45 jobs (refer to Chapter 4).

1.4 Study structure

To meet the requirements of the project brief and fully consider the economic impact associated with the Planning Proposal, the Study is set out in the following manner:

- **Chapter 2** undertakes a review of the planning and legislative background and considers the suitability of the site to accommodate neighbourhood shops, medical and childcare services.
- **Chapter 3** undertakes a review and analysis of the demographic characteristics in Leppington. The chapter provides justification for the provision of local services to meet the future local community.
- **Chapter 4** examines the economic benefits of the proposal such as employment generation, increased workers' expenditure, other economic multipliers as well providing a high-level review of the non-monetary attributes and social benefits associated with the proposal.

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PLANNING AND SITE SPECIFIC CONSIDERATION

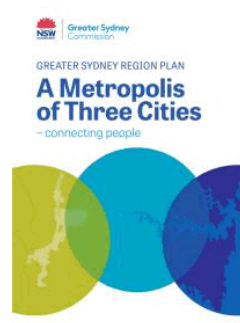
2.0 PLANNING AND SITE SPECIFIC CONSIDERATION

This Chapter undertakes an appraisal of the planning and legislative context for the proposed rezoning based on State, Subregional and local planning guidelines. It considers matters relating to the Planning Proposal and development from an economic perspective only.

2.1 State Planning Policy

2.1.1 Greater Sydney Regional Plan

The *Greater Sydney Region Plan* (the Plan) was developed by the Greater Sydney Commission (GSC) and released in March of 2018. The Plan sets out a vision, objectives, strategies and actions for a metropolis of three cities across Greater Sydney over the next 40 years. These three cities are referred to as the Eastern Harbour City, Central River City and Western Parkland City.



The subject site is located in the Western Parkland City Plan. This region is identified for considerable investment in infrastructure, with the key catalysts being the new international Western Airport and Badgery's Creek Aerotropolis. Leppington has been identified as strategic centre with significant growth opportunity. Key components of the Region Plan are listed in table below.

Table 1: Relevant directions and objectives – Greater Sydney Region Plan

Relevant directions	Relevant objectives
A city supported by infrastructure	<ul style="list-style-type: none"> Infrastructure supports the three cities Infrastructure aligns with forecast growth – growth infrastructure compact Infrastructure adapts to meet future needs Infrastructure use is optimised
A city for people	<ul style="list-style-type: none"> Services and infrastructure meet communities' changing needs Communities are healthy, resilient and socially connected Greater Sydney's communities are culturally rich with diverse neighbourhoods
Housing the city	<ul style="list-style-type: none"> Greater housing supply Housing is more diverse and affordable
A city of great places	<ul style="list-style-type: none"> Great places that bring people together

Source: Greater Sydney Regional Plan, Greater Sydney Commission, 2018

Delivery of these directions and objectives will mean that homes in Western Sydney including Leppington will become increasingly connected to jobs and essential services. The local services provided as part of the planning proposal would assist in meeting this need and the directions from the Region Plan by providing employment opportunities and retail and health services closer to where people live as well as helping to address liveability and sustainability within the area.

2.1.2 Western City District Plan

The Greater Sydney Commission released the Western City District Plan in March 2018. The Plan supports the actions and outcomes of the Greater Sydney Region Plan with additional 'Planning Priorities' that are focussed

on the Western City District. These two plans are coordinated and integrated, particularly in relation to key objectives, strategies and priorities.

The Western City District is Sydney's fastest growing District. The Western City District Plan maps a 20-year vision for the Western City District of Greater Sydney. This plan identifies the land surrounding the Western Sydney Airport as the core of the Western Sydney Airport aerotropolis area. The long-term vision is to focus development on agglomerating knowledge-intensive airport-related industries to transform regions like Western Sydney by bringing together high-quality job opportunities while achieving strong environmental outcomes.

The subject site forms part of the Western City District and Leppington Strategic Centre which has been earmarked for significant growth in investment, business opportunity and jobs and at the core of the Western Sydney Airport aerotropolis area.

In relation to the Western City District, the District Plan states that it *"will transform, drawing on the strength of the new Western Sydney Airport and Badgerys Creek Aerotropolis and the first stages of a North South Rail Link."*

Through its objectives, strategies and corresponding analysis, the Greater Sydney Commission, promotes a range of considerations that are particularly important to consider in the context of this analysis.

Table 2: Western City District Plan

Theme	Reference	Summary
Providing services and social infrastructure to meet people's changing needs	Planning Priority W3	Dwelling and population growth along with the changing composition of population groups will increase demand for local services and infrastructure. The provision of additional and easily accessible services will better support the future Leppington Precinct community.
Fostering healthy, creative, culturally rich and socially connected communities	Planning Priority W4	The plan highlights the need to deliver healthy, safe and inclusive places for people of all ages and abilities that support diverse and socially connected communities. Additional local retail, childcare and health services will help to foster a more diverse and networked community, providing further opportunities for the local residents to connect with one another.
Creating and renewing great places and local centres and respecting the District's heritage	Planning Priority W6	The District Plan stresses that great places and local centres are a focal point of neighbourhoods. Further the plan highlights the need to deliver mixed-use, walkable centres and neighbourhoods, as well as providing local employment. Additional services will strengthen the sense of place in the community; enhance the range of services for local residents; and create additional local employment opportunities.

The proposed development is consistent with the policy directions of the Western City District Plan by contributing to mixed use development, and more specifically local services that will support the future Leppington community. Further the development will provide local job opportunities as well opportunities for local residents to connect.

2.2 Local Planning Policy

2.2.1 State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The subject site falls under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006. The proposed neighbourhood shops, medical facilities and childcare services are currently permitted under the current zoning. The planning proposal is seeking site specific increases for the building height that allows a

building height of 16 metres for the site (from 12 metres) where retail, commercial and health services are provided at ground level. Without the height increase it is highly unlikely that retail, commercial and medical services would be provided on site since residential development currently provide a greater return than commercial - providing no incentive for developers to include the latter on site. The height increase will facilitate the development of these commercial uses which will benefit the future local residential community.

2.3 Planning Considerations

The above strategies and policies give impetus to the need to create employment opportunities and provide services and social infrastructure to meet growth and people's changing needs. This is evident in the Regional and District Plans which emphasise the need to increase the productivity of the Western City District through growth and investment support. Meeting this need requires providing jobs and social infrastructure closer to homes. The additional retail, commercial and health services on the subject site will contribute to meeting this need through providing additional local job opportunities (in turn encouraging job containment in the LGA) and essential services to better support the future Leppington Precinct community.

2.4 Site Specific considerations

The suitability of a site for neighbourhood shops, commercial, health services is dependent on several key locational factors / attributes. These site's suitability based on these factors are explored in the table below.

Figure 2: Site specific consideration

Factor	Description	Commentary
Appropriate Zoning	Uses permitted under the current zoning	Retail, childcare and health services are permitted under current zoning.
Accessibility	With people becoming increasing 'time poor' convenience and accessibility have become increasing important in the location of retail and commercial facilities.	Located along Camden Valley Way the subject site has good local and regional connectivity. The site is also well serviced by buses.
Compatible with other land uses	Proposed uses are compatible the surrounding land uses.	The planning proposed will need to be designed such that the commercial uses do not impact the residential uses. The proposed land uses are typical of urban/mixed use developments and generally work well through providing local residents with easily accessible amenities and convenience.
Walkable catchment	There has been a government led movement towards creating walkable communities as this brings significant economic and social benefits (reduced vehicle emissions, reduced petrol costs, improved traffic safety, health benefits etc). Walkable communities are also increasingly becoming more accepted by the community. This coupled with changing shopping behaviours (i.e.	The retail, commercial and health services will service a substantial walkable catchment (over 3,750 residents) and reduces the need for these residents to travel by car to meet their day to day and needs. Given the size of the walkable catchment - this will generate demand for the



	increase of top up shopping) has resulted in an increase of people travelling to retail and commercial facilities by foot.	proposed services and warrant its inclusion.
Competitive Landscape	Understanding the competitive landscape of retail and commercial facilities is imperative to ensure the market is not oversaturated or undersupplied. Additional facilities should provide healthy competition and not significantly impact a higher order centre.	Given the scale, the proposed retail, commercial and health services will have minimal impact on the higher order centres (ie Leppington Town Centre and Willowdale retail centre). The proposal will complement and extend/enhance the existing retail centre at Willowdale.

Source: HillPDA

Based on the above assessment, the subject site would be considered suitable for neighbourhood shops, commercial, health services and will lead to stronger economic outcome that will benefit the local community.

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COMMERCIAL NEEDS ASSESSMENT

3.0 COMMERCIAL NEEDS ASSESSMENT

This chapter identifies the extent of the catchment of the retail, commercial and medical component of the proposed development at the Subject Site. In addition, the key supply and demand considerations are also identified.

3.1 Catchment

The catchment is the geographic area from which a service generates a high share of its revenue and visitation. Due to scale of the retail, commercial and health facilities these services will predominantly serve a walkable catchment (area generally within 800metres of the site).

3.1.1 Population Growth in the Catchment

Population forecasts for the catchment have been estimated with reference to:

- Transport of NSW's estimated 2016 resident population to determine the catchment population in 2016
- Transport of NSW population forecasts to 2036. Annual growth projections beyond 2016 were tempered after consideration was also given to the NSW Planning and environment population projections for Stage 1 Leppington Planning Precinct which assumes 18 dwellings per hectare for low density residential and 25 dwellings per hectare for medium density residential.

Population forecasts for the catchment are shown in the below table. The catchment is expected to experience strong growth with an additional 3,400 people over the 20 period to 2036. This growth will generate strong demand for local retail and childcare and medical services (discussed in more detail below).

Table 3: Population forecast in walking distance from the subject site

	2016	2021	2026	2031	2036
Catchment	329	1,181	2,358	3,218	3,763

Source: Transport of NSW; NSW Planning and Environment forecasts; HillPDA. Note: In calculating the projected population a rate of 18 dwellings per hectare for low density residential and 25 dwellings per hectare for medium density residential was applied to the walking catchment area with an occupancy rate averaging 2.9. These estimates also assuming 70% of the walking catchment is developable with a further ~20% of this developable is land dedicated for internal roads.

3.1.2 Socio Demographic Profile

Demand for retail and local services is dependent not only on the number of households in the catchment but also the socio-demographic characteristics of those households. The below table and qualitative analysis considers key socio-economic characteristics of the Camden LGA and how they relate to demand for retail, health and childcare services. All data has been sourced from the ABS Census 2016 and benchmarked against the Greater Sydney. It should be noted that due to Leppington being largely undeveloped with the socio-demographic profile likely to change over time with urbanisation, the broader Camden LGA was used as a proxy.

Table 4: Summary of Socio-demographic Characteristics of Camden LGA 2016

Indicator	Camden LGA	Greater Sydney
Median Age	33	36
Median Weekly HHD Income (\$)	\$2,047	\$1,750
Age Profile		
0-4	8.4%	6.4%
5-14	15.6%	12.2%
15-29	20.3%	21.0%
30-44	23.2%	22.6%
45-64	22.1%	23.8%
65+	10.6%	13.9%
Unemployment rate	4.1%	6.0%
Household Structure		
Families	84.8%	73.7%
Lone Persons	13.7%	21.6%
Group households	1.5%	4.7%
Average People Per Household	3.1	2.8
Family Composition		
Couple family with children	55.1%	49.5%
Couple family without children	29.8%	33.4%
One parent family	14.0%	15.2%
Other family	1.0%	1.8%

Source: ABS Census 2016 Quick Stats

This analysis found:

- The median age of residents in Camden LGA was 33 – significantly younger than the Greater Sydney (36)
- Camden LGA had a lower representation of retiree aged population, with only 11% being 65 and older years compared to 14% in Greater Sydney
- 24% of Camden LGA residents were aged 0-14, which is higher than the Greater Sydney average (19%). The number of dependent children under the age of 14 (particularly children under the age of five) affects demand for child-care centres, higher representations of this age cohort increases demand for these uses.
- Camden LGA has a higher representation of families with dependent children compared to the Greater Sydney (55% compared to 50%). As above families with dependent children are more likely to require child care and general medical services thereby generating demand for these uses.
- Camden LGA had a lower unemployment rate of 4.1% compared to 6.0% for the Greater Sydney. Higher labour force participation rates and lower unemployment rates are associated with greater demand for childcare services.
- Camden LGA residents are wealthier with a median household income of \$1,808 per week – some 17% higher than Greater Sydney. Households with higher discretionary incomes are typically more able to afford and use child-care and medical services. These households also have higher propensity to spend thereby likely to use retail facilities.

In summary the socio-demographics demonstrate latent demand for childcare and medical services in the locality given the high representation of families with dependent children. The proposed services will help to meet these household's needs. The area's affluence and lower unemployment rates also create a conducive environment for additional retail, childcare and health related floorspace in the locality.

The next section considers the age profile and household types for the locality over the period to 2031 in order to gauge the catchment's future demographic profile and how it relates to demand for retail, childcare and health services. ForecastID's Leppington North – Leppington Precincts⁴ was used as this was the smallest precinct area available which included the subject site and surrounding area.

Table 5: Summary of Socio-demographic Characteristics

Indicator	Leppington North -Leppington Precincts		
	2016	2021	2031
Population	1,139	4,430	18,533
Average household size	2.6	3.0	3.1
Age group			
0 to 4	6.1%	10.2%	10.8%
5 to 14	10.5%	15.7%	18.8%
15 to 19	6.6%	6.1%	7.0%
20 to 24	7.1%	9.7%	6.7%
25 to 29	5.1%	12.0%	9.1%
30 to 34	5.7%	11.4%	10.8%
35 to 39	5.1%	8.4%	10.3%
40 to 44	4.4%	6.2%	8.3%
45 to 49	5.6%	4.4%	6.0%
50 to 54	7.6%	3.7%	4.2%
55 to 59	6.4%	3.3%	2.7%
60 to 64	5.3%	2.6%	2.1%
65 and over	24.5%	6.2%	3.2%
Household types			
Couple families with dependents	29.5%	40.3%	45.0%
Couples without dependents	21.7%	34.2%	29.1%
Group households	2.1%	3.0%	2.6%
Lone person households	33.2%	11.3%	10.7%
One parent family	9.6%	9.8%	11.3%
Other families	3.9%	1.3%	1.2%

Source: Forecastid

The above analysis suggests the area will see an influx of young families with dependent children. This trend is typical in new release areas. As discussed above these household types are more likely to use childcare and medical services as well convenient retail services. The provision of additional childcare and medical services as well as neighbourhood shops on the subject site responds to the area's changing demographic profile.

3.2 Demand for retail

Within the walkable catchment the population will increase from around 330 to almost 3,800 by 2036. These residents are expected to spend around \$14,100⁵ on retail goods and services every year. This translates to a

⁴ Smallest Precinct area available which included the subject site and surrounding area

⁵ Average total per capital retail spend for Camden LGA (\$2018) was used as a proxy as sourced from MarketInfo2018 expenditure data

demand for 8,800sqm of total retail floorspace based on the application of target turnover rates (or industry benchmarks⁶) but this demand is distributed between different size centres in the retail hierarchy. Small or neighbourhood centres (generally those centres below 3,000sqm and with no medium or large supermarket) make up around 10% to 11% of total retail floor space.⁷ Hence a centre of 700sqm is an appropriate size in this location.

The current and future supply of retail should also be considered when assessing demand for retail. Stockland's Willowdale retail centre is adjacent to the site and provides some 5,000sqm of retail and commercial floorspace. The proposal will help to extend and complement this offer and will help to service some of the demand from additional population growth.

Leppington Town Centre which will provide a significant provision of retail within the area is located some 3km to the north. Given the scale of the proposed development on the subject site it is unlikely the retail component will compete with Leppington Town Centre as it will effectively serve a different role (ie top-up shopping with local residents travelling to the higher order centre for comparative shopping).

On this basis the neighbourhood shops proposed at the subject site would be beneficial for the community through meeting their day to day needs and will have minimal impact on the higher order centres.

3.3 Demand for childcare services

This next section firstly considers some key market drivers for childcare centres in the area and quantifies the demand for these services based on the population growth anticipated in the walkable catchment.

The key market drives are listed and described below:

- **Federal Government social assistance⁸:** The Federal Government provides social assistance payments designed to help families with the cost of raising children. The introduction of the new Child Care Subsidy is expected to contribute to the rise in social assistance and will likely result in increase of demand for such facilities.
- **Females in the labour force:** Female labour force participation rates have risen over the past few decades to just under 60%⁹ with this trend likely to continue. This trend translates to an increase in demand for these services, as a growing number of mothers use formal child-care services.
- **Population aged 14 and younger:** The number of dependent children under the age of 14 (particularly children under the age of five) affects demand for child-care centres. With this age cohort expected to increase to 2036 in Leppington so will demand for these services.

Evidently, the market drivers discussed above would suggest an increasing demand for childcare uses in the locality.

The population projections for the walking catchment indicate that there will be a nominal increase of over 3,400 residents. The table below shows the benchmarks for childcare and education provision. The population growth triggers demand for local childcare infrastructure.

⁶Note: Derived from various sources including Urbis Retail Averages, ABS Retail Survey 1998-99 escalated at CPI to \$2013, Shopping Centre News, HillPDA and various consultancy studies.

⁷ ACT Commercial Centres Floorspace 2007 and IBECON "Sydney – Are there enough Shops" 2004

⁸ Ibis World Report Childcare Centre 2018

⁹ Ibis World Report Childcare Centre 2018

Table 6: Childcare benchmark analysis

Social Infrastructure Type	Threshold	Demand in walkable catchment by 2036
Long day care	1 place per 5 children 0-4 years	81 places
Out of school hours	1 place per 25 children 5-12 years	24 places

Source: GCC: Growth Centre Commission – Development Code (2006)

There is under-provision of child-care facilities in the locality with the closest childcare centre located over 2km to the north of the site. A childcare centre of 300sqm GFA has been included in the concept proposal and will help to address the projected demand for these services and current shortfall in provision.

3.4 Demand for medical services

This next section firstly considers some key market drivers for medical services in the area and quantifies the demand for these services based on the population growth anticipated in the walkable catchment.

The key market drives are listed and described below:

- **Total visits to general practitioners (GP):** A rise in total visits to the GP equates to an increase in demand. Industry research¹⁰ expects visitation to increase over the years thereby increasing demand for such services.
- **Number of birth and families with young children:** The number of births, women in their child-bearing years and young children represent a significant market for GPs. Given the high representations of young families anticipated in the area this would give rise to the need for local GPs.

Future trends and market drivers would suggest there will be an increasing need to provide more GPs in the locality to meet the community's medical needs. The population growth in the local area would also generate demand for medical services in the locality. The table below shows the benchmarks for health service provision.

Table 7: Childcare benchmark analysis

Service	Threshold	Demand in walkable catchment by 2036
Medical practitioners	4.42 medical practitioners per 1,000 residents	17

Source: Australian Institute of Health and Welfare (AIHW) report *Medical practitioners workforce 2015*.

The provision of 200sqm GFA for a medical centre as part of the planning proposal will contribute to meeting the local residential population demand for medical services. A larger scale medical centre offering various services is provided at the adjacent Willowdale development. The centre however has approximately 6 medical practitioners on site¹¹. On this basis the proposed medical centre will address the demand for medical services generated by population growth.

¹⁰ Ibis World Report General Medical Services 2018

¹¹ Source: Phone interview with centre management on 30/08/2019

ORD04

Attachment 8



ECONOMIC IMPACTS

4.0 ECONOMIC IMPACTS

This Chapter examines the economic benefits of the proposal such as employment generation, increased workers' expenditure, other economic multipliers as well providing a high level review of the non-monetary attributes and social benefits associated with the proposal.

This analysis only considers the economic benefits resulting from the commercial component of the proposal.

It should be noted that the job potential and contribution to economic output estimates below are speculative since the GFA and tenant mix are unknown at this point of time. For the purposes of this assessment it is assumed commercial uses will comprise 700sqm GFA neighbourhood shops, 200sqm GFA medical centre and 300sqm GFA childcare centre which complements the adjacent Willowdale centre.

4.1 Economic impacts during construction

The proposed commercial component would generate employment and economic activity during construction period.

Total construction cost has been estimated at \$5.1m based on the following assumed rates:

Table 8: Estimated construction costs of proposal

	Unit	\$/unit	\$m
Neighbourhood Shops	700sqm	\$2,500/sqm	\$1.8
Medical Centre	200sqm	\$2,200/sqm	\$0.4
Childcare Centre	300sqm	\$2,200/sqm	\$0.7
Car Parking	44	\$40,000/car space	\$1.8
Contingencies @ 10%	-	-	\$0.5
Total Construction Costs			\$5.1

Source: Rawlinsons Construction Handbook 2018, RLB Digest 2017, HillPDA estimate; Client

The construction industry is a significant component of the economy accounting for 5.96% of Gross Domestic Product (GDP) and employing just over one million workers across Australia¹². The industry has strong linkages with other sectors, so its impacts on the economy go further than the direct contribution of construction. Multipliers refer to the level of additional economic activity generated by a source industry.

There are two types of multipliers:

Production induced: which is made up of:

- first round effect: which is all outputs and employment required to produce the inputs for construction, and
- an industrial support effect: which is the induced extra output and employment from all industries to support the production of the first round effect.

Consumption induced: which relates to the demand for additional goods and services due to increased spending by the wage and salary earners across all industries arising from employment.

¹² Source: IBIS World Construction Industry Report 2018

The source of the multipliers adopted in this report is ABS Australian National Accounts: Input-Output Tables 2016-17 (ABS Pub: 5209.0). These tables identify first round effects, industrial support effects and consumption induced multiplier effects at rates of \$0.62, \$0.66 and \$0.91 respectively to every dollar of construction.

The table below quantify the associated economic multipliers resulting from the proposed commercial component.

Table 9: Construction output multipliers

	Direct Effects	Production Induced Effects		Consumption Induced Effects	Total
		First Round Effects	Industrial Support Effects		
Output multipliers	1	0.620	0.661	0.905	3.186
Total Output (\$million)	5	3	3	5	16

Source: HillPDA Estimate using data from ABS Australian National Accounts: Input-Output Tables 2016-17 (ABS Pub: 5209.0)

The above estimated construction costs will generate further economic activity totalling \$16m described as:

- First round production induced multiplier impacts of \$3m.
- Industrial supported production induced multiplier impacts of \$3m.
- Consumption induced multiplier impacts of \$5m.

Note that the multiplier effects are national, and not necessarily local. The ABS states that:

"Care is needed in interpreting multiplier effects; their theoretical basis produces estimates which somewhat overstate the actual impacts in terms of output and employment. Nevertheless, the estimates illustrate the high flow-on effects of construction activity to the rest of the economy. Clearly, through its multipliers, construction activity has a high impact on the economy."

In particular the multiplier impacts can leave the impression that resources would not have been used elsewhere in the economy had the development not proceeded. In reality many of these resources would have been employed elsewhere. Note that the NSW Treasury guidelines state:

*"Direct or flow on jobs will not necessarily occur in the immediate vicinity of the project – they may be located in head office of the supplier or in a factory in another region or State that supplies the project"*¹³.

Nevertheless, economic multiplier impacts represent considerable added value to the Australian economy.

4.2 Construction related employment

Every one million dollars of construction work undertaken generates 2.5 job years directly in construction¹⁴. Based on the estimated construction costs 13 job years¹⁵ would be directly generated from proposed commercial component as shown in the table below.

¹³ Source: Office of Financial Management Policy and Guidelines Paper: Policy and Guidelines: Guidelines for estimating employment supported by the actions, programs and policies of the NSE Government (TPP 09-7) NSW Treasury

¹⁴ Source: ABS Australian National Accounts: Input – Output Tables 2016-17 (ABS Pub: 5209.0) adjusted to 2018 dollars

¹⁵ Note: One job year equals one full-time job for one year

Table 10: Construction related employment

	Direct Effects	Production Induced Effects		Consumption Induced Effects	Total
		First Round Effects	Industrial Support Effects		
Multipliers	1	0.731	0.851	1.434	4.016
Employment No. per \$million	2.497	1.826	2.125	3.581	10.029
Total Job Years Generated	13	9	11	18	51

Source: HillPDA Estimate using data from ABS Australian National Accounts: Input-Output Tables 2016-17 (ABS Pub: 5209.0) adjusted by CPI to \$2018

The ABS Australian National Accounts: Input-Output Tables 2016-17 identified employment multipliers for first round, industrial support and consumption induced effects of 0.73, 0.85 and 1.43 respectively for every job year in direct construction. Including the multiplier impacts the proposed commercial component is forecast to generate a total of 51 job years directly in construction and indirectly through multiplier impacts.

4.3 The base case

Although the current zoning permits shop top housing and neighbourhood shops it is highly unlikely that retail, commercial and medical services would be provided on site under the current zoning since residential development currently provide a greater return than commercial - providing no incentive for developers to include the latter on site. Accordingly, the base case assumes that no job opportunities will be provided on site. Thus all jobs created from the commercial component of the development including remuneration and gross value added represents a net gain from the base case scenario (do nothing).

4.4 Employment generation

The planning proposal includes employment generating uses on site and would support permanent employment post-construction once fully operational. Evidently, all jobs created from the planning proposal (including remuneration and gross value added discussed below) represent a net gain from the base case scenario.

The table below provides an estimate of the job potential that could be supported on the Subject Site in accordance with the Planning Proposal.

Table 11: Forecast employment on site

Land Use	Employment Density ^{*1}	Units	Forecast Jobs
Neighbourhood shops	1 / 25 sqm	595 sqm NLA	24
Medical Centre	1 / 30 sqm	128 sqm NLA	4
Childcare	1 / 4 children	67 children ^{*2} NLA	17
Total			45

*1. Sources include ABS Retail Survey 1998-99, IBIS World reports, National Quality Framework and Hill PDA Research;

*2. Children being educated and cared for within a centre require a minimum 3.25sqm of unencumbered indoor space (Childcare Planning Guidelines, NSW Planning & Environment). Assuming unencumbered indoor space = 85% of net lettable area (= 85% of GFA and fully occupied) and assuming 1 worker per four children based on industry standards (Childcare Planning Guidelines, NSW Planning & Environment).

Based on the table above, the proposed commercial scheme is estimated to accommodate ~45 more job opportunities on site. These are jobs in full, part-time and casual positions.

4.5 Workers remuneration

Based on IBIS World Industry Reports and ABS Census, HillPDA has estimated total remuneration potential of workers at approximately \$1.9m per annum. A breakdown by land use is shown in the table below.

Table 12: Total salaries from development

Land Use	Jobs	Avg Annual Wage*	Total (\$m)
Neighbourhood shops	24	\$30,300	\$0.7
Medical Centre	4	\$79,309	\$0.3
Childcare	17	\$50,350	\$0.8
Total	45	\$42,432	\$1.9

* Sources include IBIS World reports and HillPDA 2019

4.6 Gross value added (GVA)

HillPDA forecast the GVA potential under the planning proposal to be around \$2.6m every year (measured in 2018 dollars) based on the following table.

Table 13: Gross Value Added from development

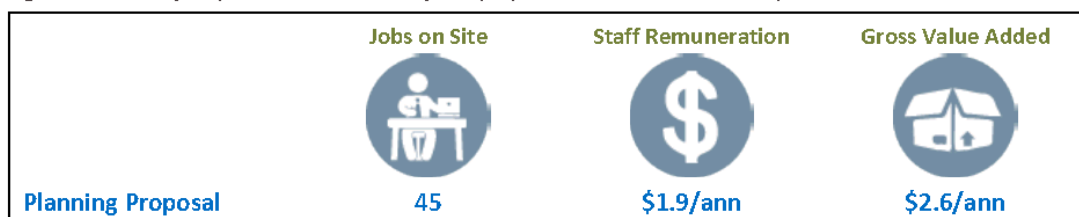
Land Use	Jobs	GVA / Worker	Gross Value Added (\$m)
Neighbourhood shops	24	\$43,900	\$1.0
Medical Centre	4	\$115,340	\$0.5
Childcare	17	\$61,600	\$1.0
Total	45	\$57,288	\$2.6

Source: Ibis World Reports; HillPDA 2019

4.7 Summary of quantified economic impacts

A summary of the quantified economic impacts is shown in the diagram below and demonstrates that the planning proposal will lead to stronger economic outcome. It should be noted that all the jobs created from the planning proposal as well as remuneration and gross value added represents a net gain from the base case scenario (development under this existing LEP and building height restrictions).

Figure 3: Summary of quantified economic impacts (\$m/ann in constant 2018 dollars)



4.8 Other Economic Impacts

Other economic benefits of the planning proposal include the following.

4.8.1 Investment stimulus

Where a significant property investment decision has been made it is generally viewed as a strong positive commitment for the local area. Such an investment can in turn stimulate and attract further investment to the immediate area.

The proposed development would create additional business opportunities in this locality in mixed use development with residential apartments. It would increase the profile of this area and in doing so increase the financial feasibility of future development, potentially acting as a catalyst on surrounding sites.

4.8.2 Jobs closer to home

There are many benefits associated with providing jobs closer to home as discussed, most notably a reduced need to travel and the knock on benefits associated with this in terms of reduced pressure on infrastructure. A reduction in the number and length of journeys made, in particular those made in private vehicles, has environmental benefits. There are also lifestyle benefits related to increased free time, reduced travel related stress and a reduced likelihood of road related accidents.

4.8.3 Other Considerations

The development of the Subject Site would be expected to provide other benefits at the community level, including the following:

- Enhanced service facilities for local residents and visitors
- Provision of greater employment self-sufficiency in the Leppington region
- New workers would generate further demand for local retail and commercial goods and services and contribute to their sustainability.

4.9 Justification for the proposal

We understand that if the proposal is unsuccessful then the likely form of development is a residential only building – that is no commercial uses on site. This is because residential is likely to be the higher and better use in terms of financial return and risk to the land owner. Therefore there would be none of the advantages of mixed use development, no child care, convenience food and grocery retailing and medical services. This would result in an increase in car trips to these services.

Further to the above, the subject site would be considered suitable for neighbourhood shops, commercial, health services due to:

- Th uses being permitted under the current zoning
- The site's good connectivity
- Compatibility with surrounding uses
- Substantial walkable catchment (over 3,750 residents)
- Minimal impact on the higher order centres with the aforementioned uses complementing and enhancing the existing retail centre at Willowdale.

Finally the planning proposal will lead to stronger economic outcome that will benefit the local community.

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Attachment 8

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Charlie Rizk Director
Idraft Architects
Unit 43, 2 Slough Avenue
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18 June 2021

Dear Charlie

Subject: 16 Heath Road Leppington – Feasibility of Development Options

As instructed we have prepared a high level feasibility of hypothetical development options for the above site in Leppington.

Background

Idraft Architects submitted a planning proposal (PP) for a five level building being four levels of residential above ground floor commercial on the subject site. The Camden Local Planning Panel considered the planning proposal and resolved unanimously to advise Council:

1. That some non-residential uses on the site offering local services has planning merit and that this outcome is already possible under existing controls
2. That the proponent's economic assessment confirms that 1,200sqm GFA of 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 building outcomes on the site
5. Accordingly the planning panel recommends 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.

Accordingly Idraft Architects commissioned HillPDA to address the third item above.

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Attachment 9

The brief

The purpose of the feasibility modelling is to show the need to amend the development controls in order to provide non-residential uses on site thereby meeting an outcome with planning merit. To do this we prepared feasibility models for two different development options being:

Option 1: Complying mixed use development with ground floor commercial and two levels of shop top housing permissible under current height of 12m resulting in an FSR of 1.08:1

Option 2: (the Planning Proposal) which is the same as Option 1 except with two additional levels of residential within a height of 16m and a total FSR of 1.82:1.

Method of feasibility testing

The method of feasibility testing was development profit calculation or static method rather than cash flow method. While it is not as accurate as a cash flow method, it is more than suitable for this purpose. The method simply inputs revenues less costs on an Excel spreadsheet to derive a development profit and then divides profit by total project costs to derive a development or profit/risk margin.

Target Margin

Given the size of the project and the level of project risk and complexity we would assume that a development margin of 16% to 18% would be required for a developer purchasing the site without development consent. A lower margin of say 12% to 14% might be acceptable if the site was sold with development consent. A local builder as developer may accept a margin of around 12%.

Assumptions

Please note that we have based the feasibility model on gross floor areas and an 'overall site and building envelope plan' provided by Idraft Architects. We have not viewed any floor plans. Assumptions in the model include the following:

- Gross floor area (GFA) to fully enclosed building area (FEBA) ratio = 90% (where FEBA includes the vertical transport areas and plant rooms)
- Commercial saleable area on the ground floor = 85% of GFA
- Residential saleable area on Levels 1 to 4 = 90% of GFA
- Required car parking spaces was provided by Idraft Architects
- Car parking is provided in a single basement level. In Option 2 around 5 or 6 spaces is likely to be provided on the ground floor as a single basement level is unlikely to be able to accommodate all the required parking
- End sale values were derived from market research – refer to the appendices
- GST liability was applied only to the new residential apartments using the consideration method
- Other costs on sales at 2.4% include mostly sales commissions and some allowance for legal and other disbursement costs
- Land purchase price was assumed at \$720,000 being \$30,000 per apartment by 24 apartments in a hypothetical residential only development. This reflects current market price.
- Developer contributions were sourced from Council's Section 7.11 plan
- Developer's equity would meet pre-construction design and application fees, developer contributions and marketing costs.
- Land purchase and construction costs would be funded by debt at 5.5%.

- Construction rates were sourced from Rawlinsons Construction Handbook 2019, RLB Digest 2020 and various recent quantity surveyor reports in relation to specific proposals that we have sighted. Escalation at 2.5% per annum was added.
- A project contingency of 5% of design and construction cost was included.
- Project timing was assumed at 12 months for approvals and 11 for construction for Option 1 and 18 months for approvals and 12 months construction for Option 2

Exclusions

Please note that some potential costs were excluded from the above table. This includes:

- Incentives and/or fitout costs for the commercial spaces
- Statutory land holding costs such as land tax, water and Council rates

Option 1: Mixed use development – 3 levels and FSR 1.08:1

Option 1 is a three storey building comprising 2 levels of residential above ground floor commercial space. Commercial FSR is 0.22:1 and residential is 0.87:1. The model immediately below shows likely revenues, costs and profit.

Development Profit Model of Option 1

			sqm	\$/sqm	\$
REVENUE					
Commercial	Level G		220	6,000	1,320,900
Residential	Level G		0	7,500	0
Residential	Level 1		438	7,600	3,326,900
Residential	Level 2		438	7,700	3,370,675
Residential	Level 3			7,800	0
Residential	Level 4				0
Less GST on residential sales					-540,143
Less other costs on sale @ 2.40%					-192,443
NET REVENUE					7,285,888
COSTS (net of GST)					
Land					720,000
Transaction costs @		5.0%			36,000
Construction	Commercial		288	2,200	633,111
	Residential		1,154	2,500	2,886,111
	Balconies		163	1,000	162,500
	Car Parking		24	45,000	1,080,000
	Site costs and external works (say)				150,000
	Escalation @	2.5%			122,793
	Contingency @	5.0%			251,726
Design & Fees @		8.0%		of construction	427,204
Developer contributions					309,479
Marketing @		1.0%		of gross sales	80,185
Finance costs @		0.5%		of total project cost	34,565
Interest on debt @		5.5%			210,514
TOTAL PROJECT COST					7,158,000
PROFIT					127,889
Profit Margin					2.6%

The profit margin at 2.6% is far too low to make development viable. An appropriate target level of profit for a development of this nature without development consent would be at least 15%.

As the location is not prime retail space, but more secondary, the end sale value of the ground floor commercial space is expected to be no higher than residential value. Also due to the additional ceiling height on the ground floor only two levels of residential could be accommodated resulting in a loss of dwelling yield and hence considerable adverse impact on the financial returns.

It is highly unlikely that a developer would acquire the land on this basis and its highly unlikely that he/she could find a senior lender for project finance.

Option 2: Mixed use development – 5 levels and FSR 1.82:1

Option 2 is a five storey building – the same as Option 1 but with two additional levels of residential above. Commercial FSR is 0.22:1 and residential is 1.61:1. The model immediately below shows the likely revenues, costs and profit.

Development Profit Model of Option 3

			sqm	\$/sqm	\$
REVENUE					
Commercial	Level G		220	6,000	1,320,900
Residential	Level G		0	7,500	0
Residential	Level 1		438	7,600	3,326,900
Residential	Level 2		438	7,700	3,370,675
Residential	Level 3		438	7,800	3,414,450
Residential	Level 4		315	8,200	2,585,870
Less GST on residential sales					-1,085,627
Less other costs on sale @ 2.40%					-336,451
NET REVENUE					12,596,717
COSTS (net of GST)					
Land					720,000
Transaction costs @ 5.0%					36,000
Construction	Commercial		288	2,200	633,111
	Residential		2,139	2,500	5,347,222
	Balconies		300	1,000	300,000
	Car Parking		37	45,000	1,665,000
	Site costs and external works (say)				150,000
	Escalation @ 2.5%				202,383
	Contingency @ 5.0%				414,886
Design & Fees @ 8.0%	of construction				697,008
Developer contributions					519,630
Marketing @ 1.0%	of gross sales				140,188
Finance costs @ 0.5%	of total project cost				54,127
Interest on debt @ 5.5%					338,597
TOTAL PROJECT COST					11,218,152
PROFIT					1,378,565
Profit Margin					12.3%

The profit margin from this option at around 12% remains low and feasibility is very marginal. Nevertheless it is a significant improvement on Option 1 which was clearly unviable. A local builder/developer may accept this level of margin.

Conclusions

Overall performance of development feasibility is summarised in the table immediately below.

Summary of the three development options

	Option 1	Option 2
Storeys	3	5
Levels & uses	1 level of commercial & 2 levels of residential"	1 level of commercial & 4 levels of residential"
Residential (sqm)	259m2	710m2
Commercial (sqm)	1,039m2	3,395m2
Total GFA (ldraft plans)	1,298m2	2,685m2
FSR	1.08:1	1.82:1
Net Sales	7,285,888	12,596,717
Total Project Cost	7,098,235	11,218,152
Profit	187,653	1,378,565
Profit margin	2.6%	12.3%

Under the current controls the addition of ground floor employment uses clearly undermines the feasibility of development given that it results in the loss of one if not two levels of residential apartments. At least three levels of residential apartments are required to ensure the viability of including the non-residential space.

DRAFT

Adrian Hack

Principal, HillPDA
BTP (Hons), MLE, MPIA

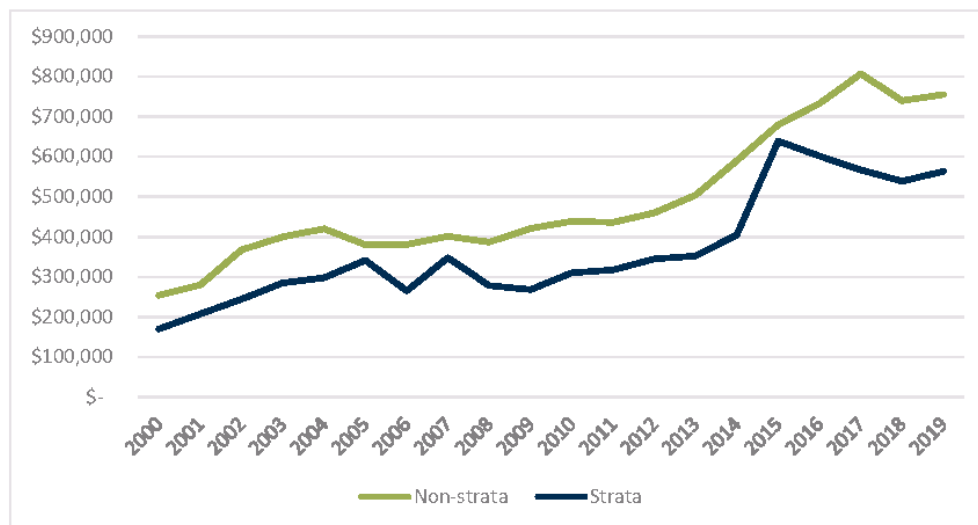
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APPENDIX A: MARKET EVIDENCE

In April 2020, the median sale value for a non-strata dwelling (house) within the Camden LGA was \$707,500 and the median sale value of a strata titled dwelling was \$585,000. Strata titled dwellings include units, townhouses, terraces, and semi-detached dwellings.

Trends in residential median capital growth for houses and units in the Camden LGA over the last 10 years have been analysed and the LGA provided enough data points to understand the spread. Despite the limitations of the data, the analysis in the table below shows there is an increasing spread between the median house and unit price. An increasing spread between units and houses suggests a pent-up demand for units based on its affordability threshold.

Historical trend of the Median Capital Growth in Camden LGA



Source: FACS December 2019

As shown in **Error! Reference source not found.**, since 2000, there has been an increase in house prices in the Camden LGA from approximately \$439,000 to \$755,000, representing a 72% increase. During that same time, apartments increased from approximately \$310,000 to \$563,000, representing a 82% increase. While prices have fallen since 2017/2018, the gap between houses and apartments continues to be large, representing a continued willingness to pay more for a separate house than other housing typologies.

This is particularly noteworthy as this will determine the threshold that a buyer would be prepared to pay for a strata titled dwelling in comparison to freehold title dwelling

Development Sites

High-level market research was undertaken for englobo lands in Leppington and surrounding areas and new residential apartments and commercial/ retail space in the surround locality as Leppington is largely a greenfield area. The analysis of this market research will be used to determine the inputs for the feasibility testing.

We have examined recent market activity and have had particular regard to the following sales evidence, which we consider set the market parameters by which the value of the subject property may be determined.

In summary the below sales evidence shows:

- B4 Mixed Use & B3 Commercial Core zoned land showed a rate of \$3,189,762 to \$5,795,517 per hectare
- R3 Medium Density Residential zoned land showed a rate \$3,189,762 to \$4,038,997 per hectare
- IN2 zoned land showed a rate of \$3,201,970 to \$3,926,521 per hectare.

Address	116 & 108 Ingleburn Road, Leppington
Purchase date	May 2019
Purchase price	\$21,200,000
Site Area	3.658ha
Zoning	'B3 Commercial Core' under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
Analysis	\$5,795,517/hectare



A near regular shaped parcel of land located on the northern corner of the intersection of Ingleburn Road and Rickard Road. Located within 800 metres of the Leppington railway station. The current planning controls permits a building height limit of 24 metres.

The land has been purchased by Woolworths and has subsequently lodged a development application for Construction of a mixed use two storey development comprising a shopping centre with a Woolworths supermarket and BWS liquor shop, specialty shops, a kiosk, business/office premises, signage and associated site works. Total GFA of 7,807sqm for No. 108. Sale equates to \$1,213/sqm of GFA.

Address	LMFA sites, Dickson Street & Rickard Road, Leppington
Purchase date	November 2018 – July 2019
Purchase price	\$89,728,000
Site Area	28.13ha
Zoning	Part 'R3 Medium Density Residential', 'RE1 Public Recreation', 'B4 Mixed Use' and 'SP2 Infrastructure' under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
Analysis	\$3,189,762/hectare



A consolidated irregular shaped parcel of land located south of the railway corridor with dual street frontages to Richard Road and Dickson Road. Affected by 'RE1 Public Recreation' and 'SP2 Infrastructure' zoned land reducing the developable land area. There is currently no planning proposal or DA submitted on the property. Purchased by a Chinese developer from a local developer which have consolidated the site. The current planning controls permits a building height limit of 21 to 24 metres.

Address	202 Byron Road, Leppington
Purchase date	September 2018
Purchase price	\$14,500,000
Site Area	3.59ha
Zoning	'RE1 Public Recreation', 'SP2 Infrastructure' and 'R3 Medium Density Residential' under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
Analysis	\$4,038,997/hectare



A slightly irregular shaped parcel of land located on the bend of Byron Road and located within close proximity to railway corridor. Located within 700metres of the Leppington railway station. The purchaser has subsequently lodged a part development for the construction of a staged 6-7 storeys mixed use development of five(5) buildings, comprising residential flat buildings, shop top housing and one neighbourhood shop and basement car parking. This DA shows a FSR of 1.98:1. On the assumption that this FSR applies to the whole site equates to a rate \$204/sqm of GFA or \$18,758/unit (STCA). The current planning controls permits a building height limit of 21 metres.

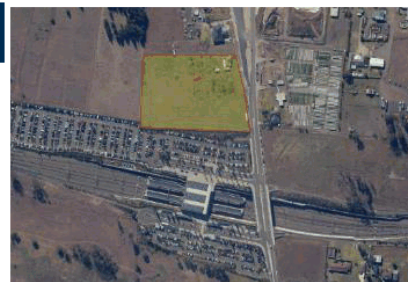
Address	120 Ingleburn Road, Leppington
Purchase date	March 2016
Purchase price	\$10,520,000
Site Area	5.59ha 4.5ha developable (approximately)
Zoning	Part 'B4 Mixed Use', 'B3 Commercial Core', 'RE1 Public Recreation' and 'SP2 Infrastructure (Classified Road and Local Drainage) under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
Analysis	\$1,881,932/hectare (total) \$2,337,778/hectare (developable)



A near regular shaped allotment located on the northern side of Ingleburn Road. Approximately 50% of the land is zoned B3, 20% is zoned B4 and 25% is zoned RE1. The current planning controls permits a building height limit of 24 metres on the developable land.

Located within the Leppington urban release area and approximately 1.3 kilometres south from Leppington railway station. The purchaser has lodged a DA for a staged mixed use development containing commercial/retail space, 672 apartments, basement car parking which has since been withdrawn. Subsequently, the purchaser has lodged a part development only for a mixed use 6-7 storey development containing retail premises of 4,100 to 4,200sqm and 169 apartments which shows a FSR of 2.23:1. On the assumption that this FSR applies to the whole site equates to a rate \$105/sqm of GFA or \$7,763/unit (STCA).

Address	215 Rickard Road, Leppington
Purchase date	May 2015
Purchase price	\$10,000,000
Site Area	2.19ha
Zoning	'B4 Mixed Use' under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
Analysis	\$4,566,210/hectare



A near regular shaped parcel of land located north of the commuter car parking and Leppington railway station, and west of Richard Road. Subject to Clause 5.1 of SEPP2006, mapped for the purposes as a community facility. The current planning controls permits a building height limit of 24 metres.

The purchaser has subsequently lodged a part development for the construction of an 8-storey mixed use development comprising 6 retail tenancies, 78 apartments and basement car parking, which has since been withdrawn. DA showed a FSR of 1.57:1. On the assumption that this FSR applies to the whole site equates to a rate \$291/sqm of GFA.

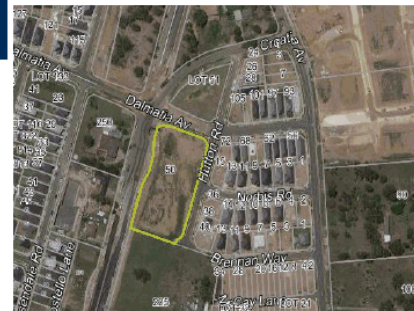
Address	132-150 Croatia Avenue, Edmondson Park
Purchase date	December 2019
Purchase price	\$19,592,500
Site Area	4.04ha (total) 2.59ha (developable)
Zoning	Part 'RE1 Public Recreation', 'R1 General Residential' & 'SP2 Infrastructure' under the Liverpool Local Environmental Plan 2008.
Analysis	\$4,849,629/hectare \$612/sqm of GFA (potential) \$48,981/dwelling (potential)



Regular shaped parcel of land located on the northern side of the railway corridor. The current land zoning allows a FSR of up to 1.5:1 and building height range of 12- 21 metres. Sold with a marketing concept of 300+ units and

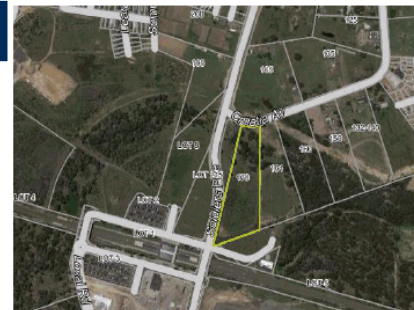
townhouses. As per the current planning controls the estimated GFA is 32,000sqm. Our online enquiry does not reveal that a development application was lodged.

Address	50 Brennan Way, Edmondson Park
Purchase date	April 2019
Purchase price	\$8,580,000
Site Area	0.8162ha
Zoning	'R1 General Residential' under the Liverpool Local Environmental Plan 2008.
Analysis	\$10,512,129/hectare \$1,051/sqm of GFA \$81,714/unit



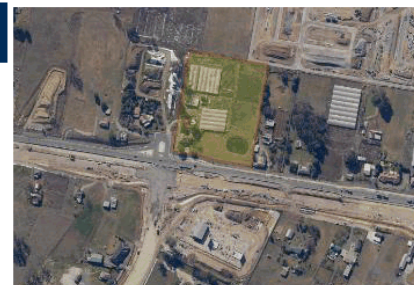
Regular shaped superlot located on the northern side of the railway corridor. The current land zoning allows a FSR of 1:1 and building height of 15metres. Sold with approval for the construction of three 4 storey residential flat buildings containing one hundred and five (105) residential apartments above two levels of basement car parking (DA 765/2016).

Address	170 Croatia Avenue, Edmondson Park
Purchase date	June 2015
Purchase price	\$9,100,000
Site Area	2.27ha
Zoning	Part 'B4 Mixed Use', 'R1 General Residential' and 'RE1 Public Recreation' under the Liverpool Local Environmental Plan 2008.
Analysis	\$4,008,810/hectare \$242/sqm of GFA (potential) \$19,362/unit (potential)



Irregular shaped parcel of land located immediately north of the railway corridor. The current land zoning allows a FSR of up to 2:1 and building height range of 21 to 24metres. The current planning controls permits a GFA of 37,600sqm.

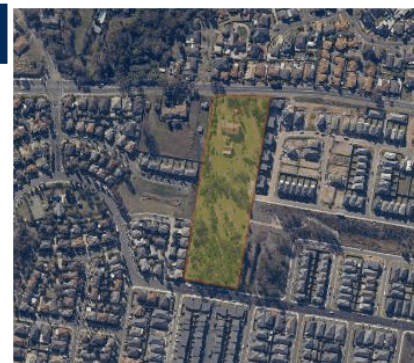
Address	500 Bringelly Road, Austral
Purchase date	February 2019
Purchase price	\$4,800,000
Site Area	2.18ha
Zoning	'R3 Medium Density Residential' under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
Analysis	\$2,201,835/hectare



Regular shaped parcel of land located on the northern side of Bringelly Road and approximately 2 kilometres from the Leppington railway station. Sold with concepts plans for 26-lot development. Our online enquiry does not reveal that a development application was lodged.

The land has a building height limit of 12metres and a minimum dwelling density of 25 dwellings per hectare.

Address	23 Glenfield Road, Glenfield
Purchase date	November 2018
Purchase price	\$4,040,000
Site Area	2.22ha (total) 1.12ha (developable)
Zoning	'R2 Low Density Residential' and 'RE1 Public Recreation' under Campbelltown Local Environmental Plan 2015



\$1,819,820/hectare (total)
\$3,607,143/hectare (developable)
\$87,826/dwelling

Attachment 9

This section provides an assessment of 'off-the-plan' sales and resales of established residential apartments within Edmondson Park and Liverpool. The information was obtained through various property data sources and confirmed through discussions with local agents.

1. 'Ed Square', Edmondson Park
2. The Paper Mill Precinct, Liverpool
3. 'Evolve', 1-5 Bathurst Street, Liverpool
4. 'The Emerald', 30-36 Warby Street, Campbelltown

Ed. Square is located in the suburb of Edmondson Park, a large greenfield estate situated in Sydney's South West growth corridor. Ed. Square is a major residential development by Frasers Property Australia which will provide a Town Centre comprising approximately 40,000 sqm of retail/commercial space, with a full-line Coles supermarket, a Liquorland store and Event Cinemas complex. The community will also provide a variety of housing built-forms comprising 991 apartments, and 893 terraces and townhouses, benefiting from six hectares of open space. The first stage provides 427 dwellings comprising 155 x 1 bed (36%), 253 x 2 bed (59%) & 19 x 3 bed (19%).



The buyer profile was a combination of owner occupiers and investor due to the varying unit typology. The buyers are from the surrounding LGA from Bankstown to Wollondilly.

We have been advised by the selling agent that marketing commenced in mid-2018 and approximately 90% have been sold since. This represents a sales rate of 15 -20 units per month or 200 units on average per annum.

Ed Square



Type	Price range	Internal (sqm)	\$/sqm of NSA
Apartments			
One bedroom	\$460,000 - \$580,000	50-55	\$9,200 - \$10,545
Two bedroom	\$610,000 - \$697,000	76-80	\$8,026 - \$8,713
Two bedroom + study	\$630,000 - \$695,000	80-85	\$7,875 - \$8,176
Three bedroom	\$730,000 - \$790,000	100-105	\$7,300 - \$7,524
Townhouses			
One bedroom	\$490,000 - \$510,000	51	\$9,608 - \$10,000
One bedroom + study	\$560,000 - \$580,000	60	\$9,333 - \$9,667
Two bedroom + study	\$675,000 - \$695,000	97	\$6,959 - \$7,165
Three bedroom	\$730,000 - \$740,000	110	\$6,636 - \$6,727
Three bedroom + study	\$755,000 - \$790,000	121	\$6,240 - \$6,529

Source: Selling agent, Domain and Cordell Connect

The Paper Mill Precinct, Liverpool

A nearing completed 2.3 hectare development project comprising repurposed 19th-century heritage mill building to provide 882 apartments. Comprising of buildings that range from six to 24 levels across four precincts and townhouses. Connected through pedestrian walkways and river walk pathways. Provided on site is 1,200sqm premium retail and food precinct.

The Bindery at no. 28-30 Shepherd Street is a completed residential flat buildings of 18 and 21 storeys comprising 140 apartments (containing 2 x studio, 53 x 1, 78 x 2 & 7 x 3 bedroom) built over 2 levels of basement car parking for 161 vehicles.

The Gild at 26 Shepherd is a completed residential flat buildings comprising 14 storeys that will provide 83 apartments.

Conversations with the selling agent indicates that 90% have been sold to date which shows an average sale rate of 200 units per annum.

The Paper Mill Precinct



Type	Price range	Internal (sqm)	\$/sqm of NSA
The Bindery			
One bedroom	\$385,000 - \$475,000	55	\$7,000 - \$8,636
Two bedroom	\$535,000 - \$600,000	75-80	\$7,133 - \$7,833
Three bedroom	\$680,000	95	\$7,158
The Gild			
One bedroom	\$430,000 - \$500,000	55	\$7,818 - \$9,091
Two bedroom	\$525,000 - \$645,000	75	\$7,000 - \$8,600
Three bedroom	\$665,000	90	\$7,389

Source: Selling agent, RPData, Domain and Cordell Connect

'Evolve', 1-5 Bathurst Street, Liverpool

Proposed development for a 9 storey residential flat building containing 94 apartments (comprising 11 x 1, 71 x 2 & 12 x 3 bedroom) built over 2 levels of basement car parking for 116 vehicles, 42 bicycles & 6 motorcycles.

'Evolve', 1-5 Bathurst Street, Liverpool

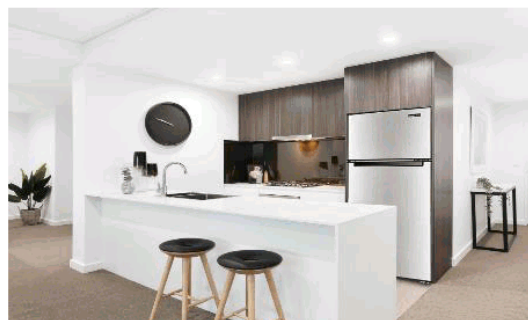


Type	Price range	Internal (sqm)	\$/sqm of NSA
One bedroom unit	\$424,000 - \$450,000	54	\$7,852 - \$8,333
Two bedroom unit	\$470,000 - \$573,000	75-81	\$6,267 - \$7,074
Three bedroom unit	\$580,000 - \$654,000	99	\$5,859 - \$6,606

Source: Selling agent, Domain and Cordell Connect

'The Emerald', 30-36 Warby Street, Campbelltown

Proposed development for 6/7 storey residential flat building containing 101 apartments (16 x 1, 59 x 2 & 26 x 3 bedroom) built over 2 levels of basement for 131 vehicles.

'The Emerald', 30-36 Warby Street, Campbelltown

Type	Price range	Internal (sqm)	\$/sqm of NSA
One bedroom unit	\$432,750	55	\$7,868
Two bedroom unit	\$499,500 - \$542,250	75	\$6,660 - \$7,230
Three bedroom unit	\$566,250 - \$580,500	95	\$5,960 - \$6,111

Source: Selling agent, Domain and Cordell Connect

Attachment – Extent of Notification Area for Draft Planning Proposal

The extent of the notification area for this proposal located at 2-8 Kontista Street, Leppington (formerly 16 Heath Road) is provided below.

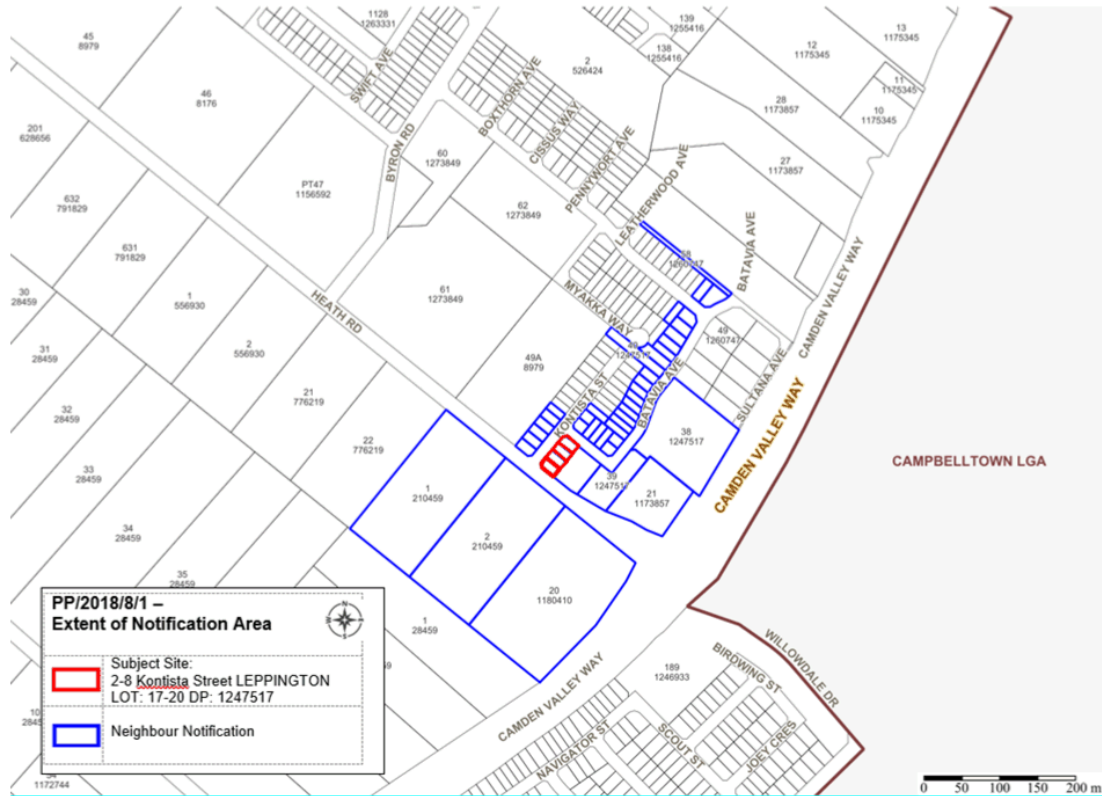


Figure 1: Extent of Notification Area for Draft Planning Proposal

Draft Camden Local Housing Strategy – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
Submission 1				
Transport for NSW	20/394974	Will continue to partner with council to deliver bus services and transport links to connect released land with significant centres and transport corridors	Noted	The following amendments are recommended.
		Recommends consideration of travel demand management measures in LEP and DCP. Requests that any future LEP amendments including increased density or rezoning are supported by transport impact study and developer contribution frameworks.	Noted and will be explored as part of the Stage 2 LEP Review Planning Proposal	Identify analysis of 'Movement and Place Practitioners Guide' into section 3.2.6 of the strategy
		Supports ongoing reviews of LHS with consultation with TFNSW	Noted	Amend narrative of objective 4 to include a section on natural hazards
		Requests future train station's to be indicated as 'possible' or 'potential'	While it is noted that TFNSW would prefer stations at Narellan and Oran Park to be indicated as possible or potential, Council considers that work done in corridor preservation and re-zoning of land for station envelopes is sufficient to be labelled as future. This is consistent with council ongoing advocacy for the delivery of the rail link and stations at Narellan and Oran Park.	Amend s3.2.9 to include further detail on access to public space from future housing
		Requests consideration of infrastructure delivery during the release of land in the SWGA	Objective 2 identifies that Council has an ongoing commitment to ensuring precincts in the SWGA are planned and released to align with infrastructure. Section 3.1.9 of the strategy identifies that Council is exploring the development of a Camden LGA SWGA Infrastructure study which will act as a guide for infrastructure sequencing, delivery and funding to facilitate housing growth in the SWGA.	

Draft Camden Local Housing Strategy – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		Requests Council to consider increased freight demand across the LGA due to new housing	Noted. This will be addressed in the forthcoming Centres and Employment Lands Strategy.	
		Recommends land use assumptions and housing supply estimates are carried out in parallel with road infrastructure requirements	Objective 2 identifies that Council has an ongoing commitment to ensuring precincts in the SWGA are planned and released to align with infrastructure. Council will continue to work with TFNSW to ensure the delivery of road and transport infrastructure (3.1.7)	
		Requests the inclusion of number of dwellings (w/ number of bedrooms) in the strategy to demonstrate diversity (page 40)	Page 40 includes a breakdown of rental properties by number of bedrooms	
		Recommends Council undertakes spatial analysis and urban design analysis of study areas by considering indicators in 'Movement and Place Practitioners Guide' by GANSW - in relation to place-based urban design approach to precincts that utilise blue and green infrastructure	Noted – section 3.2.5 of the strategy indicates that Council will continue to consider the principles of Better Placed by GANSW. It is recommended that analysis of 'Movement and Place Practitioners Guide' is identified section 3.2.5 of the strategy	
		Council should include a section on bush fire and flood in the strategy	It is recommended that further detail on natural hazards is implemented into the strategy	
		Recommends including a map identifying public space locations - show access of housing to community facilities - page 79	Noted – it is recommended that further information regarding access to public space is implemented into s.3.2.8 - detail regarding connections from housing & residential areas	
		Recommends a collaborative process between Council and TFNSW to ensure housing is aligned with infrastructure	Council will continue to work with TFNSW to ensure housing is aligned with Infrastructure (3.1.7)	
		Council to consult with TFNSW to establish an urban tree canopy to improve pedestrian opportunities	Noted – section 3.2.6 identifies Councils commitment to achieving urban tree canopy targets	
		Recommends Council ensure that adequate facilities, infrastructure, and services are provided to cater for older age groups.	Noted – it is recommended that the narrative of objective 10 is amended to include commitment to ensuring older age groups have access to adequate facilities, infrastructure and services.	

Draft Camden Local Housing Strategy – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		Recommends Council adopt a place-based approach to road design improvements to mitigate vehicle/pedestrian/cyclist conflicts	Noted – section 3.2.3 of the draft strategy indicates Council is committed to ensuring master planning results in healthy and connected neighbourhoods which promote active transport.	
Submission 2				
Water NSW	20/396105	Identifies new housing should be set back from the upper canal corridor and buffered by public open space, perimeter roads or road reserve.	Upper Canal has been identified as part of the network of blue and green infrastructure. Council will continue to ensure that the canal is appropriately buffered from new housing developments.	<p>The following amendments are recommended;</p> <p>Narrative of objective 5 is amended to include an additional section for WSUD</p> <p>Amend narrative of objective 4 to include a section natural hazards.</p> <p>Amend s3.2.9 to identify the role of the upper canal corridor in the blue and green grid.</p>
		Suggests amending the strategy by adding the Upper Canal Corridor as a 'Constraint' under S28.8 Land Use Opportunities and Constraints (p. 53)	It is recommended that the strategy is amended to reflect the role of the Upper Canal Corridor in the blue and green grid in accordance with the wording of the Western City District Plan.	
		Suggests broadening the description of WSUD within the strategy;	Noted – it is recommended that an additional section for WSUD under Objective 5 is introduced into the strategy	
		Suggests a separate section within priority 2 dedicated to WSUD and water quality consideration - could elaborate how WSUD principles will be carried forward into precinct plans and DCPs for new release areas	Noted – it is recommended that an additional section for WSUD under Objective 5 is introduced into the strategy	
		Supports adopting green and blue grid connectivity as proposed while advising the exclusion of the Upper Canal corridor. Regulatory and risk management impediments would need to be overcome to include the corridor. Should only be included for visual amenity without access.	It is recommended that the strategy is amended to reflect the role of the Upper Canal Corridor in the blue and green grid in accordance with the wording of the Western City District Plan.	

Draft Camden Local Housing Strategy – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		Suggests including more detail on flooding i.e. map showing flood prone land to help identify location and scale of flooding to future housing.	It is recommended that further detail on natural hazards is implemented into the strategy. A flood map would not be appropriate to include in the LHS.	
		Suggests describing relevant stormwater and flood modelling to inform planning of release areas and to ensure conversion of land to urban uses does not increase risk for downstream properties.	Stormwater and flood modelling may be too technical to include in the draft Local Housing Strategy. It is recommended that further detail on natural hazards is implemented into the strategy with detail about stormwater and flood modelling for SWGA precincts to be introduced into the narrative.	
Submission 3				
Sydney Water	20/410415	Is generally supportive of the strategy	Noted	No amendments are recommended
		Requests Council submit detailed housing forecasts including year by year breakdowns of additional dwellings to inform water service delivery.	Noted – Council will continue to work with Sydney Water to ensure water service delivery is aligned with housing delivery.	
		Identifies that Sydney Water are exploring need to create dams in Western Sydney to assist with recycled water. One of the sites of interest is 'Cobbitty Dam'. Would like to inform Council that Sydney Water may begin works on this site in the future. (Map of site is shown in the submission)	Noted	
		Requests that Council continue to regularly inform Sydney Water of any changes to projected population, dwelling and employment data	Noted – Council will continue to work with Sydney Water to ensure up to date projections are provided.	
Submission 4				

Draft Camden Local Housing Strategy – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
Landcom	20/395016	Indicates general support for the strategy. Indicates support of the evidence based approach, priorities and actions, and priorities and actions related to Landcom's projects.	Landcom's support of the strategy is noted.	No amendments are recommended

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
Seniors Housing				
the Seniors Housing SEPP should permanently not apply to land within Heritage Conservation Areas, including the St Johns Church precinct.	7	<p>Action 30 of Councils Draft Local Housing Strategy identifies Councils intent to undertake a review of planning controls for seniors housing. In this review Council will consider controls relating to seniors housing within Heritage Conservation Areas, and the role of the Seniors Housing SEPP.</p> <p>It is also noted that recent amendments to the Seniors Housing SEPP have extended the existing exemption on its application to land within a Heritage Conservation Area until 1 July 2022.</p> <p>It is recommended that section 3.4.3 – Housing for an ageing population is amended to clarify Councils intent to conduct the above-mentioned review.</p> <p>It is recommended that the implementation of action 30 is amended to reflect Councils intent to conduct the above-mentioned review</p>	<p>Amend narrative of Objective 10</p> <p>Amend implementation of Action 30</p>	Submissions no. 7, 10, 11, 13, 14, 16 & 17.
the Seniors Housing SEPP should not apply within the MRA	1	Clause 4B of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 identifies that the SEPP does not apply to land identified within a metropolitan rural area exclusion zone.	No amendments to the Draft LHS required	Submission no. 10
Affordable Housing				
A region-wide approach to affordable housing should be developed to ensure	1	A draft Western Sydney affordable housing strategy is currently being prepared which will assist Councils in implementing policy initiatives to address the delivery of affordable housing.	No amendments to the Draft LHS required	Submission no. 6

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
consistency for developers and builders				
Council should review existing planning controls to support a more diverse range of affordable housing typologies	1	<p>The Draft LHS identifies Councils commitment to reviewing planning controls to assist in the delivery of housing diversity (objective 9) and affordable housing (objective 11 and 12).</p> <p>It is recommended that the Draft LHS is amended to clarify Councils intent for greater diversity in affordable housing types in the narrative of objective 9.</p> <p>It is also recommended that the Draft LHS is amended to clarify Councils intent for greater diversity in affordable housing types in the narrative of objective 12.</p>	Amendments to narrative of objective 9 and 12 of the Draft LHS	Submission no. 9
Blue and Green Infrastructure				
Blue and Green Infrastructure provides a wider “ecological service” for a wider area (Western Parkland City, Sydney Region). This raises the question of the nexus to the development which provides this infrastructure and who ultimately pays for its provision.	1	The Draft LHS identifies the role that Blue and Green Infrastructure Play within the wider Western Parkland City. Details of how this infrastructure will be delivered will be established during the planning of individual precincts.	No amendments to the draft LHS required	Submission no. 6
DA Requirements				
Council should establish clear parameters of what is required for an application to be accepted for assessment.	1	Section 4.12 of the Environmental Planning and Assessment Act 1979 identifies that a person may, subject to the regulations, apply to a consent authority for consent to carry out a	No amendments to the draft LHS required.	Submission no. 16

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
The community is becoming frustrated by exhibition of proposals that are not compliant with planning instruments.		development. Council may only reject lodgement of a development application for reasons identified in clause 51 of Environmental Planning and Assessment Regulation 2000.		
Development Feasibility				
Not all developers deliver land supply only when commercial objectives can be met. Council should further consider developers with who can maintain development during market downturns.	1	It is noted that not all developers only develop when commercial objectives can be met. The section in reference provides a general overview of the evidence. The evidence base suggests that there is no obligation or incentive to bring forward land supply during market downturns.	No amendments to the draft LHS required.	Submission no. 6
Errors in Text				
p. 66 – Pondicherry should show 2,700 lots instead of 2,500	1	Noted. It is recommended the draft strategy is amended to reflect the correct number of lots. It is recommended that table 3.2 is also amended to update the planning status of South West Growth Area (SWGA) precincts.	Amend table 3.2 to reflect the correct number of lots and update SWGA precinct planning status.	Submission no. 6
Heritage / Character				
Heritage should not be forgotten in the rush of new development	1	The draft LHS identifies that heritage is an important part of the LGA. Objective 7 identifies that 'Housing growth in established areas is incremental and preserves character and heritage value.	No amendments to the draft LHS required.	Submission no. 10
Some new developments have a large bulk and scale, modern architecture, and break planning rules. The strategy should be clear that	1	Section 3.3.10 – Character identifies that potential Local Character Statements and Local Character Overlays will introduce additional assessment requirements for Development Applications.	No amendments to the draft LHS required.	Submission no. 10

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
development controls are followed.		Section 3.3.11 – Heritage identifies that the Heritage Review will result in amendments to planning controls which will ensure that heritage is respected and preserved in meeting housing targets.		
The strategy should clearly identify that new housing proposals that impact on heritage items are not supported.	1	<p>Section 3.3.11 – Heritage identifies that the heritage review will result in amendments to planning controls which will ensure that heritage is respected and preserved in meeting housing targets.</p> <p>Objective 7 identifies that ‘Housing growth in established areas is incremental and preserves character and heritage value.’</p> <p>Any development application made to Council for additional housing with potential impacts on heritage items will undergo a merit-based assessment in accordance with s4.15 of the Environmental Planning & Assessment Act 1979 and will consider the heritage requirements of section 5.10 of Camden LEP 2010.</p>	No amendments to the draft LHS required.	Submission no. 10
Cobbitty should be protected from unsympathetic development including near the boundaries with growth areas.	1	<p>Section 3.3.12 of the Draft LHS identifies that appropriate development controls will be essential in securing effective visual buffers and mitigating any future land use conflicts with rural lands.</p> <p>Section 3.3.13 also identifies that the Visual and Scenic Landscapes Analysis which is currently being undertaken will result in planning controls which protect unique visual and aesthetic values.</p>	No amendments to the draft LHS required.	Submission no. 10

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
Heritage items in Narellan and Growth Areas should retain sufficient curtilage to preserve context	1	Section 3.3.11 – Heritage identifies that the heritage review will result in amendments to planning controls which will ensure that heritage is respected and preserved in meeting housing targets.	No amendments to the draft LHS required.	Submission no. 10
All housing development associated with heritage items that is contrary to the LSPS and housing strategy should be precluded by planning instruments.	1	Section 4.12 of the Environmental Planning and Assessment Act 1979 identifies that a person may, subject to the regulations, apply to a consent authority for consent to carry out a development. Council may only reject lodgement of a development application for reasons identified in clause 51 of Environmental Planning and Assessment Regulation 2000. The actions of the LHS will result in a number of changes to planning controls which will ensure appropriate development is facilitated while respecting and preserving heritage.	No amendments to the draft LHS required,	Submission no. 16
The principles in the LSPS and Housing Strategy should be operationalised in the LEP and DCP to protect Camden's Heritage and Character, and to ensure DAs and Proposals are not accepted for consideration if they are not compliant with the provisions of planning instruments.	1	Section 4.12 of the Environmental Planning and Assessment Act 1979 identifies that a person may, subject to the regulations, apply to a consent authority for consent to carry out a development. Council may only reject lodgement of a development application for reasons identified in clause 51 of Environmental Planning and Assessment Regulation 2000. The actions of the LHS will result in a number of changes to planning controls which will ensure appropriate development is facilitated while respecting and preserving heritage.	No amendments to the draft LHS required	Submission no. 16
Zoning of heritage properties such as St John's and	1	Section 3.3.11 – Heritage identifies that the heritage review will result in amendments to	No amendments to the draft LHS required	Submission no. 16

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
Gledswood should be reviewed to ensure that heritage and cultural value is protected.		<p>planning controls which will ensure that heritage is respected and preserved in meeting housing targets.</p> <p>The actions of the LHS will result in a number of changes to planning controls which will ensure appropriate development is facilitated while respecting and preserving heritage</p>		
Housing Delivery				
Policy changes such as tree canopy targets, housing density and typology mix should be reviewed to ensure they do not act against the delivery of housing or affordability of the market.	1	<p>Policy changes such as tree canopy targets, housing density and typology mixes will be reviewed prior to implementation.</p> <p>The draft LHS identifies that Council is committed to ensuring the ongoing delivery of housing to meet dwelling targets, while ensuring diverse and affordable housing options are provided</p>	No amendments to the draft LHS required	Submission no. 12
Housing Targets				
Focus by Council on housing growth in the SWGA does not provide an LGA wide solution for existing and future Camden Residents – SWGA precincts have not been rezoned and there is no program of when release will occur. Council should adopt a more diversified strategy in	1	The Draft LHS identifies under objective 7 that there is latent planning capacity for low scale incremental growth in the established suburbs of the LGA. Objective 7 also identifies that there is an opportunity to review land use and development controls in the residential land use zones of the Camden LEP to ensure infill development can be facilitated that is appropriate and respects character and amenity.	Amend objective 7 to identify further detail in regard to capacity for housing growth in established areas.	Submission no. 9

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
the short term to achieve housing targets and choice outside of the SWGA.		It is recommended that further detail is added into Objective 7 to demonstrate any potential planning capacity, and the types of development that could occur within established areas.		
Inappropriate Development				
The LEP should be amended to make clear that Council will not consider DAs that contravene development controls and standards	2	Any development application lodged to Council will undergo a merit-based assessment in accordance with the requirements of s4.15 of the Environmental Planning and Assessment Act 1979. The Draft LHS and associated work will result in a number of amendments to planning controls which will ensure appropriate development is facilitated.	No amendments to the draft LHS required.	Submissions no. 13 & 14
Infrastructure Delivery				
Council should have developers/landowners attend PCG meetings to ensure coordinated delivery of infrastructure.	1	The Camden PCG as currently operated provides Council with a mechanism to liaise directly with state government agencies. Council will continue to closely collaborate with developers to ensure coordinated infrastructure delivery and development of land.	No amendments to the draft LHS required.	Submission no. 6
Sufficient infrastructure should be provided for new housing development in growth areas including medical and education facilities, emergency	1	The Draft LHS identifies that Council is committed to ensuring that sufficient infrastructure is delivered to allow for the release of land in the SWGA. Council will also continue to support the review of the SWGA Structure Plan being undertaken by	No amendments to the draft LHS required.	Submission no. 10

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
services, public transport and local roads.		the NSW Department of Planning, Industry and Environment.		
Council should work together with UDIA to achieve a program for the delivery of key infrastructure to support the staged and early release of housing in the Camden LGA.	1	<p>The Draft LHS identifies that Council is committed to ensuring that sufficient infrastructure is delivered to allow for the release of land in the SWGA.</p> <p>Council will also continue to support the review of the SWGA Structure Plan being undertaken by the NSW Department of Planning, Industry and Environment which will allow for the coordinated delivery of infrastructure to support land release.</p>	No amendments to the draft LHS required.	Submission no. 9
An action should be implemented into the strategy to support the timely delivery of contributions plans in conjunction with rezonings to facilitate the delivery of supporting infrastructure.	1	Council is currently undertaking an infrastructure study of the SWGA to inform infrastructure sequencing, delivery, and funding into the future. This is identified in Objective 2 and action 2 of the draft strategy.	No amendments to the draft LHS required.	Submission no. 12
Land Supply				
Council should complete rezonings on the Northern Road so that the supply shortage can be addressed in the short term.	1	<p>Objectives 1 and 2 of the draft LHS identify that Council is committed to ensuring that there is sufficient land supply, and that precincts in the SWGA are released to meet the identified housing targets.</p> <p>The strategy also identifies Council's priority to promote greater diversity in housing typologies, including medium and high density housing in appropriate locations to address housing supply and affordability targets.</p>	No amendments to the draft LHS required	Submission no. 9

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
An action or mechanism should be implemented identifying how and when Council would consider fast tracking of precincts or inclusion of new housing areas to prevent gaps in supply that could affect the market to ensure the strategy can respond to changing housing needs.	1	Objectives 1 and 2 of the draft LHS identify that Council is committed to ensuring that there is sufficient land supply, and that precincts in the SWGA are released to meet the identified housing targets. The strategy also identifies Council's priority to promote greater diversity in housing typologies, including medium and high-density housing in appropriate locations to address housing supply and affordability targets in the medium to long term.	No amendments to the draft LHS required.	Submission no. 12
Investigation areas should be established between the M9 Orbital and Western Edge of the SWGA to provide options for housing supply in the future.	1	Objectives 1 and 2 of the draft LHS identify that Council is committed to ensuring that there is sufficient land supply and that precincts in the SWGA are released to meet the identified housing targets. The strategy also identifies Council's priority to promote greater diversity in housing typologies, including medium and high density housing in appropriate locations to address housing supply and affordability targets in the medium to long term. Council will consider investigation areas in addition to the SWGA if required in the future.	No amendments to the draft LHS required.	Submission no. 12
There is sufficient land within the SWGA to meet housing targets and demands.	1	Objectives 1 and 2 of the draft LHS identify that Council is committed to ensuring that there is sufficient land supply and that precincts in the SWGA are released to meet the identified housing targets.	No amendments to the draft LHS required.	Submission no. 16

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
		<p>The draft LHS identifies that housing growth within established areas will be incremental, facilitating appropriate development that is suitable with existing character.</p> <p>The strategy also identifies Council's priority to promote greater diversity in housing typologies, including medium and high density housing in appropriate locations to address housing supply and affordability targets in the medium to long term.</p>		
Leppington				
Council should work with Landcom to achieve a viable town centre at Leppington in the short term.	1	Council is currently undertaking a review of Leppington Town Centre to achieve a viable town centre. Section 3.3.5 identifies that Council along with the Camden PCG and PWG are progressing with a gap analysis and housing market analysis which will assist in catalysing Leppington Town Centre to become a strategic centre.	No amendments to the draft LHS required.	Submission no. 9
Medium/ High Density Housing				
Council should consult with the development industry to establish pathways & planning controls for the efficient delivery of medium and high-density housing	1	It is noted consultation with Developers is important for the delivery of medium and high-density housing. Council will work with developers at an appropriate time, such as the precinct planning stage, to ensure that planning controls and pathways are conducive to the delivery of medium and high density housing.	No amendments to the draft LHS required.	Submission no. 6
Actions 27-29 should include developers and builders to understand current issues	1	It is noted that consultation with Developers and Builders is important for the delivery of diverse housing options.	Amend the narrative of objective 9 to identify consultation with developers and	Submission no. 6

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
		It is recommended that the narrative of objective 9 is amended to add further detail regarding consultation with Developers and Builders in the delivery of housing diversity.	builders to understand issues with the delivery of diverse housing options	
Council should consider the role that lead developers can have in initiating markets which otherwise seem unviable – rather than awaiting the delivery of rail to support higher density development	1	It is understood that developers can play an important role in initiating markets – however the evidence base indicates that higher density housing at both Narellan and Oran Park will not be fully supported until rail has been delivered.	No amendments to the draft LHS required.	Submission no. 8
Council should investigate opportunities for multi-unit housing at strategic locations at Narellan, Leppington and Oran Park.	1	<p>The Draft LHS identifies opportunities for medium density housing across the SWGA, as well as significant locations at Narellan. Objective 6 however identifies that higher density housing at Narellan may not be viable until rail has been delivered.</p> <p>Opportunities for multi-unit housing will be identified through precinct planning, along with the development of a Housing Density and Diversity Guide (action 27) and the review of locational requirements for medium density housing within the Growth Centres SEPP (action 28).</p>	No amendments to the draft LHS required.	Submission no. 9
Council should investigate the addition of a studio dwelling definition (from the Growth Centres SEPP) in the LEP for use in the Lakeside Development to address housing affordability, housing	1	The Draft LHS identifies that Council is committed to ensuring diverse housing options through Medium and high density housing in appropriate locations. It is noted that Studio Dwellings may assist in achieving a number of priorities within the strategy. Council will consider implementation of Studio Dwellings within the broader LEP as	No amendments to the draft LHS required.	Submission no. 15

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
diversity, variation in subdivision and streetscape, surveillance opportunities and optimisation of infrastructure		part of Phase 2 of the comprehensive LEP Review.		
Narellan				
Council should reconsider deferring major planning control amendments to Narellan until the delivery of rail.	1	The Draft LHS and supporting evidence identifies that the full potential of Narellan as a strategic centre may not be fully realised until the delivery of rail (3.3.7). The strategy identifies that Council has identified the need for a planning and placemaking review of Narellan to develop a vision and two-stage masterplan to guide growth and development.	No amendments to the draft LHS required	Submission no. 8
The strategy does not adequately recognise the role of Narellan as a strategic centre.	1	The Draft LHS identifies that Narellan is currently the largest established centre in the LGA, with potential to grow into a larger strategic centre. The Draft LHS and supporting evidence identifies that the full potential of Narellan as a strategic centre may not be fully realised until the delivery of rail (3.3.7). The strategy identifies that Council has identified the need for a planning and placemaking review of Narellan to develop a vision and two-stage masterplan to guide growth and development.	No amendments to the draft LHS required	Submission no. 8
Council should consider the role Narellan can play in addressing housing need in the short term.	1	Objective 7 identifies that Housing Growth in established areas will be incremental, while preserving character and heritage values, with latent planning capacity for infill development.	No amendments to the draft LHS required	Submission no. 8

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
		The Draft LHS and supporting evidence identifies that the delivery of higher density housing at Narellan may not be fully supported until the delivery of rail (3.3.7).		
Council should reconsider the role of Narellan as a centre in the strategy. Identifies that Narellan's current role as the only active centre and it's proximity to Smeaton Grange would make it ideal for growth in residential stock in the short term.	1	<p>The Draft LHS identifies that Narellan is currently the largest established centre in the LGA, with potential to grow into a larger strategic centre.</p> <p>The Draft LHS and supporting evidence identifies that the delivery of higher density housing at Narellan may not be fully supported until the delivery of rail (3.3.7).</p>	No amendments to the draft LHS required	Submission no. 8
Council should reconsider the current vision for Narellan - suggests changes to planning controls to allow higher density housing	1	<p>The Draft LHS identifies that Narellan is currently the largest established centre in the LGA, with potential to grow into a larger strategic centre.</p> <p>The Draft LHS and supporting evidence identifies that the delivery of higher density housing at Narellan may not be fully supported until the delivery of rail (3.3.7).</p>	No amendments to the draft LHS required.	Submission no. 8
Protection of Natural Assets				
Council should consider increased protection of Cumberland Plain Woodland, riparian corridors, and other vegetation in greenfield and large-scale development to protect biodiversity and ecological value.	1	The Draft LHS identifies that Council is committed to protecting and delivering a sustainable green and blue grid (3.2.8). It is identified that opportunities to retain and enhance existing corridors, and identify new corridors, will be vital in ensuring the grid can be connected across the LGA and beyond.	No amendments to the draft LHS required,	Submission no. 10

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
Rural Lands				
Council should further consider management of interface between growth areas and rural lands to protect view corridors.	1	<p>Section 3.3.12 of the Draft LHS identifies that appropriate development controls will be essential in securing effective visual buffers and mitigating any future land use conflicts with rural lands.</p> <p>Section 3.3.13 also identifies that the Visual and Scenic Landscapes Analysis which is currently being undertaken will result in planning controls which protect unique visual and aesthetic values.</p>	No amendments to the draft LHS required.	Submission no. 10
St John's Church				
Seniors Housing developments should not be permitted within the St John's Precinct	4	<p>Action 30 of Councils Draft Local Housing Strategy identifies Councils intent to undertake a review of planning controls for seniors housing. In this review Council will consider controls relating to seniors housing within Heritage Conservation Areas, and the role of the Seniors Housing SEPP.</p> <p>It is also noted that recent amendments to the Seniors Housing SEPP have extended the existing exemption on it's application to land within a Heritage Conservation Area until 31 June 2022.</p> <p>It is recommended that section 3.4.3 – Housing for an ageing population is amended to clarify Councils intent to conduct the above-mentioned review.</p>	<p>Amend narrative of Objective 10</p> <p>Amend implementation of Action 30</p>	Submissions no. 11, 13, 14, 16

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
		It is recommended that the implementation of action 30 is recommended to reflect Councils intent to conduct the above-mentioned review		
St John's Precinct should be rezoned from B2 to SP2, SP1, or E2.	1	The zoning of the St John's Precinct will be considered as part of Stage 2 of Council's comprehensive LEP Review.	No amendments to the draft LHS required	Submission no. 16
Stage 2 LEP Review				
Camden LEP 2010 should be strengthened and not weakened through the Stage 2 LEP Review Planning Proposal	1	The intention of the Stage 2 LEP Review Planning Proposal is to strengthen the LEP and to fully align the LEP with the Region and District Plans, and Councils Local Strategic Planning Statement.	No amendments to the draft LHS required.	Submission no. 17
Sustainable Housing Technology				
Council should consider partnering with a display village operator to establish sustainable housing demonstrations - display of sustainable housing technology will make purchasers more likely to include in new builds	1	This initiative has already been undertaken by Council previously. This is also intended to be achieved through action 9 which will develop community education initiatives to showcase and promote the design of sustainable homes.	No amendments to the draft LHS required.	Submission no. 6
Tourism				
Council should look towards a future in heritage tourism and as an emerging centre for gourmet and fresh food.	1	Council has identified specific areas for tourism uses. This was addressed further in the recently exhibited Centres and Employment Lands Strategy.	No amendments to the draft LHS required.	Submission no. 10

Draft Local Housing Strategy – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action	Relevant Submissions
Unreleased Land (SWGA)				
Council should gain further clarity on the planning pathway for future urban release areas	2	Planning pathways for future urban release areas are identified in the narrative of objective 1. Council will continue to work with DPIE to ensure there is sufficient land supply to meet forecast demand.	No amendments to the draft LHS required.	Submissions no. 6 & 9.
Recommends Council should allocate more resources to achieving land release	1	The narrative of Objective 1 identifies that Council will continue to work to achieve land release across the SWGA. The objective 1 narrative also identifies that Council will continue to work with the Camden PCG and State agencies to identify priority precincts and achieve land release to meet housing demand based on available infrastructure.	No amendments to the draft LHS required.	Submission no. 9
Concerns raised about shortage of land release – Council should raise issues with Minister for Planning and Public Spaces with support of UDIA to achieve fast-tracked release	1	The narrative of Objective 1 identifies that Council will continue to work to achieve land release across the SWGA. The objective 1 narrative also identifies that Council will continue to work with the Camden PCG and State agencies to identify priority precincts and achieve land release to meet housing demand based on available infrastructure.	No amendments to the draft LHS required.	Submission no. 9
Urban Tree Canopy				
Council should reconsider its preferred tree species to increase the urban tree canopy	1	The narrative of objective 5 (3.2.7) identifies that Council will continue to ensure appropriate provisions are made to assist in meeting the urban tree canopy coverage targets.	No amendments to the draft LHS required.	Submission no. 6



**Planning,
Industry &
Environment**

IRF21/524

ORD05

Mr Ron Moore
General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Dear Mr Moore

Draft Camden Council Local Housing Strategy 2020

Thank you for submitting Camden Council's Local Housing Strategy (LHS) to the Department for the Secretary's approval.

The Department commends Council on preparing a robust evidence base to support its LHS, providing Council with a clear understanding of the housing needs of the Camden local government area and a strong commitment to strategic planning.

I can confirm that I have determined to approve the draft Camden LHS dated October 2020. My decision reflects the analysis undertaken to develop a comprehensive strategic planning and evidence base to inform your LHS and deliver 12,700 – 15,200 dwellings for the period 2021-26.

In doing so, I have also determined that the approval is granted on the basis that:

- The LHS addresses housing supply, including the 6-10 year housing target, to be delivered predominantly through the current pipeline and existing capacity.
- The Department is satisfied that Council has a solid foundation from which to secure sound housing diversity and affordability outcomes, subject to imposition of the recommended requirements of approval and Advisory Notes.
- The LHS is generally consistent with Section 9.1 Directions and SEPPs.
- The LHS is consistent with the Western City District Plan, subject to the requirements identified below and demonstrates good alignment with the Camden LSPS.

The approval is also subject to the following requirements:

1. Within four (4) weeks of Council endorsing the LHS the Department is to be provided with a copy of endorsed LHS (including any amendments arising from the public consultation). A summary of key themes raised during consultation, Council's response, changes to the LHS and a copy of Council's resolution should also be provided. The Department will review and consider any changes to the LHS after its endorsement and decide if there is need to revise the requirements of the Department's approval.
2. Council is to revise its Local Housing Strategy to incorporate the new approaches and timing for the strategic planning for the South West Growth Area, given the Lowes Creek Maryland and Leppington (Stages 2 and 5) Precincts are currently being

Attachment 3

finalised, and that the Pondicherry Precinct is being progressed under two planning proposals.

3. Within four (4) months of Council endorsing the LHS, Council is to prepare an updated and prioritised Implementation and Delivery Plan that clearly articulates the actions, roles and responsibilities and timing to facilitate housing supply, diversity and affordability between 2021 and 2026 and beyond. The Plan should be prepared in consultation with DPIE, TfSNW, Sydney Water, and the Western Sydney Planning Partnership, to ensure any critical interdependencies are satisfactorily resolved.
4. Council is to provide further detail on how the delivery of dwellings will be sequenced in line with infrastructure provision. Council indicates this will be done through the SWGA Infrastructure Study which is a short-term action and has not been finalised.
5. Council is to work with the Department to confirm the 10+ year forecast for the Camden LGA to give effect to the Western City District Plan which requires local councils to identify capacity to contribute to the District's 20-year strategic housing target.
6. Council is to consult with the Department during the development of its Centres and Employment Lands Strategy, and in doing so, demonstrate how Council is balancing employment and housing particularly around future North South Rail Link Station locations.
7. Council is to manage and expedite planning proposal processes, particularly where they will secure diversity and affordability outcomes and in particular support key cohorts such as seniors housing, key worker housing, affordable housing and other typologies that suit the changing needs of existing and future households in identified investigation areas.
8. Action 27 of the LHS is to be amended to commit Council to identify how it can also achieve housing diversity outcomes for areas outside of the South West Growth Area (SWGA). Implementation of Action 27 of the LHS should also include and consider potential changes to Council's LEP. Council is encouraged to support diversity opportunities through relevant planning proposals, where appropriate.
9. Priority 5 of the LHS is to be amended to include an Action for Council to consider the outcomes of the Western Sydney Housing Affordability Strategy when finalised. Council is to prepare an Affordable Housing Contribution Scheme (AHCS) that commits Council to examining the feasibility of levying affordable housing contributions for any new planning proposals that would result in development uplift or an increase in land value. This will ensure that planning proposals give effect to the District Plan, Action 18 to prepare an AHCS.
10. Council is to examine ways to resolve fragmentation issues for greenfield areas to help unlock rezoned land for development. Noting that Liverpool City Council is also embarking on similar work for land in the SWGA, it is encouraged that both councils work together on this endeavour.
11. Council is to undertake a review of the LHS in 2022/23 following release of the updated Western City District Plan / Future Transport 2056 Plan. The outcomes of the review and any updates to the LHS are to be submitted to the Department for approval.
12. Further consideration should be given to prioritising growth precincts and articulating their housing needs particularly as the North South Rail Link station locations are confirmed. In the interim, the LHS should be updated to identify future North South Rail Link stations at Oran Park and Narellan as "possible" or "potential".
13. Council is to prepare principles for assessing proponent-initiated requests for planning proposals, including out-of-sequence criteria to consider any additional opportunities for growth that are not identified in its LHS, or for urban renewal opportunities.

14. The direction and strategic planning approaches endorsed in any State-led strategies or plans are to prevail in the event of any inconsistency with this approval and/or the Council's LHS (as revised and current).
15. Council is to update or revise the LHS to inform Council's updates/revision to its local strategic planning statement following the making of a future District Plan.

Implementing your Local Housing Strategy

The State Government is committed to reducing the time taken to complete planning proposals that support housing delivery by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage.

To meet these commitments, a detailed implementation plan is required. This should reflect a comprehensive work program for all strategic planning work Council commits to undertake to implement its LHS and should include but not be limited to the 37 Actions in the LHS Implementation and Delivery Plan.

Local Housing Strategy Reviews and Updates

We strongly recommend that Council review and revise (where required) its LHS before the Local Strategic Planning Statement (LSPS) is required to be reviewed by the Greater Sydney Commission. This will help best inform the next update to the LSPS.

It will also provide Council with the opportunity to improve and clarify aspects of the LHS. The advisory notes provide specific guidance on matters that Council is encouraged to consider when updating the LHS. The Department will expect these same matters to be addressed in planning proposals and will be reinforcing them through Gateway determinations as an interim measure in the absence of the Department's LHS review process.

Once again, I would like to take this opportunity to acknowledge the significant amount of work your team has undertaken to develop the LHS. Please be advised that the LHS will be published on the NSW ePlanning Portal alongside the Department's letter of approval and advisory notes.

Should you have any further questions, please contact Dominic Stefan, Specialist Planner on 02 8275 1024.

Yours sincerely


Amanda Harvey
Executive Director
Local Strategies and Plan Making

25 June 2021

Encl: Camden Council LHS Advisory Notes



Camden Council Local Housing Strategy

Advisory Notes

The following advisory notes identify the further work Council will need to undertake to strongly position future planning proposals and further iterations of the Local Housing Strategy (LHS). The advisory notes provide specific guidance on matters that Council is encouraged to consider when updating the LHS. The Department will expect these same matters to be addressed in planning proposals (where relevant) and that these will be reinforced through Gateway determinations as an interim measure in the absence of the LHS review process.

Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
General	
Implementation	Future iterations of the LHS should be underpinned by an implementation plan with a priority work program, clearly defined roles, responsibilities and definitive timeframes with risks and dependencies identified. The Plan should be prepared in consultation with DPIE, Transport for NSW (TfNSW) and the Western Sydney Planning Partnership, to ensure any critical interdependencies are satisfactorily resolved. This is encouraged to be informed by resourcing and budgets to demonstrate how housing targets will be delivered. The implementation plan should specifically address work streams related to items identified in the 37 LHS Actions.
Review and monitoring framework	Revisions to the LHS may be required in response to significant changes in the LGA such as announcements on new infrastructure investment and employment opportunities, significant changes in projected population growth or updates to the LSPS. The framework should also review the supply and delivery of housing, including the 6-10 year housing target and targets for medium-density and seniors housing.
Infrastructure	Future iterations of the LHS should detail the key local and State infrastructure commitments and investment decisions that will support the unlocking of housing supply. This analysis should consider public and active transport, education and health facilities, open space, community infrastructure, drinking supply, wastewater and utility services. Council is encouraged to cross reference any endorsed Council strategies and plans, where relevant, and collaborate with DPIE and other State agencies (and in particular School Infrastructure NSW (SINSW), Sydney Water and TfNSW) to ensure identified opportunities are realistic and accurately reflect staging, sequencing, servicing and delivery of critical infrastructure such as public transport, education facilities and drinking supply and waste water services. Thresholds/triggers, funding, responsibilities for delivery and indicative timeframes should also be identified.



Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
Making appropriate provision for any additional housing opportunities that may arise out of sequence	<p>The inclusion of a transparent and robust framework to consider additional opportunities will assist Council, the Department and other relevant agencies to assess proposals that are inconsistent with the LHS. It will also ensure that changes to land use or development controls do not take place without demonstrating strong strategic merit. Council is encouraged to develop a framework within which to consider such proposals, including but not limited to the following heads of consideration:</p> <ul style="list-style-type: none"> • Strategic merit and case for change • Robust demographic evidence • Housing Affordability and Diversity • Demand analysis and economic impacts • Infrastructure delivery and funding to be borne by the proponent • Stakeholder consultation and outcomes • Sustainability and resilience
Community and Stakeholder Engagement	Incorporate the findings of any future relevant community and stakeholder engagement.
Consultation and engagement with agencies	<p>Council should continue consultation with the following agencies:</p> <ul style="list-style-type: none"> • TfNSW in relation to <ul style="list-style-type: none"> ○ planning for city-shaping & city-serving transport initiatives in Future Transport 2056 and alignment with Council-led transport infrastructure initiatives, and ○ potential future stations at Oran Park and Narellan as part of master planning for the town centres. • Western Parkland City Authority (WPCA) and the Department as part of Council's South West Growth Area (SWGA) Infrastructure Study and specifically to determine the most effective governance arrangements for coordinating essential service providers as part of the SWGA Infrastructure Study. • SINSW: <ul style="list-style-type: none"> ○ Prior to the finalisation of any future strategy or planning proposal that proposes a significant increase in the number of dwellings; and ○ When Council is aware of variations in the following: <ul style="list-style-type: none"> - The actual number of lots or dwellings varying from planning proposal estimates / strategic plans. - An emerging demographic that varies from the planned population profile, either with more or less families with children.



Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
	<ul style="list-style-type: none"> - Rates of development and dwelling take-up varying from planned release programs or forecast residential take-up rates. <p>This is to ensure SINSW specifically understands where growth, or changes to growth rates are occurring and can effectively respond by targeting appropriate resourcing to impacted Government schools.</p> <ul style="list-style-type: none"> • The Department in relation to: <ul style="list-style-type: none"> ○ the application and ongoing effectiveness of SEPP - Sydney Region Growth Centres; ○ potential opportunities to unlock barriers posed by the challenges of land fragmentation and its impact on the expected levels of housing delivery; ○ proposed changes to the planning framework and timing for SWGA Precincts - Lowes Creek Maryland and Leppington (Stages 2 and 5). ○ any urban tree canopy Council sets in accordance with Priority 2 of the LHS. <p>Council should also consult with Liverpool Council in relation to:</p> <ul style="list-style-type: none"> • examining land fragmentation issues, and • LHS action 27 '<i>Investigate the development of a Housing Density and Diversity Guide to inform planning controls in the review or rezoning of SWGA precincts</i>'
Affordable Housing	<p>Council's LHS evidence base is considered sufficient to justify the preparation of a SEPP70 Affordable Housing Contribution Scheme (AHCS). An LHS requirement of approval is included for Council to prepare a scheme that sets out delivery and rent models, tenant eligibility criteria, tenancy allocation, asset ownership and management. Notwithstanding potential issues related to development feasibility, Action 18 of the Western City District Plan requires Council to prepare an AHCS. The scheme would be prepared in advance of any out-of-sequence planning proposals and sends a critical signal to the market regarding Council's strategic planning intentions with regard to affordable housing provision. It will also commit Council to examining the feasibility of affordable housing contributions for all new proposals that are likely to result in an uplift of land value. If feasible and appropriate, affordable housing contributions would be required by LEP provisions that implement the contributions scheme. The scheme should be prepared in accordance with the <i>Greater Sydney Region Plan</i> key parameters for successful implementation of Affordable Rental Housing Targets and the NSW Government's <i>Guideline for Developing an Affordable Housing Contribution Scheme</i></p> <p>Council should 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 AHCS.</p>



Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
Seniors housing	Council is encouraged to investigate the inclusion of seniors housing provisions in its LEP that increase the supply of housing for seniors and people with a disability.
Interdependencies with relevant local evidence base	<p>Incorporate the findings and outcomes of latest studies, policies and State-led precinct plans prepared since the publication and release of the LHS, including but not limited to:</p> <ul style="list-style-type: none"> • Centres and Employment Land Strategy, • Green and Blue Grid Analysis, • Heritage Review, • Visual and Scenic Landscapes Study, • Western Sydney Aerotropolis Plan, • Western City Affordable Housing Strategy, • SWGA Structure Plan (planned), and • Sydney Water Growth Servicing Plan 2020-2025 (recently updated).
Structure Plan	Future iterations of the LHS should include a structure plan(s) that clearly identifies housing growth areas/precincts and their anticipated delivery over the short, medium- and longer-term horizons. Annotations to identify likely yield ranges and any key threshold assumptions should also be included.
Data	
Clarification of 6-10 year target and 10-20 year housing forecast.	<p>Revisions to the LHS should provide a breakdown of how the 6-10 year target will be achieved, including when and where anticipated supply will be delivered and explain market take-up rates. LHS revisions will also need to include a revised housing delivery forecast for the 10-20 year period as new information becomes available.</p> <p>Council should ensure that all population and dwelling forecasts are cross-checked against published DPIE projections to provide greater transparency. Additional guidance and support can be arranged with the Department's Evidence and Insights team to resolve any discrepancies in dwelling forecasts</p>

Proposed Amendments to Local Housing Strategy – Post Exhibition			
Section	Change	Reason / Relevant Submission	Revised Content Note: New content is in red, removed content has strikethrough
Amendments to actions			
Action 8 – Implementation – p. 107	Amend wording of implementation	In response to DPIE Requirements of approval	Partnership with relevant State Government Departments and agencies, and adjoining Councils to determine appropriate solutions.
Action 27	Amend wording of Action	In response to DPIE Requirements of approval to broaden scope to include LEP and DCPs	Investigate the development of a Housing Density and Diversity Guide to inform planning controls. in the review or rezoning of SWGA precincts.
Action 27 – p. 112	Amend wording of implementation	In response to DPIE Requirements of approval to broaden scope to include LEP and DCPs	Review best practice. Potential amendments to DCP provisions EPIs including Camden LEP and Growth Centres SEPP, and associated DCPs.
Action 30 – Implementation – p.113	Amend implementation to identify consideration of Seniors housing in HCAs and the Seniors Housing SEPP	Community Submissions	Potential amendments to the EPIs and associated DCPs. Potential amendments to EPIs, DCPs, and application of the new Housing SEPP (which will incorporate the existing Seniors Housing SEPP).
Action 33	Amend wording of Action	In response to DPIE	Prepare an Affordable Housing Western Sydney Affordable Housing Strategy and Affordable Housing Contribution Scheme for the Camden LGA in collaboration with the partner councils of the Western City District and Blacktown, and consider the outcomes once finalised.

		Requirements of Approval.	
Amendments to objectives			
Objective 2	Amend wording of Objective 2	General Amendment	Precincts in the SWGA are planned and released to align with enabling infrastructure provision
All other amendments			
p.10 Policy context – State Environmental Planning Policy (Affordable Rental Housing) 2009	Update reference to Housing Diversity SEPP	To reflect revisions to draft policy	The State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) was introduced to help facilitate an increase supply of affordable and social housing diversity. Housing types that fall under this policy include infill housing, secondary dwellings, boarding houses and group homes. The ARH SEPP is currently being reviewed, with the intention of incorporating this policy into a new Housing Diversity SEPP.
P.10 Policy context – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Update reference to Housing Diversity SEPP	To reflect revisions to draft policy	The State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (HSPD SEPP) was introduced to guide and encourage the delivery of housing that is appropriate for seniors and People with Disability (PWD). The HSPD SEPP aims to provide appropriate planning controls, site requirements and design principles to achieve a high quality-built form, that would better meet the needs of seniors and People with Disability. The HSPD SEPP is currently being reviewed, with the intention of incorporating this policy into a new Housing Diversity SEPP.
p. 11 Policy context – Draft State Environmental Planning Policy (Housing)	Update title of Draft SEPP	To reflect revisions to draft policy	Draft State Environmental Planning Policy (Housing Diversity)
p.61 – Figure 2.32	Update Legend for Figure	To reflect rezoning of Lowes Creek	<u>Exhibited</u>

Maryland and Leppington Stages 2 and 5

Figure 2.32: Overall capacity and demand balance to 2035/36

Year	Indicative SWGA balance	Indicative Pondicherry	Indicative South Creek West	Draft zoned Lowes Creek Maryland	Draft zoned Leppington 2 to 5	Total zoned capacity New Urban	North; New Urban South; & Future Urban	Total zoned capacity Camden	Narellan; Existing Suburbs	Cumulative Dwelling Demand
2019/20	25,000	2,000	30,000	5,000	10,000	15,000	20,000	25,000	5,000	5,000
2025/26	25,000	2,000	30,000	5,000	10,000	15,000	20,000	25,000	5,000	15,000
2030/31	25,000	2,000	30,000	5,000	10,000	15,000	20,000	25,000	5,000	30,000
2035/36	25,000	2,000	30,000	5,000	10,000	15,000	20,000	25,000	5,000	45,000

Amended

Figure 2.32: Overall capacity and demand balance to 2035/36

Year	Indicative SWGA balance	Indicative Pondicherry	Indicative South Creek West	Lowes Creek Maryland	Leppington 2 to 5	Total zoned capacity New Urban	North; New Urban South; & Future Urban	Total zoned capacity Camden	Narellan; Existing Suburbs	Cumulative Dwelling Demand
2019/20	25,000	2,000	30,000	5,000	10,000	15,000	20,000	25,000	5,000	5,000
2025/26	25,000	2,000	30,000	5,000	10,000	15,000	20,000	25,000	5,000	15,000
2030/31	25,000	2,000	30,000	5,000	10,000	15,000	20,000	25,000	5,000	30,000
2035/36	25,000	2,000	30,000	5,000	10,000	15,000	20,000	25,000	5,000	45,000

P.66 – Figure 3.1	Update Figure	To reflect rezoning of Lowes Creek Maryland and Leppington Stages 2 & 5	<div><div><u>Exhibited</u></div><div><u>Revised</u></div></div>
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Table 3.2 – p.66	Amend Precinct details	To reflect rezoning of Lowes Creek Maryland and Leppington Stages 2 and 5.	<div>Exhibited</div> <table><thead><tr><th>SWGA Precinct</th><th>Approximate No. of Landowners</th><th>Planning Framework</th><th>Planning Status</th><th>Indicative Capacity (dwellings)</th></tr></thead><tbody><tr><td colspan="5">SWGA – Released</td></tr><tr><td>Lowes Creek Maryland</td><td>7</td><td>Collaborative Planning</td><td>Draft zoned and ILP</td><td>7,000</td></tr><tr><td>Leppington Stages 2 to 5</td><td>190</td><td>Collaborative Planning</td><td>Draft zoned and ILP</td><td>6,500</td></tr><tr><td>South Creek West</td><td>165</td><td>Collaborative Planning</td><td>Released</td><td>30,000</td></tr><tr><td colspan="5">SWGA – Planning Underway</td></tr><tr><td>Pondicherry</td><td>1</td><td>Collaborative Planning</td><td>Planning Underway</td><td>2,500</td></tr><tr><td colspan="5">SWGA – Not released</td></tr><tr><td>Catherine Field</td><td>475</td><td>-</td><td>-</td><td>5,000</td></tr><tr><td>Catherine Field North</td><td>200</td><td>-</td><td>-</td><td>9,500</td></tr><tr><td>Rossmore</td><td>175</td><td></td><td>-</td><td>4,500</td></tr><tr><td>Total</td><td></td><td></td><td></td><td>65,000</td></tr></tbody></table> <div>Revised</div> <table><thead><tr><th>SWGA Precinct</th><th>Approximate No. of Landowners</th><th>Planning Framework</th><th>Planning Status</th><th>Indicative Capacity (dwellings)</th></tr></thead><tbody><tr><td colspan="5">SWGA – Released</td></tr><tr><td>Lowes Creek Maryland</td><td>7</td><td>Collaborative Planning</td><td>Rezoned</td><td>7,000</td></tr><tr><td>Leppington Stages 2 to 5</td><td>190</td><td>Collaborative Planning</td><td>Partially Rezoned</td><td>6,500</td></tr><tr><td>South Creek West</td><td>165</td><td>Collaborative Planning</td><td>Released</td><td>30,000</td></tr><tr><td colspan="5">SWGA – Planning Underway</td></tr><tr><td>Pondicherry</td><td>1</td><td>Collaborative Planning</td><td>Planning Underway</td><td>2,700</td></tr><tr><td colspan="5">SWGA – Not released</td></tr><tr><td>Catherine Field</td><td>475</td><td>-</td><td>-</td><td>5,000</td></tr><tr><td>Catherine Field North</td><td>200</td><td>-</td><td>-</td><td>9,500</td></tr><tr><td>Rossmore</td><td>175</td><td></td><td>-</td><td>4,500</td></tr><tr><td>Total</td><td></td><td></td><td></td><td>65,200</td></tr></tbody></table>	SWGA Precinct	Approximate No. of Landowners	Planning Framework	Planning Status	Indicative Capacity (dwellings)	SWGA – Released					Lowes Creek Maryland	7	Collaborative Planning	Draft zoned and ILP	7,000	Leppington Stages 2 to 5	190	Collaborative Planning	Draft zoned and ILP	6,500	South Creek West	165	Collaborative Planning	Released	30,000	SWGA – Planning Underway					Pondicherry	1	Collaborative Planning	Planning Underway	2,500	SWGA – Not released					Catherine Field	475	-	-	5,000	Catherine Field North	200	-	-	9,500	Rossmore	175		-	4,500	Total				65,000	SWGA Precinct	Approximate No. of Landowners	Planning Framework	Planning Status	Indicative Capacity (dwellings)	SWGA – Released					Lowes Creek Maryland	7	Collaborative Planning	Rezoned	7,000	Leppington Stages 2 to 5	190	Collaborative Planning	Partially Rezoned	6,500	South Creek West	165	Collaborative Planning	Released	30,000	SWGA – Planning Underway					Pondicherry	1	Collaborative Planning	Planning Underway	2,700	SWGA – Not released					Catherine Field	475	-	-	5,000	Catherine Field North	200	-	-	9,500	Rossmore	175		-	4,500	Total				65,200
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<p>Objective 1 Narrative - 3.1.2 Facilitating planning capacity to meet forecast demand – p. 67</p>	<p>Update planning status of precincts</p>	<p>To reflect progression of planning in the South West Growth Area</p>	<p>In order to meet any 6-10 year (2021/22 to 2025/26) housing supply gaps, in addition to contributing to the 20 year strategic housing target for the District, the rezoning of the following SWGA precincts such as Pondicherry and Leppington Stages 3 & 4 (in no particular order) should be prioritised: Lowes Creek Maryland, Pondicherry, and Leppington Stages 2-5. Council is further reviewing the Leppington Town Centre Masterplan, which may yield additional dwelling capacity. Figure 3.1 illustrates the current planning status of the SWGA precincts.</p> <p>Lowes Creek Maryland Precinct DPIE is was responsible for the planning and rezoning of the Lowes Creek Maryland Precinct following the exhibition of the draft Precinct Plan in late 2018. The precinct was rezoned in July 2021</p> <p>Pondicherry Precinct In April 2018, the landowner entered into a Voluntary Planning Agreement (VPA) with the Minister to facilitate the accelerated release of approximately 210 hectares of land to the north of Oran Park, known as the Pondicherry Precinct. The proponent has recently submitted a draft Planning Proposals to Council for part of the Pondicherry Precinct. It seeks to rezone land to facilitate 470 residential lots and deliver 3.9ha of open space and 2.44ha of riparian corridors. The precinct is planned to accommodate approximately 2,700 dwellings, and will include public open space, riparian corridors and neighbourhood and community facilities.</p> <p>Leppington Precinct Stages 2-5 The Indicative Layout Plan for Leppington Stages 1-5 was exhibited in late 2014 and early 2015. Following the exhibition, it was determined that a staged approach to the rezoning of the precinct would be required to ensure essential services could align with housing growth. Leppington Stage 1 was subsequently rezoned in November 2015.</p> <p>Council and DPIE are collaboratively devising a strategy that will inform the rezoning of Leppington Stages 2-5. It is currently anticipated that Leppington Stages 2 and 5 will be rezoned in advance of Stages 3 and 4.</p>
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			<p>Leppington Stages 2 and 5 were rezoned in July 2021. Council and DPIE will continue to collaborate to devise a strategy that will inform the rezoning remaining Leppington Stages 3 and 4.</p> <p>South Creek West Precinct The South Creek West (SCW) Precinct was released in November 2017. In November 2019, the Minister identified two sub-precincts of SCW to be delivered via the Collaborative Planning Framework</p>
Obj 4 Narrative – p.75	Add new section regarding natural hazards	TFNSW and Water NSW Submissions	<p>3.2.3 – Natural Hazards Natural hazards such as bushfire, flood and urban heat provide a significant constraint for the development of new housing in existing and future neighbourhoods across the LGA. Due to this, it is important that new residential areas are adaptable to the impacts of natural hazards, and their changing nature as a result of climate change.</p> <p>Many of Camden’s existing and future neighbourhoods are identified as bushfire prone land by the NSW Rural Fire Service. To ensure that housing developments are resilient to the threats of bushfire, Council will continue to ensure that the requirements of Planning for Bushfire Protection 2019 are applied to all existing and future residential areas.</p> <p>In addition to bushfire, flood risk is attributed to several residential areas throughout the LGA by major waterways including the Nepean River and South Creek. Flood risk to existing and future residential areas will be managed on an ongoing basis through the development and continual review of relevant flood risk management plans.</p> <p>Another natural hazard which is increasingly affecting Camden’s residential areas is Urban Heat. Several actions identified, along with actions within Council’s Sustainability Strategy 2020-24 will assist in mitigating the effects of urban heat. Council will also investigate measures to implement recommendations of the Urban Heat Planning Toolkit prepared by the Western Sydney Regional Organisation of Councils (WSROC)</p>
Obj 4. Narrative – 3.2.6 Better Placed – p.77	Amend narrative in 3.2.5 to identify indicators within	TFNSW Submission	<p>3.2.5 Better placed Under the new approach to precinct planning, Council will play a greater role in influencing the outcomes of future precincts. This will include adopting a place-based approach,</p>

	Movement and Place Practitioners Guide		<p>starting from considering the feel, aesthetic, form, history, and culture of an area, and recognising that existing local character can be reflected and strengthened in planning for the future. Council will support this approach by pursuing the associated actions of the LSPS:</p> <ul style="list-style-type: none"> • implement the South Creek urban design principles contained within the District Plan for all future development areas around South Creek; • advocate for the retention of remnant vegetation in the master-planning of new communities; • continue biodiversity precinct master-planning to identify key actions to protect and enhance biodiversity across the LGA; • prepare a Green and Blue Grid Analysis; • consider the principles of Better Placed, and the Movement and Place Practitioners Guide (Government Architect of NSW) within the Camden DCP; and • ensure that future precinct planning considers and protects State and Local Heritage Items. <p>There are numerous State and Local Heritage Items in the SWGA that are important features of future precincts and connect the new suburbs to their pastoral and indigenous past. It is important that these items are appropriately identified, protected and incorporated into the design of precincts to celebrate Camden's history. Through finalising the Heritage Study and Visual and Scenic Analysis, planning controls can be reviewed and developed to ensure housing growth is sensitive and preserves the LGA's rich heritage.</p>
Obj 5 Narrative – p. 80	<p>Amend s3.2.9 to include further detail on access to public space from future housing</p> <p>Amend s3.2.9 to identify the upper canal corridor</p>	<p>TFNSW Submission</p> <p>Water NSW Submission</p>	<p>3.2.9 Camden LGA Green and Blue Grid</p> <p>The District Plan defines 'Greater Sydney's Green Grid' as a:</p> <p>'Network of high-quality green spaces and tree lined streets that supports walking, cycling and community access to open spaces and will provide cool, green links throughout the District'.</p> <p>Due to the interrelated association of waterways i.e., the Blue Grid and surrounding bushland, and the need for green infrastructure to have a complementary and sustainable source of water, Council considers that the Green Grid should not be considered in isolation.</p>

			<p>The Green and Blue Grid therefore represents an important network of green spaces and waterways that connect centres, public transport and public spaces to green infrastructure and landscape features such as bushland, parks, urban tree canopy, creeks and rivers. When properly treated, built elements of the public realm such as public utility corridors, transport routes, suburban streets and cycleways can also contribute to the Grid.</p> <p>Providing interconnectedness between natural features and public spaces delivers an opportunity to ensure that future housing has access to quality open space within the Green and Blue Grid. The Western City District Plan identifies several corridors within the LGA as contributory to the greater Western City District green grid, which will assist in facilitating connections to open space. This includes the Upper Canal Corridor, identified by the District Plan as an opportunity to use adjoining areas as open space, along with prospects for urban greening, and active transport.</p> <p>The Council's Green and Blue Grid Analysis will inform a range of principles that could be developed when planning future precincts within the SWGA to ensure the Grid is delivered in a coordinated and consistent manner. Opportunities to retain and enhance existing corridors, and identify new corridors, will be vital in ensuring the Grid can be connected across the LGA and beyond.</p>
Obj 5- p.81	Add additional section to address Water Sensitive Urban Design	Water NSW Submission	<p>3.2.10 – Water Sensitive Urban Design</p> <p>Water sensitive urban design (WSUD) plays an important role in Camden's existing and future residential areas by facilitating a sustainable environment for green cover, urban tree canopy, local wildlife and natural assets through the protection and replication of natural water cycles.</p> <p>Stormwater runoff from roofs, paths and roads throughout Camden's built environment can have a significant impact on waterways and other natural assets. The development of new neighbourhoods provides an opportunity for WSUD principles to be implemented in the urban design stage to ensure positive outcomes are achieved for our natural environment. WSUD principles can also be achieved in new housing through the adoption of sustainable technologies and greater water efficiency in new builds.</p>

Obj 7 Narrative – 3.3.9 Incremental Growth – p.86	Further note role of established areas for housing growth	UDIA Submission	In the established areas, low-scale development such as dual occupancies are currently permissible in the R2 Low Density Residential land zoning. There are over 3,000 lots that have the correct zoning and lot dimensions to potentially accommodate this housing typology. Development Applications for dual occupancies in the established areas has been very low, indicating there is currently a limited market for this type of development. The adjusted planning capacity (Section 2.9.3) therefore assumes the established areas will not contribute towards meeting the housing targets, however, it is acknowledged that incremental growth may occur over the period of this Local Housing Strategy. Established areas, however, may contribute to an increase in housing diversity across the LGA through appropriate infill development such as dual occupancies and multi-dwelling housing.
Objective 9 – Narrative – p.90	Add detail regarding diversity in affordable housing	UDIA Submission	Affordability Pressures: By their nature, smaller dwellings are generally more affordable (but not guaranteed to be) and represent a market-based method to ease some housing affordability pressures in the LGA. Increasing the provision of housing that is more diverse housing typologies that are potentially more affordable increases the probability that a household can access a dwelling that is the 'right-size' and reduce mortgage stress - 21.4% of households within the LGA with a mortgage are in mortgage stress, of which 57% are moderate- or high-income households.
Obj 9 Narrative - 3.4.2 Explore innovative and well-designed housing typologies – p.93	Add to narrative to identify consultation with developers and builders to understand issues with delivery of diverse housing options.	GDC Submission	3.4.2 Explore innovative and well-designed housing typologies In order to overcome some of the economic barriers to the delivering of diverse housing in the LGA, innovative and well-designed medium and high-density housing typologies could be explored. Townhouses delivered through land and house development process A new planning pathway could simplify and streamline the development of townhouse dwellings, whilst ensuring suitable streetscape, built form and amenity outcomes. An option could include altering the subdivision approval pathway to permit lots between 120m2 and 200m2 to be subdivided with dwelling plans to be required as part of a future Development Application that would permit the construction of individual dwellings (abutting/zero lot) in appropriate locations. To ensure a high standard of built form outcomes, this typology could be accompanied by a suite of design controls. This approach could facilitate the land and house development process to deliver townhouse type dwellings, which could increase diversity and affordability of homes.

			<p>Apartment with Undercroft parking Providing adequate off-street parking is a vital component in mitigating the effects of medium density housing. Appropriate parking provision can increase the cost of development and is a possible barrier to viability - with basement parking having the greatest impact. Well-considered design solutions for apartments that utilise undercroft parking (Figure 3.6) could improve project viability. This approach could be delivered in centres suitable for higher density housing. Planning controls would need to be developed to ensure successful urban design outcomes.</p> <p>Figure 3.6: Example layout of a townhouse/apartment development with undercroft parking</p> <p>To facilitate well designed diverse housing in the LGA, Council will work with developers and homebuilders to identify current shortcomings in planning controls and processes which prevent or add difficulties to the delivery of these housing typologies.</p>
3.4.3 Housing for an Ageing Population – Seniors Housing – pp.95-96.	<p>Amend section to identify extension of moratorium</p> <p>Amend reference to Housing Diversity SEPP to state Housing SEPP</p> <p>Revise amendments introduced through Housing SEPP</p>	<p>Community Submissions</p> <p>Updates to reflect changes to draft SEPP</p>	<p>Seniors Housing Seniors Housing can be permitted via three environmental planning instruments (EPIs) within the LGA; the Camden LEP 2010; the SEPP (Sydney Region Growth Centres) 2006 (Growth Centres SEPP); and the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (HSPD SEPP).</p> <p>Seniors Housing is either a mandated permitted use with consent by the State Government or locally permitted with consent in the land zones outlined in Table 3.3 of the Camden LEP 2010 and Appendix 1 and 9 of the Growth Centres SEPP.</p> <p>Recent amendments exclude the HSPD SEPP from applying to land within a Heritage Conservation Area (HCA) under an LEP until 1 July 2022 and land identified within the Metropolitan Rural Area (MRA). An extension of the moratorium beyond 1 July 2022 may be needed to enable Council to undertake its review of planning controls relating to Seniors Housing, and make any required amendments to planning controls.</p>

			<p>DPIE is further proposing to update the HSPD SEPP through the development of a Housing Diversity SEPP. The proposed amendments include:</p> <ul style="list-style-type: none"> • updating definitions to align with the Standard Instrument LEP; • updating Schedule 1 – Environmentally Sensitive Land; • revising provision for ‘location and access to facilities’ to exclude the use of point to point transport to meet the site related requirements. • extending the validity period of a site compatibility certificate, and • applying local development standards so that development standards in the LEP prevail to the extent of any inconsistency with the Housing Diversity SEPP. <p>Between 2015 and 2019, the HSPD SEPP facilitated the approval of 687 dwellings (9.2% of overall dwelling approvals) for Seniors Housing across 13 Development Applications (DAs) as summarised in Table 3.4. The majority of these dwellings are located in the New Urban North Settlement area, with 62% in Oran Park. A further major identified site is located on Smalls Road, Grasmere (a potential extension to Carrington), which could offer a range of housing for seniors.</p>
Objective 10 – 3.4.3 Sub-heading seniors housing in Heritage Conservation Areas – p.96	Amend section to clarify Council review of planning controls and consideration of Seniors Housing SEPP	Community Submissions	<p>Seniors Housing in Heritage Conservation Areas</p> <p>The current moratorium that excludes the HSPD SEPP from applying to land within an HCA is due to end on 1 July 2022. The Camden LGA has two HCAs in Camden (Figure 3.8) and Struggletown in Narellan.</p> <p>In light of the proposed reforms to the HSPD SEPP through the development of a Housing Diversity SEPP, Council will review planning controls in the EPIs and DCPs for Seniors Housing to ensure a consistent approach is adopted across the LGA. As part of this, controls specifically relating to seniors housing within HCAs will be reviewed to ensure good development outcomes. The role of the HSPD SEPP, and new Housing SEPP in achieving these outcomes will also be considered.</p>
Objective 10 Narrative – 3.4.4 Housing for People with Disability – p.97	Update reference to housing diversity SEPP	To reflect changes to Draft SEPP	<p>The HSPD SEPP is the current statutory planning instrument that prescribes standards for the development of housing suited to the needs of PwD and site related requirements. While urban areas may be better suited for the delivery of housing for PwD, Council supports providing housing choices for PwD across the Camden LGA that meet the site related requirements of</p>

			the HSPD SEPP and the potential emerging requirement se of the Housing Diversity SEPP (Section 3.4.3)
Obj 11 – Narrative – p.102	Add note about increasing housing diversity and how this may affect affordable housing	UDIA Submission	‘One way that the planning system can play a role in improving housing affordability is by supporting diversity in housing typologies, facilitating the delivery of well-designed and appropriately located smaller housing that is generally more affordable. An increased supply of these housing typologies could facilitate ‘right-sizing’ opportunities, resulting in more affordable smaller dwellings relative to larger housing options.’
Objective 11 Narrative – 3.5.2 Market Housing - p.102	Update reference to Housing Diversity SEPP	To reflect changes to Draft SEPP	DPIE’s development of the Housing Diversity SEPP commits to ensuring an adequate supply of new dwellings that are affordable, well-designed and located in places that people want to live. This The original EIE for the Housing Diversity SEPP identified the policy would seek to update the ARH SEPP as outlined below: <ul style="list-style-type: none"> • A boarding house would be an affordable rental building managed by a CHP; • Boarding houses will not be mandated in the R2 Low Density residential zone; • A reduction in the current FSR bonus for providing boarding houses on land within a zone that residential flat buildings are permitted; • A quicker and easier process to allow an existing dwelling to be used as a group home; • Changes to facilitate the retention and mitigate the loss of existing affordable rental housing;
Objective 11 Narrative – 3.5.2 Market Housing - p.103	Update reference to Housing Diversity SEPP	To reflect changes to Draft SEPP	The Housing Diversity SEPP also seeks to introduce three new housing types to improve the stability and diversity of the rental sector and provide more clarity for all stakeholders. It is proposed: <ol style="list-style-type: none"> 1. Built-to-Rent (BTR) housing will provide large scale apartment developments with long term leases and on-site management. These developments would have to contain at least 50 dwellings, be held in a single ownership, operated by a single management entity and include on site management. Due to the scale and form of the proposed buildings, it is anticipated that they will only be permitted in highly accessible areas; 2. Purpose-built student housing providing accommodation and communal facilities principally for students; and 3. Co-living (otherwise known as new generation boarding houses) are small private rooms (typically self-contained with bathroom and kitchenette facilities) that provide access to communal living areas and other facilities.

Objective 12 Narrative – 3.5.3 Affordable rental housing policy - p.104	Update reference to Housing Diversity SEPP	To reflect changes to Draft SEPP	In order to implement the Affordable Rental Housing Targets, the Region and District Plans outline the need for councils to develop policies and implementation mechanisms. The principal legislation through which this will be achieved is SEPP No.70 Affordable Housing (Revised Schemes) (SEPP 70), which applies to all councils across NSW. DPIE has recently announced the intent to incorporate SEPP 70 into a new Housing Diversity SEPP. The existing provisions of SEPP 70 are proposed to be transferred to the new SEPP in their current form.
S4.2 (Monitoring and Review) p. 115	Add detail to identify updates / review of the LHS	In response to DPIE advisory notes and conditions of approval	<p>Council will monitor, review and report on the LHS to ensure that the housing Priorities are being achieved, as outlined below:</p> <ul style="list-style-type: none"> • An annual review of housing supply against the implementation and delivery plan; • A five yearly review of the evidence base and housing supply against the broader aims of the District and Region Plan; and • A ten yearly review of the LHS to ensure it continues to respond to the community's changing housing needs. <p>• Reviews where required to reflect significant changes in the LGA such as major infrastructure investment, employment opportunities or significant changes to population projections.</p> <p>• Reviews upon release of an updated Western City District Plan and Future Transport 2056 Plan.</p> <p>Regular reviews will ensure that the LHS reflects the housing vision and is aligned with the latest trends and information available regarding the environment and the community's social, economic and housing needs.</p>

Local Housing Strategy

October 2021





Camden Council

Council acknowledges the Dharawal people as the traditional custodians of this land and pay our respect to their Elders both past and present.

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Terminology

Dwelling.....	A room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.
Effective demand.....	Housing demand that owner-occupiers, investors and renters are actually able and willing to buy or rent in the market.
Expressed housing preference.....	Determined based upon the proportion of each household type in an LGA living in each type of dwelling.
Gross residential density per hectare.....	The number of dwellings per hectare including land required for roads, verges and open space.
Household.....	A household is defined as one or more persons, at least one of whom is 15 years of age, usually resident in the same dwelling.
Household type.....	As defined by the ABS Census definitions - includes: couple; couple family; lone person household; one parent family; and group household.
Housing Approvals.....	Official statistic provided by DPIE (Greater Sydney Regional Activity).
Housing Completions.....	Official statistic provided by DPIE (Greater Sydney Regional Activity).
Housing Targets.....	A target set by the GSC that attempts to forecast effective demand by reconciling DPIE's housing supply forecast, official population forecasts, completion trends, market activity, and planning capacity.
Mortgage stress.....	A household paying more than 30% of gross income on housing costs.
Net residential density per hectare.....	The number of dwellings per hectare excluding 30% of the land for roads and verges and 10% for open space.
Planning Capacity.....	The theoretical quantity of dwellings that can be produced under existing zoning and planning controls.
Rental stress.....	A household paying more than 30% of gross income on housing costs.
Settlement Areas.....	Categorisation of the Camden LGA into groupings of areas that share similar characteristics, such as: character, geography, and development dynamics.
Underlying demand.....	Housing demand based on population growth forecasts.
Exempt Development.....	Development that may be carried out without approval from any consent authority.
Complying Development.....	An approval process that is determined by a Principal Certifying Authority.
Planning Proposal.....	An application seeking an amendment to an Environmental Planning Instrument.

Abbreviations

AHCS.....	Affordable Housing Contribution Scheme
ARH.....	Affordable Rental Housing
BASIX.....	Building Sustainability Index
BTR.....	Build to Rent
CHP.....	Community Housing Provider
CSP.....	Community Strategic Plan
CUDF.....	Camden Urban Design Framework
DA.....	Development Application
DCJ.....	Department of Communities and Justice
DCP.....	Development Control Plan
DPIE.....	Department of Planning, Industry and Environment
DSS.....	Department of Social Services
Dw/Ha.....	Dwellings per Hectare
EP&A Act.....	Environmental Planning and Assessment Act
EPI.....	Environmental Planning Instrument
GSC.....	Greater Sydney Commission
HCA.....	Heritage Conservation Area
HSPD.....	Housing Seniors and People with a Disability
LCO.....	Local Character Overlay
LCS.....	Local Character Statement
LEP.....	Local Environmental Plan
LGA.....	Local Government Area
LHS.....	Local Housing Strategy
LSPS.....	Local Strategic Planning Statement
LUIIP.....	Land Use and Infrastructure Implementation Plan
MRA.....	Metropolitan Rural Area
NDIA.....	National Disability Insurance Agency
NSW.....	New South Wales
PCA.....	Principal Certifying Authority
PCG.....	Precinct Collaboration Group
PwD.....	People with Disability
PWG.....	Project Working Group
RFB.....	Residential Flat Buildings
SAH.....	Social and Affordable Housing
SEPP.....	State Environmental Planning Policy
SIC.....	Special Infrastructure Contribution
SIL.....	Supported Independent Living
SWGA.....	South West Growth Area
TfNSW.....	Transport for NSW
WCAHS.....	Western City Affordable Housing Strategy
WSA.....	Western Sydney Airport
WSIP.....	Western Sydney Infrastructure Plan
WSUD.....	Water Sensitive Urban Design

Executive Summary

The Local Housing Strategy (LHS) has been developed in response to region, district and local planning policy objectives to set a clear plan for housing in the Camden Local Government Area (LGA) over the next 10 and 20 years. Based on evidence from the Housing Market Analysis (2019), it establishes projected housing demand and housing supply before identifying potential planning capacity gaps to meet housing targets.

Between 2015/16 and 2035/36 it is estimated there will be demand for an additional 49,625 dwellings within the Camden LGA. In response, Council is required to: a) meet the District Plan five year (2016/2017 to 2020/21) housing target of 11,800 dwellings; b) provide planning capacity for the 6-10 year (2021/22 to 2025/26) housing target of 10,000 to 12,500 dwellings established in collaboration with the Greater Sydney Commission (GSC); in addition to c) contributing to the 20 year strategic housing target for the District.

Council has consistently demonstrated sufficient planning capacity to meet the five year target and can meet the 6-10 year high growth housing target in absolute terms. However, it is identified around 2024 there could be a shortfall of appropriately zoned land for detached dwellings, which represents the dominant housing typology currently being delivered in the LGA. The delivery of the 6-10 year housing target is subject to the full co-operation of State and public agencies in the planning and delivery of infrastructure to support housing growth.

The delivery of catalytic infrastructure, such as the North South Rail Link, South West Rail Link Extension and opening of the Western Sydney Airport, will have a profound influence on housing supply within the LGA and will need to be planned for accordingly.

The South West Growth Area (SWGA) will provide the majority of planning capacity to meet housing demand, supported by incremental growth within established urban areas. The LGA's rural landscapes, heritage and cultural values are to be preserved and protected.

This LHS sets out the Priorities, Objectives and Actions to ensure that: land zoned for housing is supported by infrastructure; communities are resilient, healthy and connected; the right house is delivered in the right location; there is housing choice and diversity for all; and strategies are pursued to address housing affordability.

Structure

Section 1 – Introduction

Identifies planning policy and context, provides a snapshot of the Camden LGA, and sets out Council's long-term housing vision.

Section 2 – The Evidence

Analyses demographic data and information to identify changes and trends within the population, and to understand the housing need of the future population. It furthermore assesses Camden LGA's housing demand and supply against planning capacity and housing targets to determine any gaps.

Section 3 – Priorities and Objectives

Identifies how Council will accommodate and support resilient and healthy housing growth within the LGA, in addition to setting clear objectives regarding the diversity, location and tenure of new homes.

Section 4 – Implementation and Delivery Plan

Sets out the implementation actions and timeframes to deliver the Priorities and Objectives.

SECTION 1: Introduction

1.1 About the Strategy

The Local Housing Strategy (LHS) sets out Council's vision for housing in the Camden Local Government Area (LGA) over the next 10 and 20 years. It draws on a body of evidence to create a set of Housing Priorities and Objectives specific to the Camden LGA, with associated implementation actions and timeframes. By localising state, regional and local housing objectives, the LHS creates a line of sight of how strategic objectives outlined in The Greater Sydney Region Plan (Region Plan) and Western Sydney District Plan (District Plan) and local priorities from the Camden Local Strategic Planning Statement (LSPS) will be achieved and implemented.

1.2 Introduction and Context

The Camden LGA 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. It contains a mix of agricultural land, country towns and villages, with commercial and industrial centres and new residential areas.

The Camden LGA is located within the southern portion of the Western City District, which also covers the LGAs of the Blue Mountains, Liverpool, Campbelltown, Fairfield, Hawkesbury, Penrith and Wollondilly Shire.

The NSW Department of Planning, Industry and Environment (DPIE) has identified a significant portion of the Camden LGA for future urban development, which is known as the South West Growth Area (SWGA). Most residential growth in the Camden LGA is set to occur within the SWGA boundary, supported by associated infrastructure upgrades to service the newly established areas. As the SWGA continues to develop, new centres will also be delivered to provide a diversity of employment and housing opportunities for future residents.

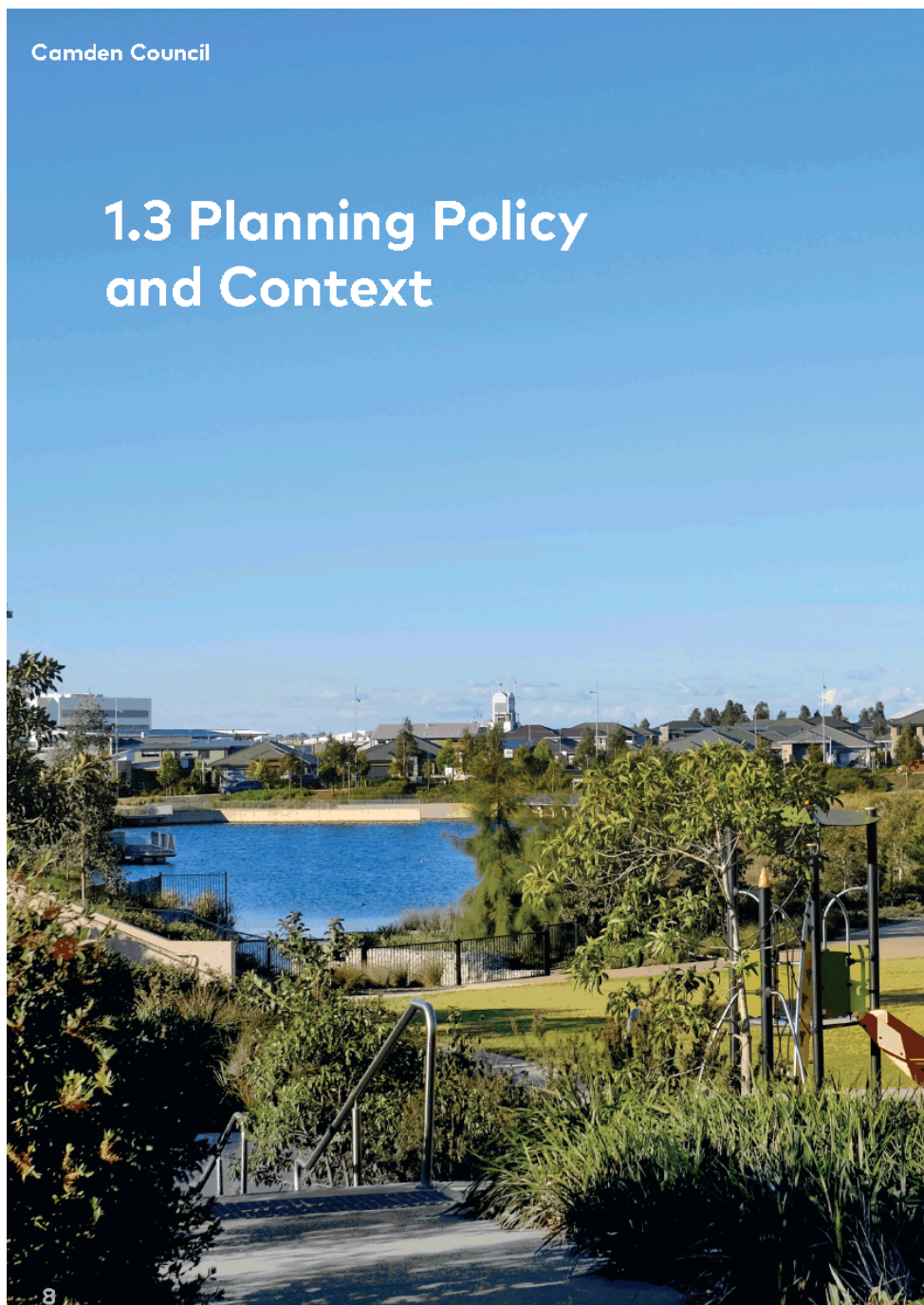
Camden Town Centre was established as part of the agricultural expansion of the early settlement of Sydney, being one of Sydney's oldest towns. The local community holds Camden Town Centre in high regard for its attractive streets, beautiful heritage buildings, and rural village feel. Oran Park is an establishing Town Centre that continues to grow and evolve. Leppington and Narellan have been identified as future retail and commercial hubs in the Camden LGA, with higher order strategic centres envisaged for these locations.

There are several major projects that could influence how the LGA will develop over the forthcoming years, including the Western Sydney Airport, the South West Rail Link Extension, the North South Rail Line, and the Outer Sydney Orbital.

In this context, the Camden LGA offers unique opportunities for population growth and urban development. Over the next 20 years (2016 to 2036), the Camden LGA is forecast to have the largest housing growth of any Metropolitan Sydney Council with a forecast demand for an additional 49,625 dwellings.

COVID-19

The LHS has been developed during the COVID-19 pandemic. It is anticipated that a complex interplay of economic and social factors will affect the supply and demand for housing in the Camden LGA in the short term. However, given the timing of the production of the evidence base, development of the LHS and the lack of available data, consideration of the impact of COVID-19 has been limited.



There are a range of state, regional and local strategic documents, as well as statutory and non-statutory planning policies that have informed the development of this Local Housing Strategy. Figure 1.1 outlines the hierarchy of the key plans, policies, and strategies.

1.3.1 State and Regional Planning Context

The Local Housing Strategy responds to the Greater Sydney Region Plan (Region Plan) and the Western City District Plan (District Plan).

The Region Plan and District Plan require Councils to develop a housing strategy to plan for greater housing supply and diversity with supportive infrastructure. These strategies are to address the delivery of the five year and 6-10 year housing supply targets, as well as capacity to contribute to the longer term 20 year strategic target for the District. The District Plan further requires each council to prepare an Affordable Rental Housing Target Scheme following development of implementation arrangements.

The state and regional planning context is summarised below.

Figure 1.1: Hierarchy of the key plans, planning policies, and strategies



Statutory Context	Details
Premier's Priorities	The Premier's Priorities represent a commitment to enhance the quality of life of residents in NSW. The Priorities will assist in the delivery of a strong economy and providing well-connected communities by improving housing affordability, creating jobs and building on local infrastructure.
Regional Planning Context	
Region Plan – Greater Sydney Region Plan	The Region Plan sets a 40 year vision and establishes a 20 year plan to manage growth in response to the changing context of social, economic and environmental matters across the region. The plan builds on a vision of three cities – The Eastern Harbour City, Central River City, and Western Parkland City, introduces the aspiration of a 30-minute city, and establishes 10 directions to guide future land use planning.
District Plan - Western City District Plan	The Camden LGA forms part of the Western Parkland City, supported by the Metropolitan Clusters of the Western Sydney Airport and Aerotropolis, Penrith, and Campbelltown-Macarthur. The District Plan is a blueprint for the coordination of land use and infrastructure in Sydney's third city over the next 20 to 40 years. The polycentric Western Parkland City will be strongly linked to the Aerotropolis, where the South Creek spine will be a defining spatial element. It is required to make provision for an additional 184,500 new dwellings (approximately 25% of Sydney's total growth) over the next 20 years (2016 to 2036).
The Western Sydney City Deal	The Western Sydney City Deal is an agreement between the Australian government, NSW government and eight Councils to develop the Western City over the next 20 years. Planning and Housing is one of the six commitments. Deliverables include the Western Sydney Planning Partnership (to achieve better outcomes in planning approvals), and a pilot Growth Infrastructure Compact (to match housing and infrastructure delivery). As part of the City Deal's Connectivity commitment, stage one of the North-South rail link (from St Marys to the Aerotropolis) is to open in 2026.
Transport for NSW – Future Transport 2056	Future Transport 2056 (Future Transport) provides a 40 year vision, direction and framework for future transport infrastructure within NSW to support the 30-minute city. Specifically, for the Camden LGA, Future Transport identifies the North South Rail Link that will connect the Western Sydney Airport and Campbelltown Macarthur (via Narellan).
Transport for NSW – Western Sydney Infrastructure Plan 2018	The Western Sydney Infrastructure Plan 2018 (WSIP) provides a long-term investment for delivering major infrastructure upgrades to Western Sydney. The WSIP includes upgrades to The Northern Road, Bringelly Road and Camden Valley Way to support the Western Sydney Airport.
Draft Western Sydney Aerotropolis Plan (WSAP)	The WSAP presents the NSW Government's vision for the Aerotropolis as Australia's next global gateway, with new jobs and places to learn situated within a cool, green and connected Parkland City. Key information provided in the WSAP includes: <ul style="list-style-type: none"> • planning principles for the Aerotropolis; • different land uses identified for each of the precincts; • the sequence that precincts will be developed; and • the infrastructure needed to support the development of the entire Aerotropolis.

State Legislation	Details
Environmental Planning and Assessment Act 1979	The <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) sets out the legislation in NSW relating to environmental planning and assessment. The EP&A Act underwent significant change on 1 March 2018 which included greater emphasis on strategic planning across NSW.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	<p>The <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> (Codes SEPP) aims to streamline development that is considered to have minimal environmental impacts. Works can either be carried through exempt or complying development to enable a faster approval and construction process.</p> <p>Regarding complying development, there are four key codes that enable a Principal Certifying Authority (PCA) to approve certain types of residential development, subject to compliance with relevant statutory controls, including:</p> <ol style="list-style-type: none"> 1. Part 3 Housing Code applies to land not applicable under the Greenfields Housing Code or zoned for rural or environmental protection purposes. 2. Part 3A Rural Housing Code applies to land zoned for rural purposes or R5 Large Lot Residential. 3. Part 3B Low Rise Housing Diversity Code which sets development standards and permissibility for certain medium density housing types. 4. Part 3C Greenfield Housing Code relates to land zoned under the Growth Centres SEPP.
State Environmental Planning Policy (Affordable Rental Housing) 2009	The <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> (ARH SEPP) was introduced to help facilitate an increase supply of affordable and social housing diversity. Housing types that fall under this policy include infill housing, secondary dwellings, boarding houses and group homes. The ARH SEPP is currently being reviewed, with the intention of incorporating this policy into a new Housing SEPP.
State Environmental Planning Policy No 65 – Design of Quality of Residential Flat Development	The <i>State Environmental Planning Policy No 65 – Design of Quality of Residential Flat Development</i> (SEPP 65) provides key objectives for residential flat buildings (RFBs) that contain three or more dwellings. SEPP 65 was introduced to help improve the overall design quality of RFBs in NSW.
State Environmental Planning Policy (Housing Seniors or People with a Disability) 2004	The <i>State Environmental Planning Policy (Housing Seniors or People with a Disability) 2004</i> (HSPD SEPP) was introduced to guide and encourage the delivery of housing that is appropriate for seniors and People with Disability (PwD). The HSPD SEPP aims to provide appropriate planning controls, site requirements and design principles to achieve a high quality-built form, that would better meet the needs of seniors and People with Disability. The HSPD SEPP is currently being reviewed, with the intention of incorporating this policy into a new Housing SEPP.

State Legislation	Details
State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)	The <i>State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)</i> (SEPP 70) applies to all Councils across NSW and enables the levy of contributions for the delivery of affordable rental housing. These requirements are subject to each council developing an Affordable Housing Contributions Scheme (AHCS), which will be subject to viability testing. This will be developed in collaboration with councils within the Western Parkland City and Blacktown Council.
State Environmental Planning Policy (Major Infrastructure Corridors) 2020	The <i>State Environmental Planning Policy (Major Infrastructure Corridors) 2020</i> identifies land that is to be protected for future transport or major infrastructure upgrades. Three corridors have been identified for protection under this policy, which includes the future North West Rail Line, South West Rail Link Extension and the Western Sydney Freight Line (Stage 1).
Draft State Environmental Planning Policy (Housing)	The aim of this draft SEPP is to deliver a planning framework to assist with the State's economic recovery in response to COVID-19. This will be achieved by consolidating existing housing related policies (ARH SEPP, HSPD SEPP and SEPP 70) into a single instrument, update planning provisions relating to boarding houses and Seniors Housing and develop policy to encourage the delivery of more social housing.
Special Infrastructure Contributions	Special Infrastructure Contributions (SIC) is an NSW Government initiative that seeks to cover some of the cost of infrastructure through developer contributions. A SIC is paid by the developer in Special Contributions Areas and only on new development such as residential subdivisions and industrial estates. The contribution rate is based on the share of infrastructure used by the development. SIC payments are usually implemented via a condition of consent for the approved development.
Section 7.11 Development Contributions	Section 7.11 of the <i>Environmental Planning and Assessment Act 1979</i> enables local Councils or other consent authorities to levy contributions for public amenities and services required for development. For the Camden LGA, the following residential Contribution Plans are currently in force: <ul style="list-style-type: none"> • Camden Contribution Plan 2011; • Camden Growth Centres Contribution Plan; • Catherine Field (Part) Precinct Contribution Plan; • Contribution Plan No.16 – Ellis Lane and Grasmere; • Contribution Plan No.18 – Harrington Park Release Area: Community & Recreation Facilities; and Oran Park and Turner Road Contribution Plan.
Government Architect for New South Wales Polices	
Draft Greener Places – Government Architect NSW	This draft strategy provides a design framework for the delivery of urban green infrastructure across NSW.
Better Placed – Government Architect NSW	Better Placed provides an integrated design policy for the built environment in NSW. It captures the aspiration and expectations for the places where we work, live and play.

1.3.2 Local Planning Context

The Community Strategic Plan (CSP) identifies the community's main priorities and aspirations to achieve a sustainable Camden LGA by 2040. This vision will be achieved through six (6) Directions. In particular, Direction 1: Actively Managing Camden LGA's Growth seeks to balance housing supply and diversity with protecting the environment, heritage, character, and rural lands of the LGA.

The Local Strategic Planning Statement (LSPS) is a 20 year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how the Camden LGA will change to meet the community's needs over the next 20 years. It is based around four (4) Priorities of: Infrastructure and Collaboration; Liveability; Productivity; and Sustainability.

The LSPS implements the strategic direction of the Region Plan and District Plan at the local level by setting clear local priorities for the jobs, homes, services and parks that the Camden LGA community will require over the next 20 years. Housing supply is a key theme within the Liveability Priority. Action 33 requires Council to develop a Local Housing Strategy to provide a vision and evaluate options for housing growth within the LGA, and Action 34 to investigate an Affordable Housing Strategy and Affordable Housing Contribution Scheme.

The local statutory planning and policy content is summarised below.

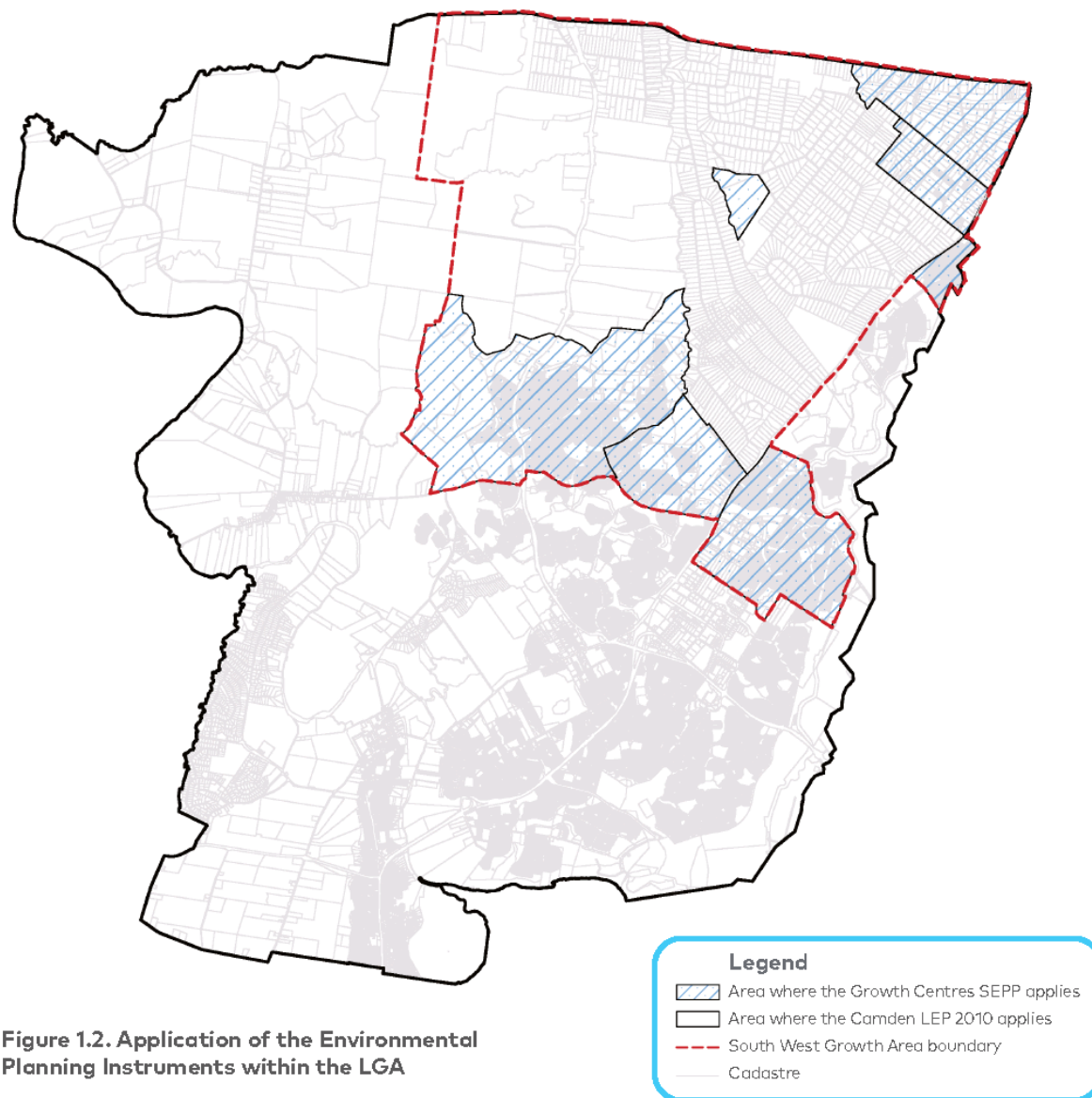


Figure 1.2. Application of the Environmental Planning Instruments within the LGA

Local Statutory Planning and Policy Context	
Camden Local Environmental Plan 2010	<p>The Camden Local Environmental Plan 2010 (Camden LEP) is the primary legislative framework for land situated within the Camden LGA. Under the Camden LEP, there are three key residential zones, being:</p> <ul style="list-style-type: none"> • R1 General Residential; • R2 Low Density Residential; and • R3 Medium Density Residential. <p>These zones permit most residential uses including dwelling houses, dual occupancies, secondary dwellings, and semi-detached dwellings. Within B4 Mixed Use, R1 General Residential and R3 Medium Density Residential zoned areas, multi-dwelling housing is permissible with development consent. Residential flat buildings are permitted within development consent in the R1 General Residential and R3 Medium Density Residential zones whereas shop top housing is permissible with development consent in the B4 Mixed Use and B2 Local Centre zoned areas.</p> <p>There are other land use zones within the Camden LEP that may also permit residential dwellings, however, these tend to be subject to larger lots or zoned for rural and environmental protection purposes, including:</p> <ul style="list-style-type: none"> • R5 Large Lot Residential; • RU1 Primary Production; • RU2 Rural Landscape; • RU4 Primary Production Small Lots; and • E4 Environmental Living.
Stage 1 LEP Review Amendment to the Camden Local Environmental Plan	<p>On 26 June 2018, Council resolved to participate in the Accelerated LEP Review Program and accept up to \$2.5 million from the State government to review the Camden LEP 2010. The LEP will be reviewed in two stages. The objective of the Stage 1 of the LEP review is to align the Camden LEP with the planning priorities and actions outlined in the Western City District Plan and the Camden Local Strategic Planning Statement (LSPS). The amendments include:</p> <ul style="list-style-type: none"> • Introducing health-focused objectives into the relevant sections of the LEP; • Amending the RU1 Primary Production and RU2 Rural Landscape zone objectives to account for non-agricultural uses (including tourism uses) that are compatible with the agricultural, environmental and conservation values of the land; • Introducing eco-tourist facilities as a permitted use with consent in RU1 Primary Production and RU2 Rural Landscape zones; • Strengthening the objectives of the IN2 Light Industrial zone to manage land use conflicts; • Rezoning several sites owned by Sydney Water and used for water infrastructure to SP2 Infrastructure; and • Updating the heritage listing of St Johns Church Camden to reflect its listing on the State heritage register (in 2018) and correct a spelling error. <p>Stage 2 of the LEP review will be undertaken following the completion of various strategies including this Local Housing Strategy, in addition to a Centres and Employment Land Strategy, Green and Blue Grid Analysis, Heritage Review, and Visual and Scenic Landscapes Study.</p>

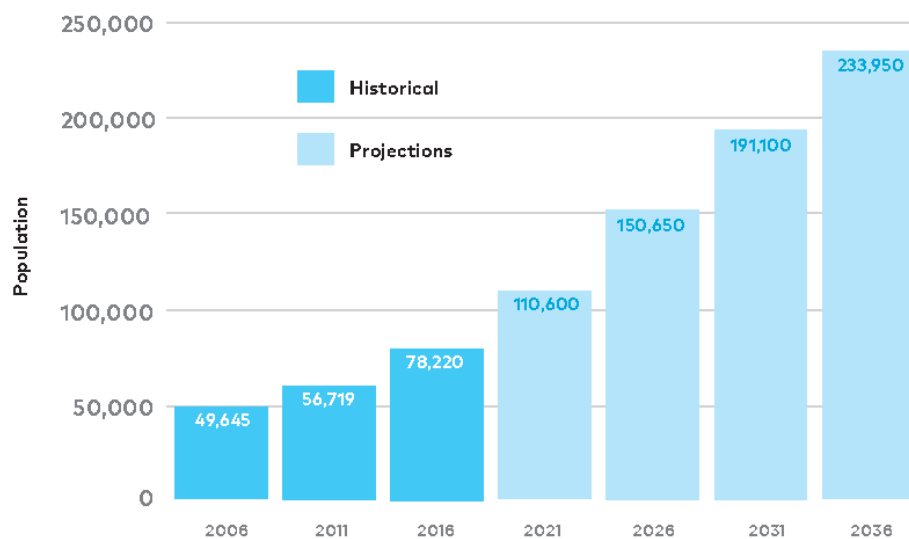
Local Statutory Planning and Policy Context (Continued)	
Camden Development Control Plan 2019	The Camden Development Control Plan 2019 (Camden DCP) is a detailed guideline to support the planning controls and permissible land uses for land subject to the Camden LEP. The DCP does not apply to land zoned under the <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i> (Growth Centres SEPP) as they are subject to their own DCPs.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	The <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i> (Growth Centres SEPP) is the legislative framework for land identified in the North West and South West Growth Centres. The Growth Centres SEPP provides land uses and associated planning controls that permit various development outcomes on land within the affected areas. In the Growth Centres SEPP, land within the Camden LGA falls under Appendix 1 Oran Park and Turner Road Precinct Plan and Appendix 9 Camden Growth Centres Precinct Plan.
Housing Diversity Package (2014)	The Housing Diversity Package was introduced by DPIE in response to changes to the housing market driven by demographic variation, affordability and lifestyle trends. It has subsequently informed housing policy, to include amendments to the Growth Centres SEPP and the associated Growth Centre Precinct Development Control Plans, along with the introduction of the Housing Choice and Affordability in Growth Areas Dwelling Diversity Guide. The proposal was placed on public exhibition from August to October 2013, with SEPP (Growth Centres) amended to reflect the updated controls in August 2014. Updated Development Control Plans were released in November 2016.
Turner Road Development Control Plan, as amended	The Turner Road Development Control Plan is a detailed guideline to support the applicable planning controls and permissible land uses for land subject to Appendix 1 Oran Park and Turner Road Precinct Plan of the Growth Centres SEPP. The Turner Road Development Control Plan only applies to land located within the Turner Road Precinct Plan.
Oran Park Development Control Plan, as amended	The Oran Park Development Control Plan is a detailed guideline to support the applicable planning controls and permissible land uses for land subject to Appendix 1 Oran Park and Turner Road Precinct Plan of the Growth Centres SEPP. The Oran Park Development Control Plan only applies to land located within the Oran Park Precinct Plan.
Camden Growth Centres Development Control Plan	The Camden Growth Centres Development Control Plan is a detailed guideline to support the applicable planning controls and permissible land uses subject to Appendix 9 Camden Growth Centre Precinct Plan of the Growth Centres SEPP. The Camden Growth Centres Development Control Plan applies to all land released in the SWGA that is not located within the Oran Park or Turner Road Precinct.

Council Strategies and Studies	
Camden Community Strategic Plan	The Community Strategic Plan (CSP) identifies the community's main priorities and aspirations to achieve a sustainable Camden LGA by 2040.
Local Strategic Planning Statement	The Local Strategic Planning Statement (LSPS) is a 20 year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how the Camden LGA will change to meet the community's needs over the next 20 years.
Rural Lands Strategy (2018)	<p>The Camden Rural Lands Strategy guides land use planning on, and adjacent to, rural zoned land. It does not apply to land within the SWGA. The aim of this strategy is to ensure that rural lands within the Camden LGA are maintained and protected for future generations through the following key principles:</p> <ol style="list-style-type: none"> 1. Protect Camden's remaining rural lands. 2. Retain Camden's valued scenic and cultural landscapes. 3. Provide certainty and avoid rural land fragmentation. 4. Minimise and manage rural land use conflict. 5. Enhance Camden's Rural Economy. 6. Minimise unplanned non-agricultural development. 7. Maximise opportunities for relocation of rural enterprises.
Camden Residential Strategy 2008	The Camden Residential Strategy was prepared to assist the preparation of residential development controls that aim to balance the provision of greater housing choice in the Camden LGA. The strategy aims to outline initiatives to manage growth, retain local character, increase diversity of housing and manage the transition from a predominate rural LGA to an urban one.
Local Biodiversity Strategy (2013)	Council's Local Biodiversity Strategy (2013) provides the framework for Council and the community to achieve the vision for biodiversity in Camden 2040: <i>"Camden is a place where the natural environment is protected and enhanced and contributes to a sustainable future for the place and its people"</i> Council is currently preparing a review of this strategy.
Heritage Report (2006)	In 2002, Tropman and Tropman Architects undertook a Heritage Study, which reviewed all Heritage Items and Heritage Conservation Areas (HCAs) within the Camden LGA. This study was updated by Council and renamed 'Heritage Report' in 2006. A review of this study is currently being prepared as part of the Stage 2 LEP review.
Camden Scenic and Cultural Landscape Study 1998	This study assessed the scenic and associated cultural heritage values of the Camden LGA. A review of this study is currently being prepared as part of the Stage 2 LEP review.

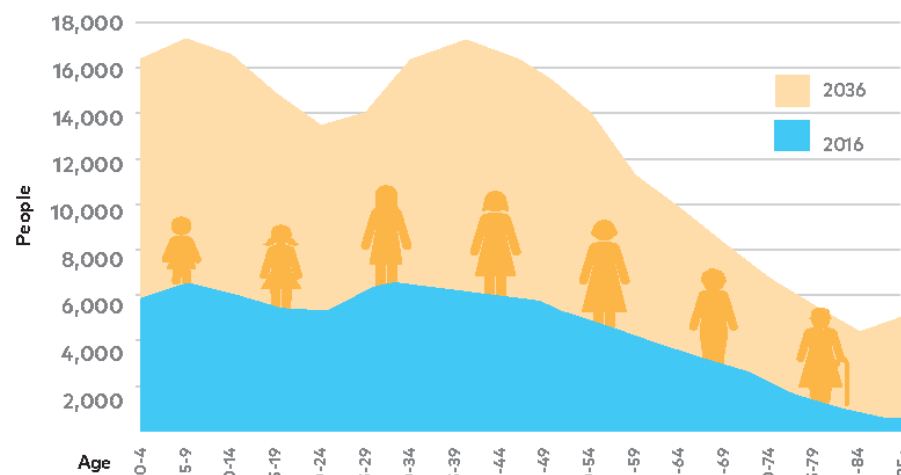
1.4 Camden LGA Snapshot

1.4.1 Demographics

Population Growth (2006 to 2036)



Age Profile (2016 & 2036)



Projected Household Structure (2016 & 2036)



Group



Single parent



Lone person



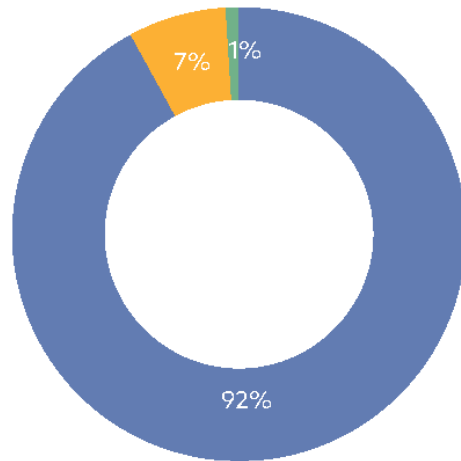
Couple only



Couple with children

2016 %	5.90%	10.60%	13.70%	23.50%	46.20%
2036 projected % change	↓	↑	↑	↑	↓

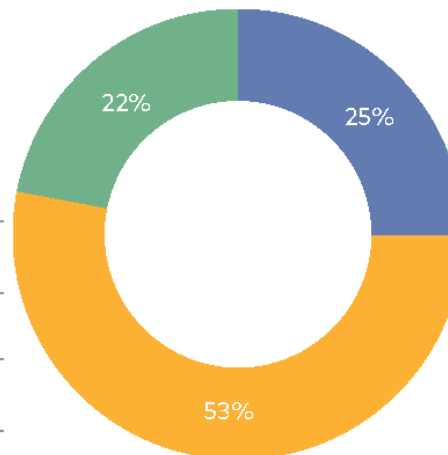
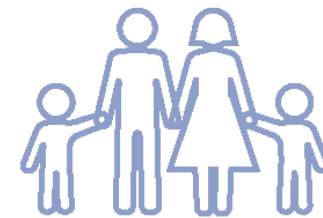
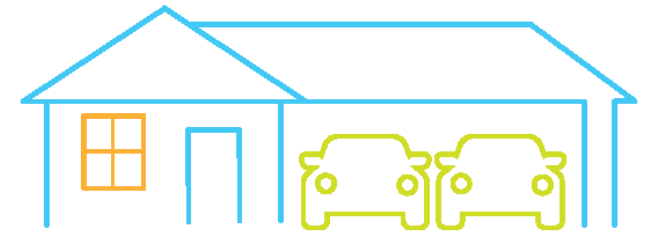
Housing Type (2016)



	Camden	Camden Trend*	Western City District
Detached house	92%	↓	81%
Semi or attached house	7%	↑	11%
Unit/Apartment	1%	↓	8%

Tenure (2016)

	Camden	Camden Trend*	Western City District
Owned with a mortgage	53%	↑	41%
Owned outright	25%	↓	29%
Rented	22%	↑	30%

Household Statistics
(2016)

2.99
average
people per
dwelling

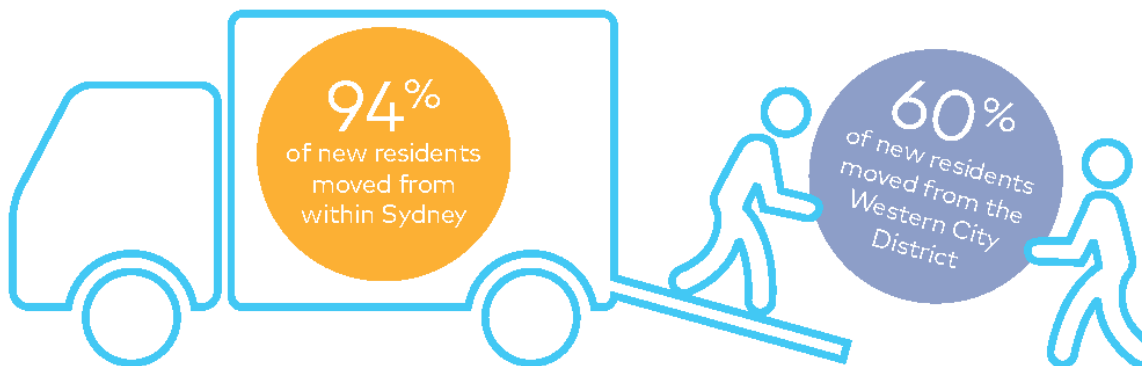
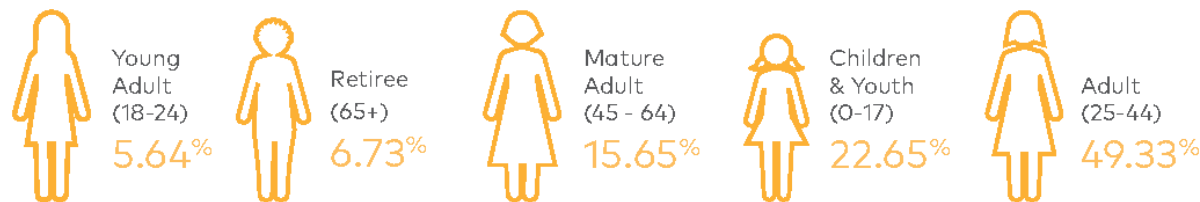
3.70
average
bedrooms per
dwelling

2.05
average
cars per
household

Housing Growth (1996 to 2036)



New Residents (net 2011-2016)



Forecast to have the largest housing growth (2016 to 2036) of any Metropolitan Sydney Council

1.4.2 Economy

Like many emerging urban areas, most jobs within the Camden LGA are in population serving industries that cater to the needs of residents, such as construction and retail. In the last 10 years, the LGA's local economy has grown at an average rate of 7.6% per annum.

The opening of the Western Sydney Airport (WSA) is set to change the current profile of the LGA by generating substantial economic activity, providing employment opportunities for the people across the Western Parkland City, and the potential location of supportive industries within the Camden LGA.

The District Plan identifies Leppington and Narellan as Strategic Centres due to their potential to provide a range of employment opportunities, including knowledge-intensive jobs. The LGA further benefits from two distinctive Town Centres - Camden Town Centre and Oran Park. Camden Town Centre is a regionally unique centre with a traditional small-town layout focused around a pedestrian-friendly high street. Oran Park is an establishing centre with a developing retail offering, civic precinct and emerging office floorspace. The Centres and Employment Land Strategy is being developed as part of Stage 2 of the LEP Review and will inform and guide the growth of the LGA's centres.

1.4.3 Movement and Transport

The Camden LGA has three major road networks: Camden Valley Way/ Camden Bypass; The Northern Road; and Bringelly Road. These are relied on as key access points to the wider Western City District and beyond. Although providing strong connections, congestion during peak periods has been identified as an ongoing challenge due to the pace of urban development. Upgrades have been identified for The Northern Road and Bringelly Road to improve connections and accessibility between newly established residential areas and the WSA and Aerotropolis. Works are anticipated to be completed in late 2020.

Employment Snapshot

The types of 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
- Employment within the Camden LGA 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 Council

The LGA is currently poorly connected by public transport - whilst the North South Rail Line location has been identified and reserved there is no confirmed timing for delivery. The construction of rail is one of the most important and transformative infrastructure investments that the Camden LGA will experience over the next 20 years. In the interim, integrated transport options must be delivered to connect residents to other areas within the Western City District and Greater Sydney. The Western Sydney 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.

The use of Leppington Train Station by residents commuting to key employment areas across Greater Sydney continues to grow in demand. As part of the NSW Government's Commuter Car Park Program, Transport for NSW is delivering additional commuter car parking spaces at Leppington Station to support the use of this service. Major construction of the car park is due to commence in mid-2020.

1.4.4 External Influences



Western Sydney Airport and the 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. It is anticipated this will reshape the Western Sydney economy and attract businesses across aerospace and defence,

manufacturing and freight and logistics. The WSA is expected to deliver up to 3,200 jobs during construction and around 9,000 airport jobs during operation over the next 20 years. This will include direct and indirect jobs in manufacturing; retail and professional, and scientific and technical services. This growth will create substantial employment opportunities across the Western City and increase the demand for affordable high-quality diverse housing within the Camden LGA.

Metropolitan Cluster of Campbelltown - Macarthur

The emerging Aerotropolis will strengthen the Metropolitan Clusters between Penrith, Liverpool and Campbelltown-Macarthur through the delivery of jobs, services and connectivity between strategic centres. The Campbelltown-Macarthur Metropolitan Cluster contains a range of health, education and retail facilities located in proximity to the M5 motorway and the train stations of Campbelltown and Macarthur. The area has capacity to grow and capitalise on the existing commercial and retail precinct (around the Campbelltown CBD), educational facilities including Western Sydney University and Campbelltown TAFE, as well as the Campbelltown Hospital. It is anticipated that this Metropolitan Cluster will have a significant influence on housing demand and supply within the Camden LGA.

1.4.5 Rural Lands, Character and Heritage

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 as identified in Figure 1.3. The MRA encompasses the western edge of the LGA through Bringelly, the Cobbitty Hills (including Cobbitty Rural Village), through to Razorback. Managing this urban-rural interface will be a key challenge for Council.

The Scenic Hills on the eastern boundary of the LGA also form part of the MRA. Significant view corridors transcend the LGA boundaries of Wollondilly Shire to the west, providing direct views to Camden Town Centre and the Nepean River. A Visual and Scenic Landscapes Study is being prepared as part of the Stage 2 LEP review and will inform planning policy and controls to protect these unique scenic and heritage values.

The LGA's heritage is an important component of local identity. Under the State and Local Heritage Inventory, there are numerous sites that are either

identified as a Heritage Item or are located within a Heritage Conservation Area. Council is currently undertaking a non-indigenous Heritage Review across the LGA to ensure heritage is effectively managed 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 are set to remain. By collaboratively working with Tharawal Local Aboriginal Land Council, Council will ensure these values are protected.

Over the next 20 years, Council will continue to plan for new homes, jobs and services for an additional 140,000 people, whilst protecting and enhancing Camden's distinctive local character, heritage and cultural values.

1.4.6 Environment

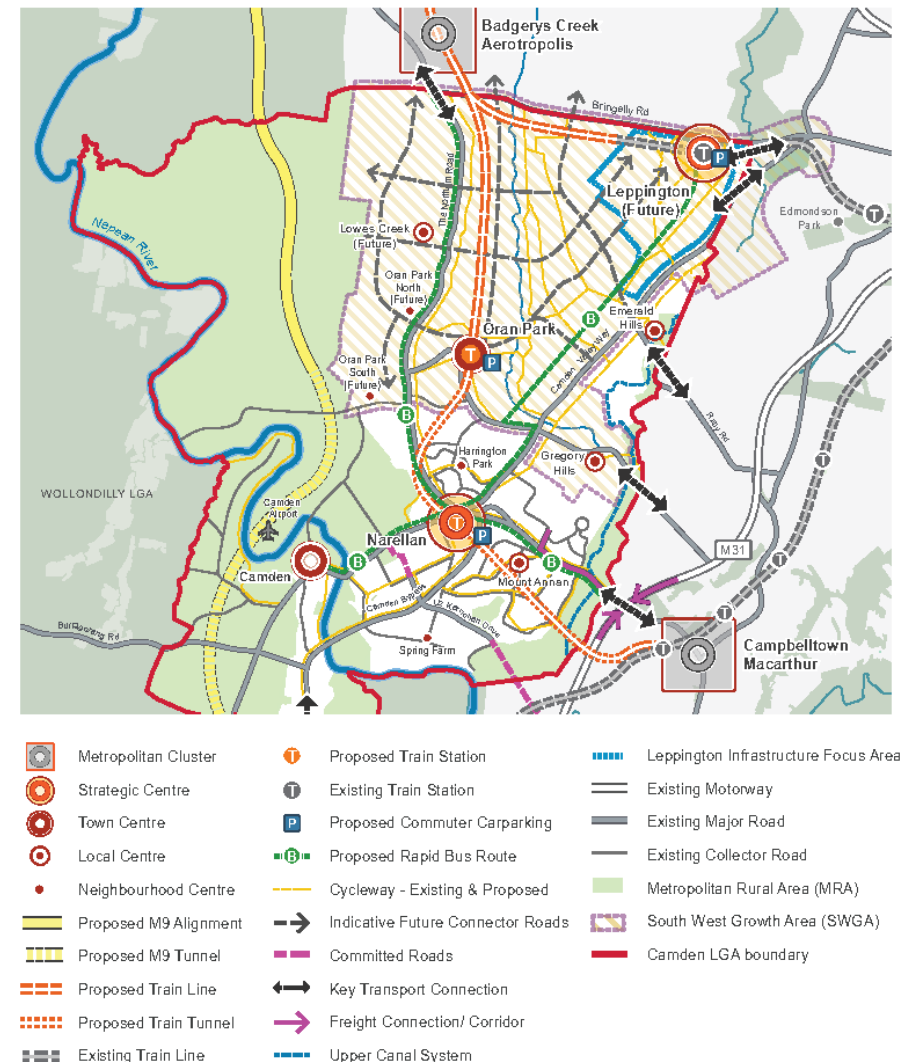
Camden lies within the Cumberland Plain, and has rich Nepean River flats and undulating Wianamatta Shale hills. The main vegetation community is Cumberland Plain Woodland which is a Critically Endangered Ecological Community under the Commonwealth Environment Protection and Biodiversity Act 1999 and the NSW Biodiversity Conservation Act 2016.

Vegetation clearing as a result of agriculture and urban development has had an impact on biodiversity in the LGA. In 2013, 10% of land was remnant woodland, with most endangered ecological communities located on private land. The Local Biodiversity Strategy (2013) provides a clear and practical approach to guide future management of biodiversity. Council is currently preparing a review of this strategy.

Significant waterways flow through the Camden LGA, including the Nepean River, South Creek and Kemps Creek. These waterways contribute to the natural system that cools and greens the LGA - their long term protection has been identified as a key priority for Council.

The Green and Blue Grid is a network of open space which includes parks, playing fields, urban tree canopy, bushland, creeks, lakes and rivers. The Camden Green and Blue Grid will contribute to a connected grid of open space across Sydney and will feed into District-scale projects.

Figure 1.3 Camden Structure Plan (Camden LSPS, 2020)



1.5 Housing Vision

In 2040, the Camden LGA is renowned as an inclusive, liveable, community-focused and environmentally resilient place. Within the LGA, people will be able to access a range of affordable high-quality homes across the housing continuum. Housing supply is sequenced to align with infrastructure and is diverse, catering for the changing needs and preferences of our community.

Higher density housing is focused around vibrant and walkable centres, supporting a 30-minute Western Parkland City that is well serviced by sustainable transport, both within the Camden LGA and surrounding areas to include the Aerotropolis. Pedestrian and cycle networks are well established and highly connected, encouraging an active and healthy lifestyle for residents. Open space is high quality and easily accessible, with urban tree canopy contributing to natural amenity and green cover.

Housing growth in the established areas is incremental, supported by infrastructure and preserves character. Camden LGA's visual, scenic and heritage values are celebrated, and the rural lands are protected from the impacts of urban development.

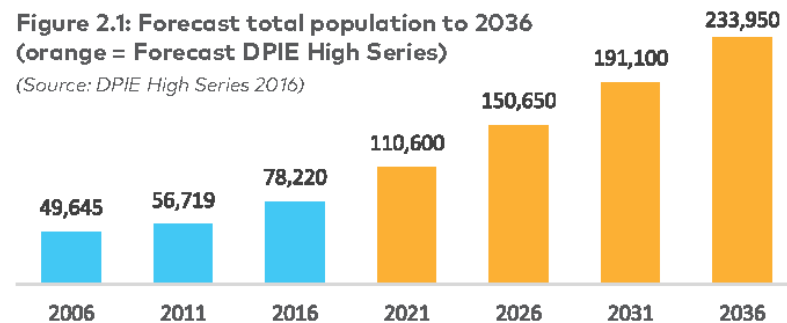
SECTION 2: The Evidence

2.1 Demographic Overview

2.1.1 High Population Growth

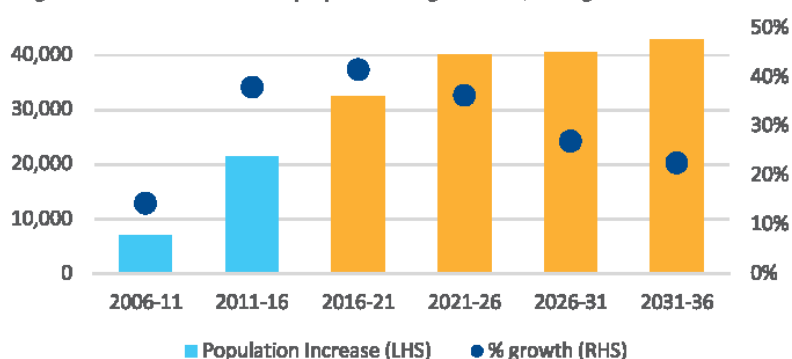
The population of the Camden LGA is forecast to increase threefold over the next 20 years and grow from 78,220 in 2016 to 233,950 by 2036 (Figure 2.1).

Figure 2.1: Forecast total population to 2036
(orange = Forecast DPIE High Series)
(Source: DPIE High Series 2016)



The LGA's population grew by 21,501 between 2011-2016 and is forecast to increase by approximately 40,000 people every 5 years from 2021 (Figure 2.2).

Figure 2.2: Inter-Census population growth (orange = DPIE Forecast)



(Source: DPIE High Series 2016; Council calculations)

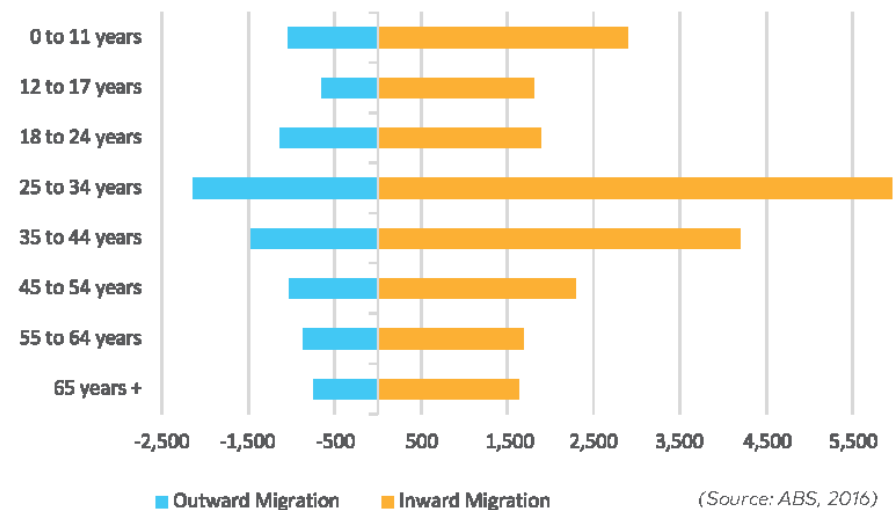
2.1.2 Moving to Camden

The Camden LGA housing market is primarily driven by inward migration (people moving into the LGA). Figure 2.3 outlines that the highest percentage of the 2011 – 2016 net population increase is from the 25 to 34 year old age group.

In addition, 23% of the net increase in population is from age groups that generally have smaller households - young adults and those approaching, or in, retirement age.

There has been net migration increase (more people moving to the LGA than moving away) across all age groups, implying the LGA is seen as an attractive place to move to for people in all life stages.

Figure 2.3: Inward and outward migration by age group (2011 – 2016)



(Source: ABS, 2016)

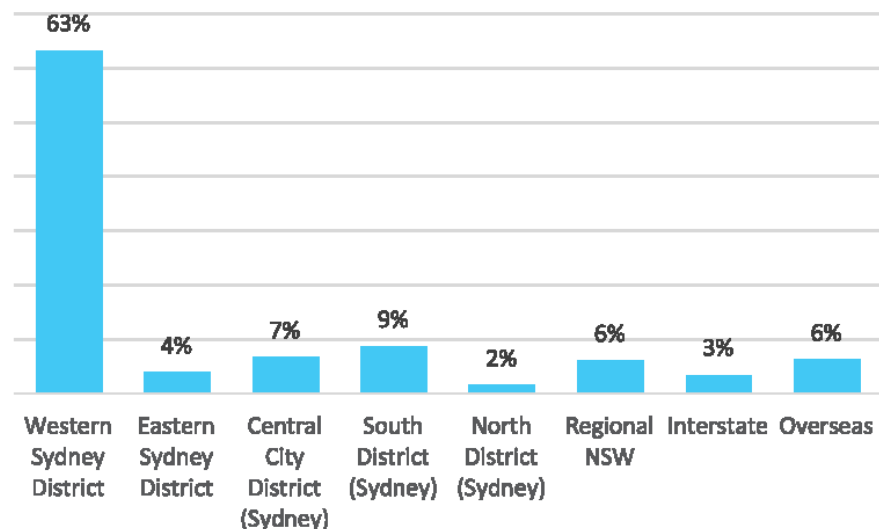
Camden Council

In general, the demand for new housing in the LGA originates from people already living in the Western City District. This reflects the general Greater Sydney trend that when people move, they prefer to stay close to existing social networks.

Between 2011 and 2016, 63% of new residents moved to the Camden LGA from the Western City District, including 46% of new residents moving from the adjoining LGAs of Campbelltown and Liverpool (Figure 2.4).

Overall, 85% of new residents moved from within Greater Sydney, 6% from regional NSW, 3% Interstate and 6% from Overseas.

Figure 2.4: Source of Camden inward migration (2011 – 2016)



(Source: ABS, 2016; Council calculations)

2.1.3 Age Structure

The Camden LGA has a younger age makeup than Greater Sydney, with a large percentage of residents in the family age group (parents and children) and 74.2% of residents under the age of 50 (Table 2.1).

The difference in age structure compared to Greater Sydney is most pronounced at the two ends of the age spectrum – the Camden LGA has proportionally more children and the Greater Sydney more retirees and seniors. In the middle age brackets, the Camden LGA has slightly more parents and homebuilders (35-49) and slightly fewer young adults (18-34).

Table 2.1: Camden LGA and Greater Sydney age structure

Age group (years)	Number	2011 - 16 Change	% - Camden	% - Greater Sydney
Babies and pre-schoolers (0 to 4)	6,552	+1,975	8.4	6.4
Primary schoolers (5 to 11)	8,697	+2,249	11.1	8.8
Secondary schoolers (12 to 17)	6,705	+1,348	8.6	6.9
Tertiary education and independence (18 to 24)	6,945	+1,813	8.9	9.6
Young workforce (25 to 34)	11,903	+4,428	15.2	16.1
Parents and homebuilders (35 to 49)	17,200	+4,087	22.0	21.1
Older workers and pre-retirees (50 to 59)	8,560	+2,069	10.9	12.2
Empty nesters and retirees (60 to 69)	6,383	+2,001	8.2	9.5
Seniors (70 to 84)	4,305	+1,328	5.5	7.5
Elderly aged (85 and over)	980	+212	1.3	2.0
Total	78,230	+21,510	100.0	100.0

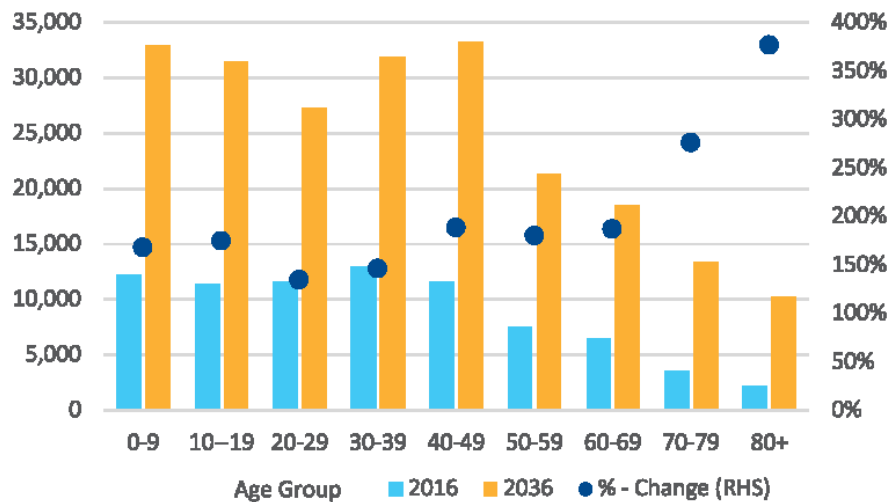
2.1.4 Ageing Population

Despite the trend of ongoing inward migration of young families, as suburbs and households mature, the population of the Camden LGA will age, and the elderly population will grow.

Between 2016 and 2036, the number of residents aged 70-79 is forecast to increase from 3,550 to 13,350 and for residents 80+ increase from 2,150 to 10,250 (Figure 2.5). Combined these age groups will make up 10% of the future population.

Due to the higher number of retirees in the established suburbs of the Camden LGA, the rate of relative growth for older age groups is much higher than younger households. Residents aged 70-79 are forecast to increase by 276% and those 80+ by 377%.

Figure 2.5: Forecast Camden LGA population growth by age group (2016 & 2036)



(Source: DPIE, 2016; Council calculations)

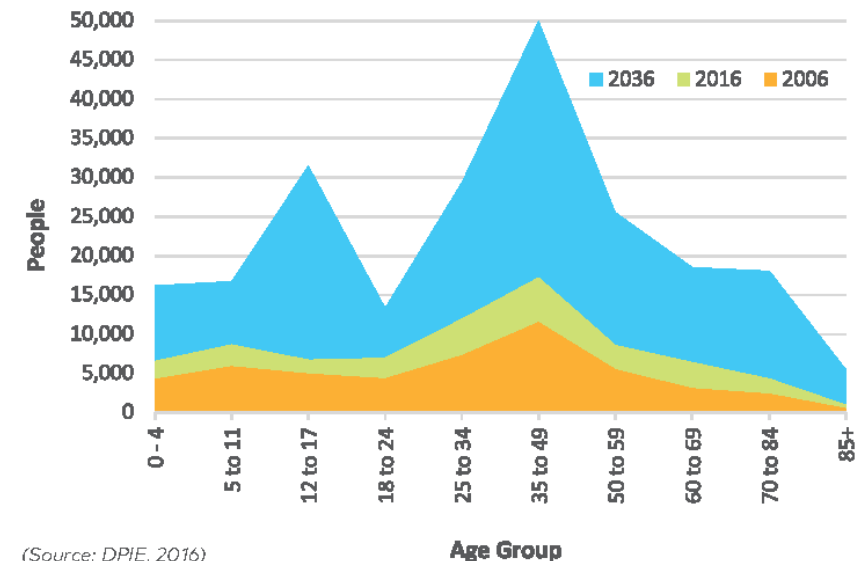
Between 2006 and 2016 the Camden LGA's age groups have followed the same trajectory, however, the inward migration of younger households has kept the LGA's age profile relatively 'young'.

In 2036, Camden LGA's age structure is forecast to mirror its current makeup, except with noticeable peaks in three age groups: 12 to 17; 35 to 49; and residents over the age of 60 (Figure 2.6)

It could be assumed that the growth in residents aged 35 to 49 and 12 to 17 represents young couples and parents ageing with children. This will continue the dominance of family households in the Camden LGA.

Significantly, residents over the age of 60 will increase in aggregate and percentage terms, resulting in an 'older' age profile for the LGA - increasing the demand for certain types of housing and infrastructure.

Figure 2.6: Camden LGA age structure – 2006, 2016 and 2036 (DPIE forecast)



(Source: DPIE, 2016)

2.1.5 Household Tenure

At 73.6%, home ownership either through a mortgage or outright, is the dominant tenure type in the Camden LGA (Table 2.2). Although this has been trending down between 2011-2016, it is substantially above the Greater Sydney home ownership rate of 59.2%.

Private renting grew from 15.9% to 18.3% of households between 2011 and 2016: the largest increase of any tenure in this period. Whilst this is still below the levels recorded in Greater Sydney, private renting households are a growing cohort within the Camden LGA.

Table 2.2: Household tenure Camden LGA 2011 & 2016; Greater Sydney 2016

Tenure type	Camden LGA Households	Camden LGA 2016 %	Greater Sydney 2016 %	Camden LGA 2011 %
Fully owned	5,861	23.4	27.7	25.5
Mortgage	12,554	50.2	31.5	51.2
Renting - Total	5,044	20.2	32.6	18.4
<i>Renting – Social or affordable housing</i>	440	1.6	4.6	2.1
<i>Renting - Private</i>	4,585	18.3	27.6	15.9
<i>Renting - Not stated</i>	19	0.3	0.4	0.3
Other tenure type	240	1.0	0.8	0.9
Not stated	1,323	5.3	7.4	4.1

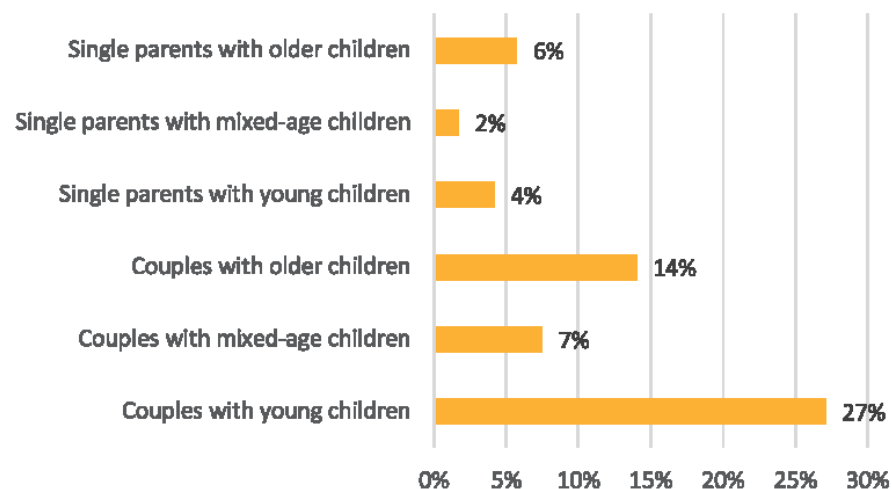
1. **Young children:** under 15; **Mixed age children:** One or more under 15 and one or more over 15; **Older children:** aged 15 and over

2.1.6 Household Types

In 2016, 14,334 households had children, which is 60% of all households. 48% of all households are couples with children, 10% higher than Greater Sydney, with the dominant household type being couples with young children at 27% of all households. Single parent households make up 12% of households, with 4% being single parents with young children (Figure 2.7).

At the other end of the age spectrum, there are 8,662 households that at the next census (in 2021) will have at least one child that will be aged over 20, an age where they may be looking to live independently.

Figure 2.7: Household type with children (2016)¹

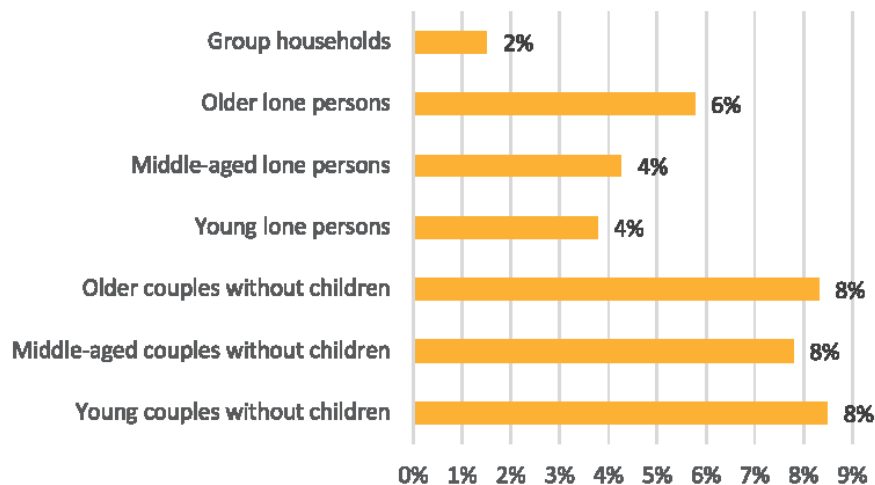


(Source: ABS, 2016)

In 2016, 9,521 households do not have children, which is 40% of all households, an increase of 2,275 since 2011. Couple households without children are quite evenly distributed across different life stages and are generally in line with Greater Sydney levels (Figure 2.8).

Lone person households have decreased 1% since 2011 to 13% of all households, which is 7% lower than Greater Sydney. The Camden LGA has a lower percentage of lone person households in all life stages than Greater Sydney, but this is most pronounced in the older lone person cohort. Whilst the proportion of lone person households has decreased, the absolute number is still growing strongly, increasing by 704 households between 2011 and 2016.

Figure 2.8: Household type without children (2016)²



(Source: ABS, 2016)

2. **Young:** Aged 15-44; **Middle-aged:** Aged 45-64; **Older:** Aged 65 and over.

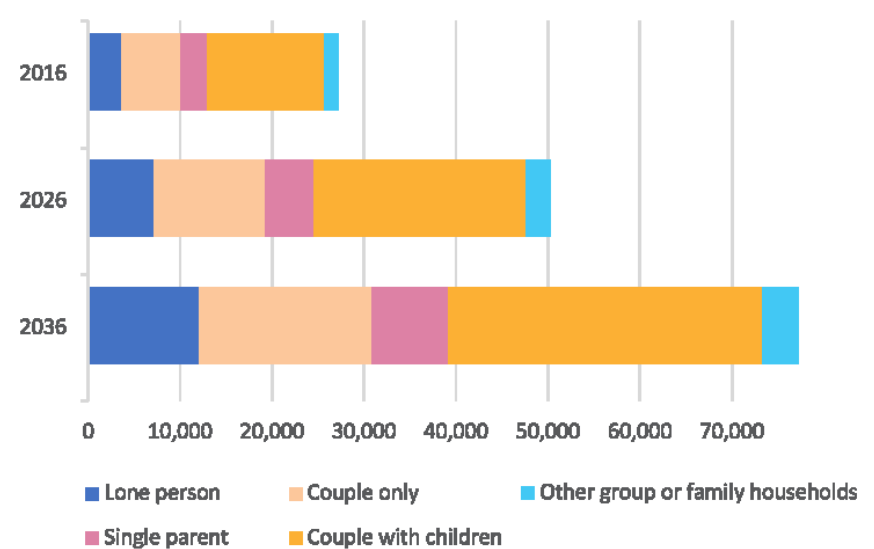
2.1.7 Forecast Household Type

Between 2016 and 2036, the number of households is forecast to increase by approximately 50,000. Figure 2.9 outlines that the 2036 household mix will be similar to 2016, with couple with children households forecast to be the dominant household type.

Despite the forecast dominance of family households, there is a comparatively large increase in smaller households such as lone person, couple only and single parent, which are forecast to increase from 48% of households in 2016 to 51% in 2036.

This increase in smaller households will likely drive demand for diverse, accessible and smaller housing types.

Figure 2.9: Forecast household type – 2016, 2026 & 2036



(Source: DPIE, 2016)

2.1.8 Household Size

The number of people living in each dwelling is largely determined by the life cycle of the household, but is also affected by house prices, housing availability, cultural preferences and a range of other socio-economic factors.

Due to the ageing population, it is forecast that average household sizes will decrease over time. However, between 2011 and 2016 the average household size increased from 2.93 to 2.99. In addition to general demographic trends, the increase in larger households could be driven by the lack of affordable housing options. This can result in larger household sizes in order to manage housing costs, such as: young adults living longer in the family house; multi-generational households; or group households.

Table 2.3 details how the average household size varies for different household types. The respective average household sizes of 4.02 and 2.94 for couple families and one parent families would generally indicate the presence of two children in addition to parents or a parent. The group household average size is 2.16, suggesting most share households have only two people. The other family household, which includes multi-generational families, has an average size of 4.89, representing the largest household type.

Table 2.3: Camden LGA household size by household type (2016)

Household type	People per dwelling
Couple family with no children	2.17
Couple family with children	4.02
One parent family	2.94
Other family	4.89
Lone person household	1
Group household	2.18

Table 2.4 outlines household size by dwelling type and demonstrates that detached dwellings have the largest household size of 3.16, followed by attached dwellings with 2.04 and apartments with 1.33. There has been a noticeable increase in the household size of those living in attached dwellings, which could indicate a shift from smaller to larger households considering attached dwellings as suitable housing option.

Table 2.4: Camden LGA household size by dwelling type (2016)

Dwelling type	People per dwelling	
	2006	2016
Separate house	3.12	3.16
Attached dwelling	1.69	2.04
Flat or apartment	1.33	1.33

2.1.9 Household and Individual Income

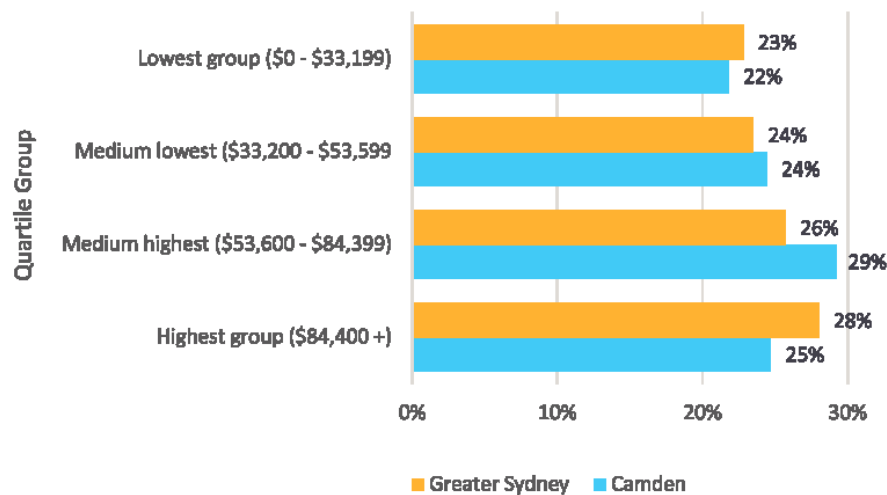
The median annual income in the Camden LGA has increased by 3.8% p.a. since 2006 to \$42,692. This is 14% higher than Greater Sydney. The median household income in the LGA is \$106,444, which is 17% higher than Greater Sydney (Table 2.5). However, as illustrated in Figure 2.10, there is more of a variance in individual income between the LGA and Greater Sydney. This could indicate a greater dominance of two-income families in the Camden LGA.

There is a higher percentage of middle-income earners in the Camden LGA than Greater Sydney, with 24% and 29% of the LGA's resident workers in the medium lowest and medium highest quartiles respectively.

Table 2.5: Camden LGA and Greater Sydney median individual and household income

	Median Individual Income	Median Household Income
Camden	\$42,692	\$106,444
Greater Sydney	\$37,388	\$91,000

Figure 2.10: Individual income quartiles Camden LGA and Greater Sydney



2.1.10 Camden Housing Profile

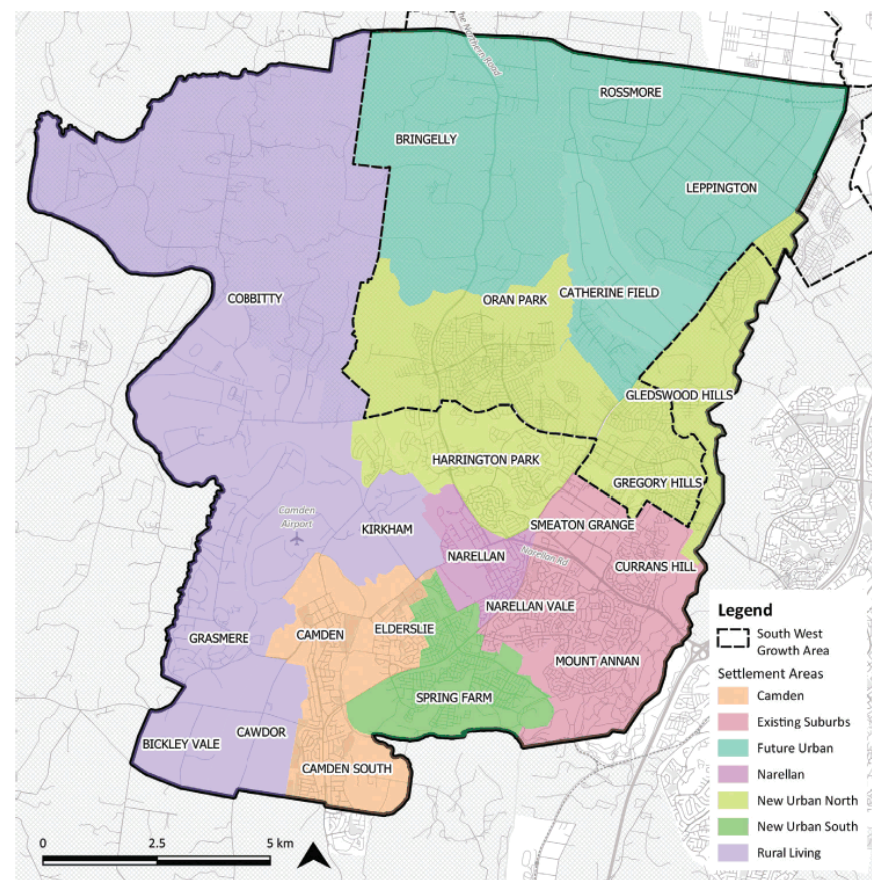
To assist in planning future housing, the Camden LGA has been categorised into 'Settlement Areas' as outlined in Table 2.6 and Figure 2.11. This categorisation allows the grouping of areas that share similar characteristics, such as: age of housing stock; character; geography; and development dynamics. This enables the trends and capacity for growth to be identified and analysed more effectively.








This section introduces the Settlement Areas and includes a range of key housing metrics from the 2016 Census. It provides a profile of the housing preferences, demographics and character to provide a snapshot of the housing and demographic makeup within the LGA.

Table 2.6: Settlement Areas and Environmental Planning Instrument

Camden	
Camden; Camden South; Elderslie (R2 zone)	LEP
Existing Suburbs	
Narellan Vale; Mount Annan; Currans Hill	LEP
Narellan	
Narellan	LEP
Rural Living	
Kirkham; Grasmere; Cawdor; Bickley Vale; Cobbitty	LEP
New Urban South	
Spring Farm; Elderslie (R1 zone)	LEP
New Urban North	
Harrington Park	LEP
Oran Park; Catherine Field (part); Cobbitty (R1 zone)	SEPP
Gregory Hills; Leppington (part)	SEPP; LEP
Future Urban	
Leppington	SEPP; LEP
Catherine Field (part); Rossmore; Bringelly	LEP

Figure 2.11: Camden LGA Settlement Area Map



Settlement Area	Families with children & couple only or lone person ³	Population/ Dwellings & 2011-16 Growth	Detached Houses & Attached or Flat	Household Size & 2+ bedrooms spare	Area Description	
Camden	46% 49%	12,246 / 4,709 3% / 2%	85% 15%	2.79 50%	Oldest area in the LGA with heritage and inter-war housing in and around Camden Town Centre. Located in the southern part of the LGA, with the highest percentage of couple only and lone person households and attached dwellings and apartments in the LGA.	
Existing Suburbs	66% 32%	24,358 / 7,827 7% / 6%	94% 6%	3.22 54%	Primarily detached housing in established suburbs in the south-eastern part of the LGA. Accommodates the highest percentage of families with children in the LGA, with low housing and population growth.	
Future Urban	50% 39%	5,697 / 1,881 22% / 25%	98% 2%	3.22 46%	Significant land use change planned through the release and rezoning of the SWGA. At present, a predominantly small and large lot agricultural area located in the northern part of the LGA. Lowest proportion of dwellings with 2+ bedrooms spare.	
Narellan	50% 43%	3,630 / 1,382 4% / 7%	89% 11%	2.73 52%	Located centrally in the LGA around the centre of Narellan with the highest percentage of one parent families. Predominantly detached housing with limited attached dwellings around the Town Centre.	
New Urban North	62% 32%	20,795 / 6,472 166% / 171%	98% 2%	3.32 65%	The growing and evolving suburbs of State Government and Council led land release precincts. Comprising mainly of detached housing. Has the largest average household size and the highest proportion of dwellings with 2+ bedrooms spare.	
New Urban South	60% 34%	5,664 / 2,025 376% / 297%	91% 9%	2.90 62%	Council led land release areas in the south of the LGA. Largest growth between 2011-16 and suburbs now maturing with mainly families with children and detached housing but increasing presence of attached housing.	
Rural Living	46% 48%	5,633 / 1,872 17% / 15%	85% 15%	3.19 58%	Outside of the SWGA. Mainly housing in a rural lifestyle setting or primary agricultural production properties on large land parcels. The recent growth of Seniors Housing estates has diversified the established housing stock.	

3. Will not equal 100% as 'Group' and 'Other Household' types are not included

2.1.11 Housing Preference

People's housing preference does not always match availability and what they can afford. The difference between housing aspirations (what people ideally want) and expressed demand (where people choose to live) requires acknowledgement of various factors including financing, land availability, planning controls, infrastructure and higher demand in areas near centres, jobs or services. People often need to make trade-offs, usually related to affordability, suitability, as well as by what type of housing they want to live in.

Whilst there are small variations across the Settlement Areas, most household types live in detached dwellings (92%). The Settlement Areas with the highest percentage of attached dwellings and units are Camden (15%) and Narellan (11%). Both have good surrounding amenity in terms of access to services and are home to an older cohort of residents with smaller household sizes. Of the new land release Settlement Areas, New Urban South has the highest percentage of attached dwellings (9%).

Lone person households have the highest rates of occupancy of attached dwellings and apartments followed by one parent family households. Housing supply and locational factors have a large effect on the rate at which smaller households live in non-detached dwellings. For example, in the Camden Settlement Area 40% of lone person households live in non-detached housing, whilst in New Urban North this figure is only 9%.

Between 2011 and 2016 there was an increase in the proportion of all household types living in attached dwellings. There was little change in housing occupancy patterns for couples with children, the most common household type in the LGA, who mostly favour detached dwellings, with a small increase in the proportion of couples with children living in attached dwellings in Narellan and the New Urban South area.

A noteworthy difference in expressed demand between New Urban South and New Urban North is that there is a relatively high proportion of each household type (except couples with children) living in attached dwellings in New Urban South compared to New Urban North. This proportion increased

for most household types between 2011 and 2016, which highlights there is a market for attached dwellings in land release areas.

Whilst current housing occupancy provides an indication of housing preference, it also reflects the type of housing that is available and affordable. For example, some small households are living in detached dwellings but may have chosen attached dwellings or apartments as a more suitable option if more were available in the right location and price point.



2.2 Housing Demand

This section projects the demand for housing types in the Camden LGA to 2035/36. The projection is based upon the DPIE population forecast and past demographic trends in the LGA including, age, family type and household type.

These core demographic components combine to build a picture of the people who occupy housing in the LGA now, the kinds of people who have been moving into the LGA, how housing preferences have changed in the past, and how they may change into the future.

2.2.1 Housing Demand Scenarios

When projecting housing demand there are two concepts to consider: i) underlying demand; and ii) effective demand.

Underlying demand is the theoretical need for housing based on the number and type of households in the population. Effective demand is the quantity and type of housing that households are able and willing to buy or rent in the housing market. Whilst there is a theoretical need for a certain type of housing, there may not be the ability for households to live in those dwellings due to the lack of availability (which could be due to development viability) or affordability.

Current housing policy in the Camden LGA favours greater dwelling diversity and assumes that over time more people will choose to live in higher density housing located in high amenity areas that is well-supported by infrastructure. Despite this policy imperative, the dominant housing type across the LGA is detached housing.

To account for the uncertainty inherent in projecting preferences for populations, three density scenarios have been formulated:

Low density scenario

Housing demand is calculated based on trends from historical census data. This scenario illustrates the housing outcome if recent trends were broadly continued.

Medium density scenario

Housing demand is modified to reflect a preference for medium and higher density dwellings, at a level that is slightly greater than currently experienced in the Camden LGA, but typical of other Western City LGAs with developed centres and public transport.

Higher density scenario

Housing demand is modified to reflect a significant increase in preference for medium and high-density dwellings. This demand would reflect substantial increases in transport infrastructure, successful development of centres, and an increase in employment opportunities in the LGA and across the Western City initiated by the WSA and Aerotropolis.

In all scenarios, 76,626 dwellings are estimated to be required by 2035/36, an increase of 49,625 from 2015/16. The scenarios do not change the aggregate demand for housing but project the type of dwelling demand.

2.2.2 Additional Dwelling Demand

Tables 2.7, 2.8, and 2.9 outline the LGA's 2015/2016 baseline housing stock and the projected additional dwelling demand by census period between 2015/2016 – 2035/2036 for each density scenario. In order to understand the scenario that is the most likely to be realised, development completion and census trends should be closely monitored and compared against the different scenarios.

Table 2.7: Low density scenario additional dwelling demand – Low Density Scenario

Dwelling Type	2015/16 Baseline	2015/16 – 2020/21	2021/22 – 2025/26	2026/27 – 2030/31	2031/32 – 2035/36	Total Increase: 2015/16 – 2035/36	Average annual growth rate	Average annual dwellings	Proportion of total increase
Separate House	24,981	9,586	12,024	11,895	12,192	45,697	5.3%	2,285	92%
Attached Dwelling	1,624	557	838	886	1,054	3,335	5.7%	167	7%
Apartment	219	111	117	126	163	517	6.2%	28	1%
Other Dwelling	177	26	24	15	11	76			

Table 2.8: Medium density scenario additional dwelling demand – Medium Density Scenario

Dwelling Type	2015/16 Baseline	2015/16 – 2020/21	2021/22 – 2025/26	2026/27 – 2030/31	2031/32 – 2035/36	Total Increase: 2015/16 – 2035/36	Average annual growth rate	Average annual dwellings	Proportion of total increase
Separate House	24,981	9,602	10,880	10,209	10,040	40,731	5.0%	2,037	82%
Attached Dwelling	1,624	550	1,682	2,163	2,700	7,095	8.8%	355	14%
Apartment	219	121	384	529	689	1,723	11.6%	86	4%
Other Dwelling	177	26	24	15	11	76			

Table 2.9: High density additional dwelling demand – High Density Scenario

Dwelling Type	2015/16 Baseline	2015/16 – 2020/21	2021/22 – 2025/26	2026/27 – 2030/31	2031/32 – 2035/36	Total Increase: 2015/16 – 2035/36	Average annual growth rate	Average annual dwellings	Proportion of total increase
Separate House	24,981	9,192	10,181	9,214	8,718	37,305	4.7%	1,865	75%
Attached Dwelling	1,624	763	2,044	2,675	3,378	8,860	9.8%	443	18%
Apartment	219	318	722	1,010	1,334	3,384	15.1%	170	7%
Other Dwelling	177	26	24	15	11	76			

2.3 Housing Market Review

2.3.1 Dwelling Prices

The Camden LGA has a higher median house price for strata and non-strata dwellings than the Western City District, however, both are lower than levels recorded in Greater Sydney (Table 2.10).

The 'price premium' that the LGA holds relative to its neighbours reflects the comparative attractiveness of the area, the higher than average incomes of arriving households who are 'trading up' from other parts of Western Sydney, and the high percentage of new build housing stock that attracts a 'new home premium'.

Table 2.10: Camden LGA, Western City District and Greater Sydney median house prices

Dwelling Type	Camden LGA	Western City District	Greater Sydney
Median separate dwelling	\$732,500	\$710,000	\$1,008,000
Median strata dwelling	\$587,500	\$490,000	\$830,000

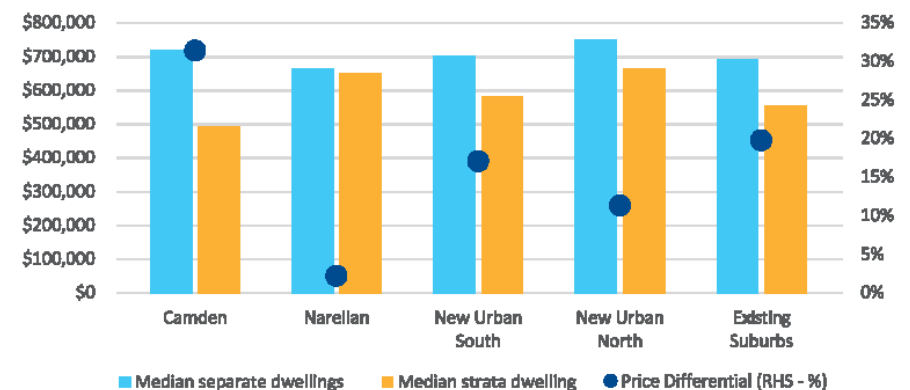
There are multiple sub-markets within the LGA that serve different income groups and housing needs. The price of housing in different parts of the LGA reflect the supporting infrastructure, age and size of housing stock and surrounding amenity, such as access to parks and town centres.

The median price difference across the LGA's Settlement Areas is small but illustrates the presence of different sub-markets. The New Urban North median prices are the highest in the LGA for both separate dwellings and strata dwellings, whilst the prices in the New Urban South are generally equal to prices in the Existing Suburbs. Separate houses in Narellan and strata dwellings in Camden represent the most affordable housing options in the LGA for each dwelling type (Figure 2.12).

Rural living has a median price of \$1.6M and Future Urban a median price of \$3.5M (not shown in Figure 2.12). These areas have different characteristics to the rest of the LGA, and prices signify the large size of the land holdings, lifestyle or productive rural value, and for Future Urban, the rezoning of land (or anticipation thereof) for higher value urban uses.

The price difference between strata and non-strata dwellings ranges across the LGA. Camden has the largest range of dwelling prices, reflecting the breadth of housing in terms of size and age. Notably, the price differential between strata and detached dwellings in New Urban North is small. This could be representative of the challenges in delivering diverse housing in the land release areas of the LGA.

Figure 2.12: Camden LGA median house prices by Settlement Area



Camden Council

The median price of dwellings in all Settlement Areas has at least doubled since 2001, with growth being most pronounced since 2012. This mirrors the rise in the Greater Sydney property market. Table 2.11 shows that since 2012, prices have risen 46% in New Urban North, 55% in New Urban South, 69% in Camden, 77% Narellan, 59% in Existing Suburbs, and 107% in Rural Living. Future Urban has risen 303% since 2012, which reflects the change, or anticipated change, in land zoning in the SWGA. The higher increase in established areas compared to the urban release areas over this period could be attributed to the higher starting prices of the urban release areas associated with a new home premium.

The ranking of median prices between Settlement Areas in the LGA has not changed over the past 10 years. This indicates there has been no change in the market perception of each Settlement Area relative to the other, with greenfield locations maintaining a premium over established suburbs (Figure 2.13).

Figure 2.13: Median sales price by Settlement Area 2001-2018

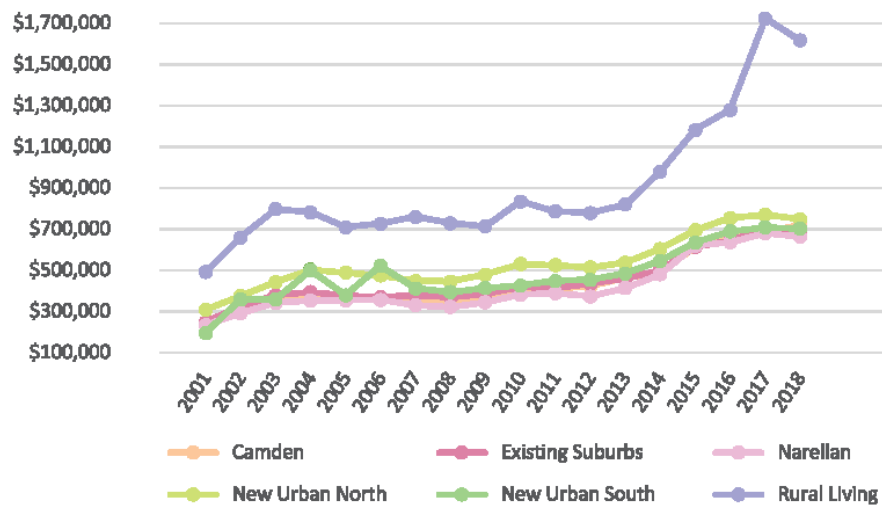


Table 2.11: Median dwelling price and percentage change by Settlement Area 2012-2018

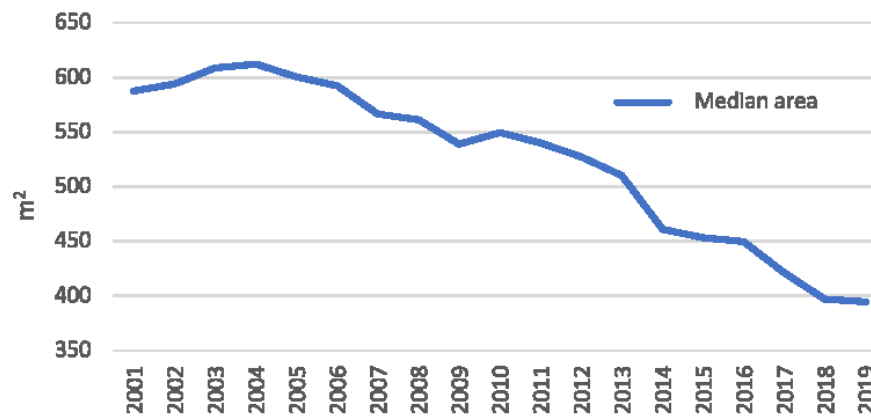
Year	Camden	Existing Suburbs	Future Urban	Narellan	New Urban North	New Urban South	Rural Living
2012	\$425,000	\$435,000	\$900,000	\$375,000	\$515,000	\$455,000	\$780,000
2015	\$615,000	\$615,000	\$2.14M	\$622,000	\$695,500	\$635,275	\$1.18M
2018	\$720,000	\$692,000	\$3.6M	\$665,000	\$750,000	\$704,000	\$1.6M
2012-18 % Change	69%	59%	303%	77%	46%	55%	107%
2012-18 \$ Change	\$295,000	\$257,000	\$2.7M	\$290,000	\$235,000	\$249,000	\$837,500

2.3.2 Lot Size

The median area of vacant lots sold in the Camden LGA has reduced 33% since 2001 from 588m² to 395m². In 2018, 50% of all vacant lots sold ranged between 310m² to 495m² (Figure 2.14).

Although the range or diversity of lot sizes has remained consistent over time, they have been getting smaller on average.

Figure 2.14: Median site area for sold vacant residential lots 2001-19



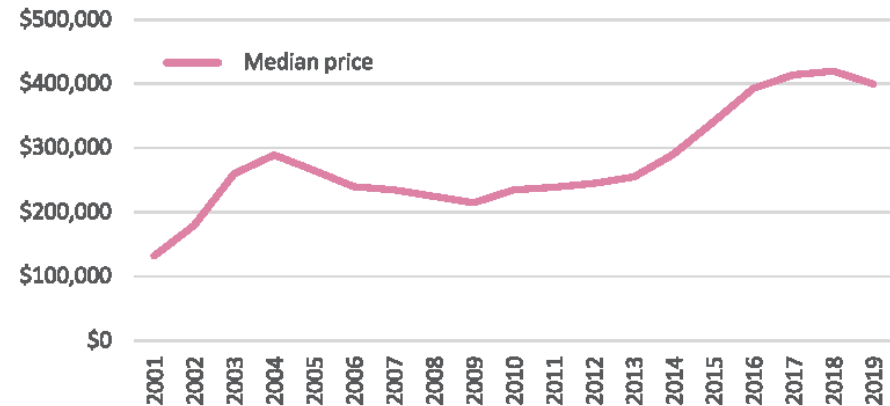
(Source: Property NSW, NSW Bulk Property Sales)

2.3.3 Lot Price

The median vacant lot sold for \$132,000 in 2001, \$255,000 in 2013, peaked in 2018 at \$420,000, and dropped to \$400,000 in 2019. This represents a growth of 203% since 2001 and 57% since 2013 (Figure 2.15).

The majority of recent price gains happened between 2013 and 2018, where the median price rose to \$103,000, at an average annual rate of 15%. From 2017 lot prices plateaued, with a 5% reduction between 2018 and 2019.

Figure 2.15: Median price for sold vacant residential lots 2001-19

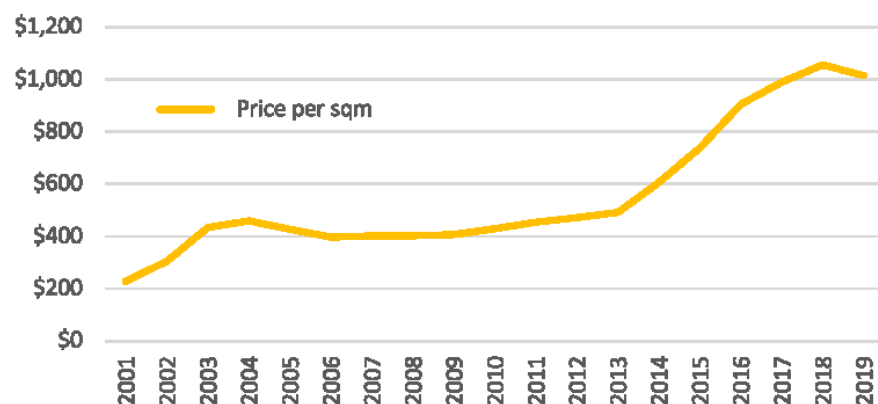


(Source: Property NSW, NSW Bulk Property Sales)

2.3.4 Price Per SQM

The price per square metre paid for vacant lots has increased 344% since 2001 from \$228 per m² to \$1,014 per m². Much of this growth has occurred since 2013, where prices have more than doubled from \$490 per m² in 2013 to \$1,014 in 2019.

Figure 2.16: Price per square metre for sold vacant residential lots 2001-2019



(Source: Property NSW, NSW Bulk Property Sales)

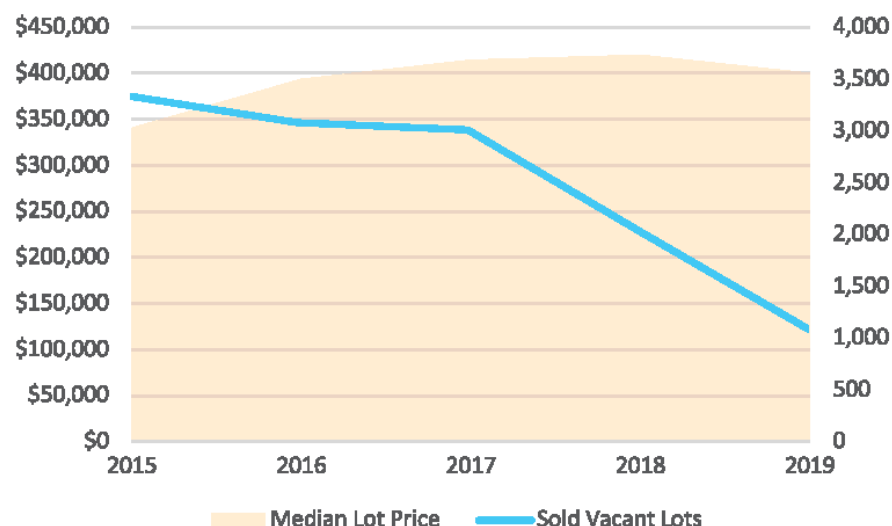
2.3.5 Vacant Lot Sales

Figure 2.17 illustrates the impact of market fluctuations on lot sales. During periods of strong price growth, annual contracted lot sales averaged close to 3,000 transactions. This dropped to 2,026 in 2018 and 1,005⁴ in 2019 – a 70% reduction from peak sales. This trend indicates a relationship where in times of strong price growth supply is high, but in times of flat or falling prices supply is low.

4. Data for 2019 is only available for lots contracted and settled in 2019 (533 lots). The 1,005 figure accounts for lots contracted in 2019 but assumed to settle in later years, by using the 2015 – 2018 average of lots settled after the contract year.

There are a number of reasons why lot sales could have dropped so drastically, although a flat or falling property market from 2018 is most likely the principal driver. The supply (or sale) of lots requires a willing seller and willing buyer to transact at an agreed price. A falling or flat property market where other variables such as future values, income growth, and borrowing costs or availability are less certain can result in an adjustment to the price a buyer is willing, or able, to pay for a lot. It is possible that this has reduced effective demand for buyers willing to purchase at historic (and higher) prices. Lower prices could potentially increase effective demand and lot sales.

Figure 2.17: Median lot price and number of contracted vacant lot sales 2015 - 2019



However, there is no incentive or obligation for supply-side market participants to bring new supply forward at prices, quantities or times, which could put further downward pressure on prices or that do not meet commercial objectives. There may be a market imperative at some point to do so if certain economic conditions persist, but, if this point is not reached, the reduction of lot sales in a flat or falling market allows additional lots to be sold at future, possibly more elevated, points in the price cycle.

Furthermore, most new detached dwellings in the Camden LGA are delivered under a build-to-order process. This means that as lots are sold, dwellings are built to meet the contracted demand, rather than being speculatively built. Supply is therefore linked with effective demand - if there is no new supply, it is because of a lack of demand at certain prices. This matching of supply and effective demand reduces the chance of 'oversupply' that could put downward pressure on prices.

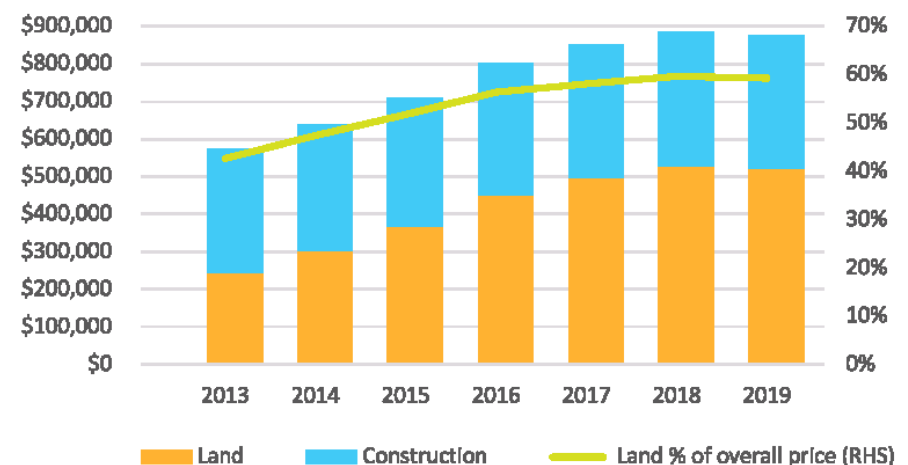
Ensuring supply is an important part of the complex interplay of local and macro-economic factors and variables that affect housing affordability. However, the trend of supply levels being high when price growth is strong, and low when prices are flat or falling, combined with the build-to-order process, means that the effectiveness of new supply alone is limited in improving affordability in land release markets.

2.3.6 Land vs Construction Costs

There are two primary elements that make up the price of a new house: i) land; and ii) construction. Figure 2.18 illustrates a generalised makeup of land and construction costs for a house on a 500m² lot. In 2019, the price of land makes up approximately 60% of the cost of a new house, up from 43% in 2013.

The increase in prices of new dwellings in the Camden LGA has largely been attributable to land price increase rather than an increase in construction costs. Whilst the reasons land prices have increased ahead of building costs are complex, it is important to note that land price escalation has coincided with a period where contribution charges have been capped, limiting the probability that development contributions are adding to land price increases in this period.

Figure 2.18: Land and construction contribution of new house price on a 500m² lot



(Source: ABS; Camden Council; Property NSW, NSW Bulk Property Sales)

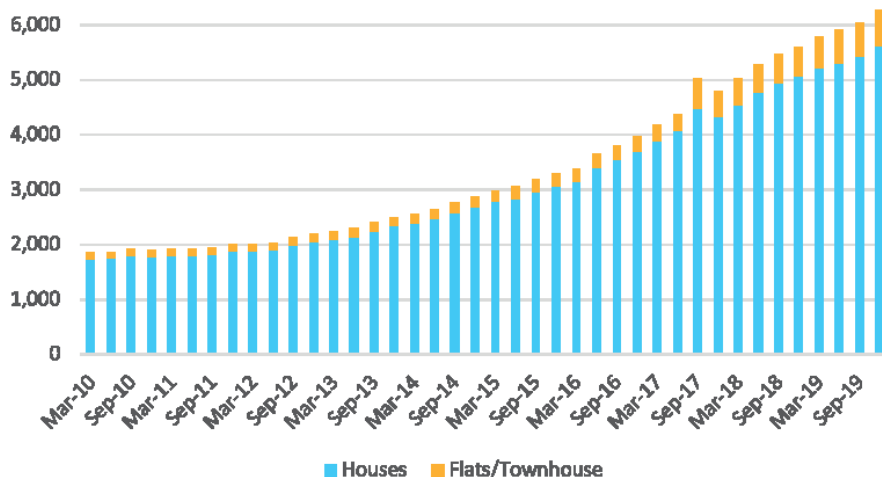


2.3.7 Rental Prices

The number of households renting is growing relative to other housing tenures. Since 2010, the number of total rental dwellings increased 256% from 1,855 to 6,598 dwellings in 2019⁵.

The percentage of apartments or townhouses in the total rental stock has increased from 7% in 2010 to 12% in 2019. This is higher than the composition of the wider housing stock within the Camden LGA (Figure 2.19).

Figure 2.19: Number of rental dwellings in Camden LGA (Houses & Apartments/Townhouses)



5. All data in this section is up to December 2019 from the NSW Communities and Justice Department, Rent and Sales Report. It will differ from the 2016 ABS Census data used in different parts of the Local Housing Strategy.

In December 2019, median rents in the LGA ranged from \$320 for a 1-bedroom dwelling to \$520 for a 4+ bedroom dwelling. Compared to rents in Greater Sydney, 1 and 2 bedroom dwellings in the LGA are considerably lower (32% and 28% respectively), whilst for 3 and 4+ bedroom rental dwellings are 12% and 16% lower (Table 2.12).

The type of available rental properties broadly aligns with the LGA's 'family household' profile with 27% of rental dwellings having 3 bedrooms and 61% of dwellings with 4+ bedrooms. However, there are slightly more smaller dwellings for rent compared to the wider housing stock, with 4% of rentals being 1 bedroom and 8% 2 bedroom dwellings.

Since December 2017, there has been a noteworthy percentage growth in 1 bedroom dwelling rentals (which have doubled in 2 years from 127 to 260) and 2 bedroom dwellings. This is likely a result of the large number of secondary dwellings that have recently been approved and completed. However, most of the rental growth has been in 4+ bedrooms dwellings, with 1,093 additional rental dwellings during this period.

Table 2.12: Camden Greater Sydney weekly median rent; Camden total rental dwellings

Category	Camden Median Price	2011 - 16 Change	Total Camden Rental Dwellings	Rental Dwelling Growth 2017 - 19 (dwellings / %)
1 bedroom	\$320	\$470	260	+133 / 105%
2 bedrooms	\$360	\$500	499	+154 / 45%
3 bedrooms	\$460	\$520	1,680	+164 / 11%
4 + bedrooms	\$520	\$620	3,875	+1,093 / 40%

Rental prices have grown modestly over the past 10 years at a rate that is generally in line with wage increases, however, they have either flatlined or fallen in the past 2 years for all dwelling sizes (Figure 2.20).

A rental vacancy rate below 3% indicates a relatively tight market where rents increase faster than average. The rental vacancy rates in the LGA is 5.4% compared to 7.3% of Greater Sydney.

It is likely that the growth in new rental supply in the LGA has contributed to both moderating rent increases and the higher rental vacancy rate. This indicates there is currently a reasonable balance of renting households and supply of rental dwellings.

The principal factor affecting the rental price of a property is the number of bedrooms. Table 2.13 outlines the increase in median rents by number of bedrooms on a weekly and annual basis. These increases can have a large impact on certain rental households, particularly low to moderate income households who require a dwelling with enough room for a family, such as a single parent household.

For example, for a median income single parent household (earning \$75,000) the difference between a 3 bedroom and 4 bedroom dwelling is \$70 per week/\$3,640 annually. This equates to 5% of household income, which could make a material difference in a household being able to affordably access a suitably sized rental home.

Increased dwelling diversity would mean that more households can 'right-size' and rent dwellings that closely match their needs, which would assist in an already unaffordable market.

Figure 2.20: Rental price by bedroom number 2010 - 2019

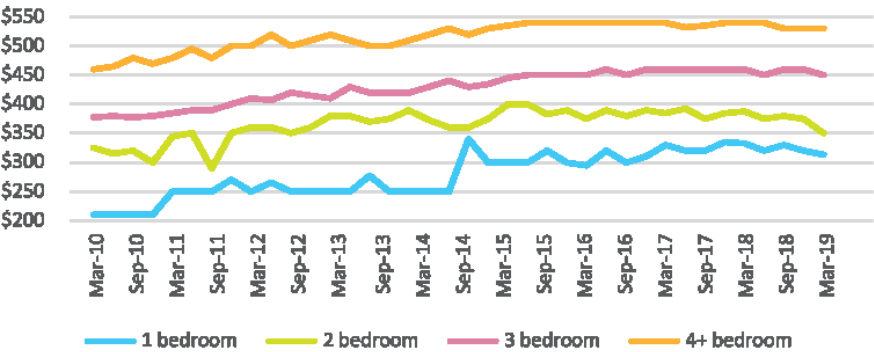


Table 2.13: Median rental increase between dwellings by bedroom number

Bedroom Increase	Weekly Increase	Annual Increase	Percentage Difference
1 to 2 bedrooms	\$45	\$2,340	14%
2 to 3 bedrooms	\$90	\$4,680	24%
3 to 4 bedrooms	\$70	\$3,640	16%

2.4 Housing Affordability

One method to assess the affordability of housing is to determine the proportion of households who are in mortgage or rental stress. This is commonly defined as households paying more than 30% of gross income on housing costs.

Very low, low and moderate income households are most affected by high housing costs as it leaves scarce income to spend on other essential and non-essential items, which can contribute to financial stress. Approximately half of all households in the Camden LGA would be classed as very low, low or moderate income households (Table 2.14) based on SEPP No. 70 Affordable Housing Revised Schemes (SEPP 70) definitions⁶.

Table 2.14: SEPP 70 household type definitions

Household Type	Upper Income Threshold	Camden LGA %	Housing costs 30% of income
Very low income	\$45,500	18%	\$12,690
Low income	\$72,800	13%	\$20,280
Moderate income	\$109,200	21%	\$30,420

2.4.1 Mortgage Stress

Of the 12,554 households with a mortgage, 2,692 (21.4%) are in housing stress. Of these households, 351 are very low income households, 811 are low income households and 947 are moderate income households. Table 2.15 outlines the percentage of mortgaged households in mortgage stress.

Mortgage stress is high in the newly developed suburbs. A high proportion of households in the New Urban Settlement Areas are in a life stage where their income is still yet to reach its peak, whilst their mortgage debt is at its highest. These factors leave them open to economic shocks, such as an increase in interest rates or a decrease in income.

Higher rates of mortgage stress in the New Urban North compared to New Urban South could likely be a result of generally higher prices in New Urban North as well as the higher percentage of households who bought at elevated price levels after 2013. If the price level of new housing is maintained or increases (assuming similar household income for new residents) then current levels of mortgage stress could continue.

Table 2.15: Level of mortgage stress - 2016

Settlement area	% of mortgaged households in mortgage stress	Median annual mortgage repayment
New Urban North	24.7%	\$31,200 - \$34,800
New Urban South	16.1%	\$28,800 - \$31,200
Future Urban	31.4%	\$31,200 - \$36,000
Established Suburbs	13.6%	\$24,000 - \$26,400
Camden	12.6%	\$24,000 - \$26,400
Narellan	10.7%	\$24,000 - \$26,400
Rural Living	28.2%	\$36,000 - \$48,000

(Source: Camden Housing Study)



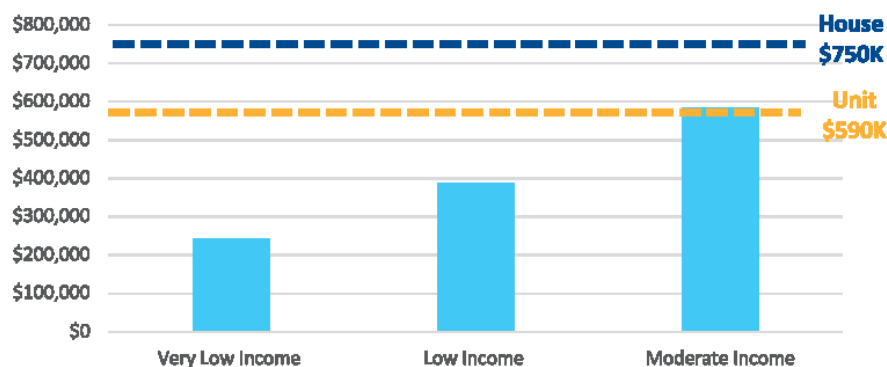
6. SEPP 70 – Affordable Housing is a State planning policy that - identifies there is a need for affordable housing across NSW; describes the kinds of households for which affordable housing may be provided; and sets requirements with respect to the imposition of conditions relating to the provision of affordable housing

Future Urban and Rural Living have the highest percentage of mortgaged households in mortgage stress. Despite the high level of mortgage repayments as a proportion of income, these areas are likely to be less vulnerable to economic shocks than areas with lower average incomes, as disposable incomes are still higher as an absolute amount.

Mortgage stress in the Existing Suburbs, Camden and Narellan Settlement Areas are lower than the LGA average. This could be due to the lower proportion of people who have bought more recently at higher prices, rather than a sign of affordability.

One of the reasons that mortgage stress is relatively high in the LGA is the lack of more affordable housing options. Figure 2.21 compares the median market price for houses and units in the LGA, against the price that very low, low income and moderate income households can afford to pay (i.e. able to purchase without going into housing stress). This indicates that the number of dwellings available to buy without going into mortgage stress is either not available or extremely limited.

Figure 2.21: What households can afford to buy VS LGA median property prices (2017)



(Source: Landcom; Profile.id)

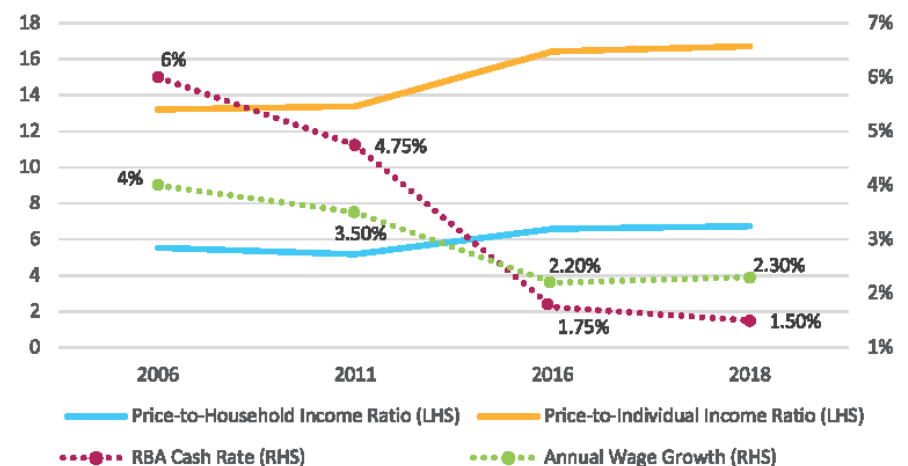
2.4.2 Housing Affordability Threshold (Purchase)

The affordability of housing is affected by a complex interplay of local and macro-economic factors and variables. An affordability threshold is a simple method that can provide a theoretical guide to the tolerance of house prices given a population's income and mortgage costs (assuming a maximum of 30% of gross income is spent on housing).

An affordability threshold is met when purchasers have reached a financial limit that they cannot or are not willing to move past. The affordability threshold is not a hard limit, only an indicator - households can decide to spend more than 30% of their gross income. This is evident in the Camden LGA by the number of households in mortgage stress.

The affordability threshold can rise by either an increase in household income and/or a decrease in mortgage costs. Figure 2.22 shows the house price-to-household income ratio, house price-to-individual income ratio, historic wage growth, and RBA cash (interest) rate (the driver of mortgage rates).

Figure 2.22: Price-to-income (individual and household) ratio, wage growth and RBA rate 2006-18



It demonstrates that the house price multiplier increased from 5.53 times the median household income in 2006, to 6.74 in 2018, and from 13.22 times the median individual income in 2006 to 16.73 in 2018. Over the same period, annual wage growth has reduced from approximately 4% to 2.3%, and the RBA cash (interest) rate has dropped from approximately 6% to 1.5%, which led to a reduction in mortgage rates. The largest increase in house price-to-income ratios coincides with the largest drop in the RBA cash (interest) rate between 2011 and 2016, with single income households facing particularly high multiples.

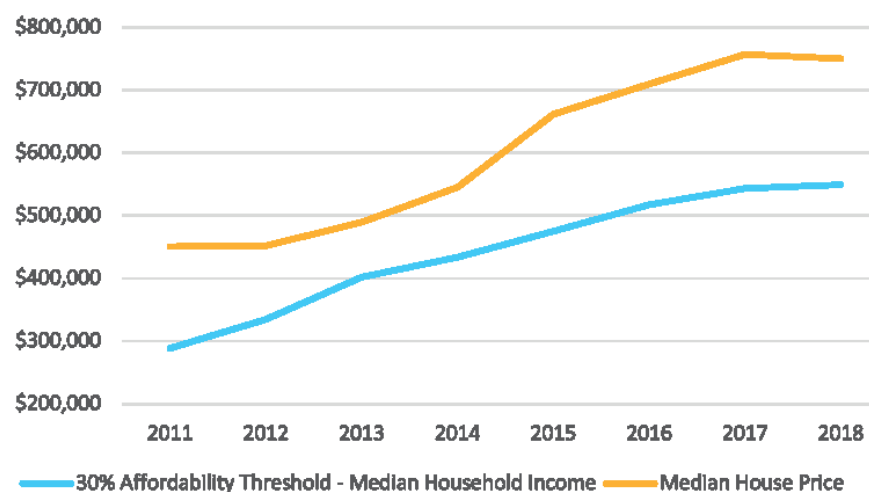
Figure 2.23 illustrates that the theoretical affordability threshold for the median income household (30% of gross household income) correlates with median house price movements, including steep increases from 2011 and a levelling off from 2017/18. It demonstrates how the median income household's affordability threshold can change by increasing financial resources – in this case modest income gains coupled with a large decrease in borrowing costs (interest rates) with a drop in the Standard Variable Rate (SVR) from 7% in 2011 to 4.58% in 2018.

Therefore, a possible explanation of the recent (2012-2018) price increase could be that as mortgage rates have reduced, the size of the loan that can be serviced from the same income has increased, which combined with moderate wage growth, has driven the increase in land and house prices.

The recent levelling of house prices and the affordability threshold, lack of effective demand for new lots (as signified by a significant reduction in lot sales), the high percentage of households in mortgage stress, and the limited scope for interest rates to reduce further could indicate that an affordability ceiling is close to being reached.

Furthermore, whilst the gap between median house prices and the affordability threshold narrowed between 2012 and 2014, the affordability threshold has been persistently below the median house price throughout this period. This implies that a median income household would face mortgage stress in purchasing a median priced dwelling.

Figure 2.23: Affordability threshold vs median house prices



(Source: ABS; RBA; Camden Council; NSW Bulk Property Sales)

7. The theoretical affordability threshold is an averaging metric that provides an indicative guide to affordability using the variables of income and mortgage rates. It does not account for other economic factors that affect house prices and affordability.

8. SVR is used as an indicative mortgage rate. Actual mortgage rates could be higher or lower, which could change the affordability threshold.

2.4.3 Rental Stress

In 2016 there were 5,044 households renting in the LGA⁹. This represents 20.2% of households - an increase of 2% from 2011. Of these households, 4,585 were renting in the private market and 440 from Social and Affordable Housing (SAH) providers. Including those in SAH tenures, approximately 1,746 (35%) households are in rental stress. Of these households, 729 are very low income households, 741 are low income households and 255 are moderate income households.

Table 2.16 details by Settlement Area the percentage of market rental households in rental stress and the median weekly rental payment. Rental stress is consistently high across each of the LGA Settlement Areas indicating that rental affordability challenges persist across all locations.

Table 2.16: Level of rental stress (market rental households) - 2016

Settlement Area ¹⁰	% of renting households in rental stress	Median weekly rental repayment
New Urban North	20.5%	\$450-\$549
New Urban South	23.4%	\$450-\$549
Established Suburbs	29.7%	\$450-\$549
Camden	25.7%	\$450-\$549
Narellan	26.8%	\$425-\$449
Rural Living	25.5%	\$550-\$649

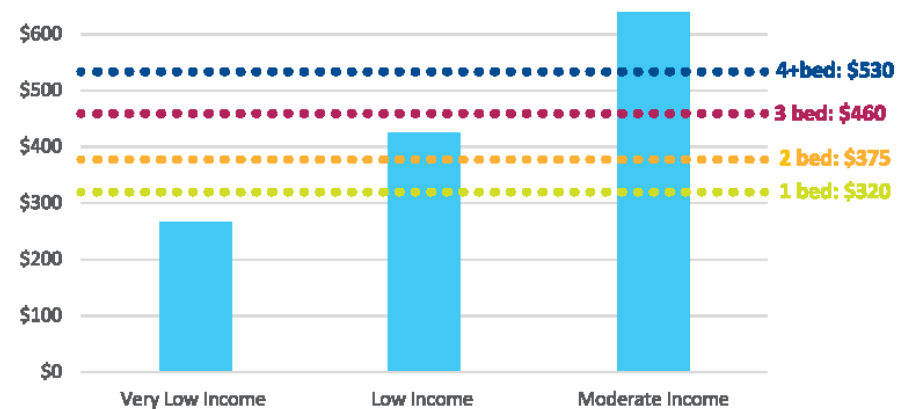
9. Includes both market and SAH renting households.

10. The Future Urban Settlement Area is not included as the number of rental households are too small.

One of the reasons that rental stress is relatively high in the LGA is the lack of more affordable housing options, particularly for very low- and low-income households. Figure 2.24 compares the median rental price for dwellings by bedroom number in the LGA against the price that very low, low income and moderate income households can afford to pay (i.e. without experiencing rental stress). Moderate income households could afford median rents for all dwelling sizes; low income households could afford median rents for only 1 and 2 bedroom dwellings; and very low income households could not afford median rents for any dwelling without experiencing rental stress.

Low and very low incomes households are often lone income households and face high barriers to accessing affordable rental housing. For example, the median single parent household in the LGA has an income of \$75,000 and two children, for whom most, if not all, of the suitably sized rental housing would be unaffordable or severely unaffordable; whilst a lone person household on a very low income would not be able to rent a 1 bedroom property without experiencing rental stress.

Figure 2.24: What households can afford to rent VS median weekly rental prices (2017)



2.5 Social and Affordable Housing

Household financial stress drives demand for Social and Affordable Housing (SAH), and is influenced by many factors including: macroeconomic conditions (demographics, unemployment levels, and wages); the operation of our cities and housing market (price of housing, location of housing, connective infrastructure); and social factors (education levels, domestic violence, intellectual or physical disability). Households who need SAH are those who are either¹¹:

- Unable to access market housing (including homeless persons); or
- Low household incomes who spend a high proportion of income on rent enduring either moderate rental stress (spending between 30% and 50% of income on rent) or severe rental stress (spending greater than 50% of income on rent).

2.5.1 Social and Affordable Housing Demand

The unmet demand for very low, low and moderate income households who require SAH is significant.

In 2016, there were 2,331 total households in need of SAH, which is 8.6% of total households. 440 households live in SAH resulting in an effective unmet demand of 1,891 dwellings. Of these, 724 households were in severe rental stress. In 2016, there were 96 people recorded homeless (Table 2.17). Homelessness is rising sharply across Sydney as a result of a lack of affordable housing. Between 2011 and 2016, homelessness has risen 57.8% across Greater Sydney and 11.6% in the Camden LGA. Estimating homelessness can be challenging. It is therefore a possibility that the recorded figure in the LGA could be higher.

The housing continuum is discussed further in Section 3.5, Priority 5: Addressing Housing Affordability and outlines demand for SAH to include: crisis and transitional housing; social housing; and affordable housing.

11. The full method for calculating SAH demand is provided in the Camden Housing Market Analysis – this definition excludes homeowners experiencing mortgage stress as they have the option of selling their asset and entering the rental market.

Table 2.17: Camden LGA Social and Affordable Housing (SAH) Demand 2016

Household Type	Homeless	Living in SAH	Severe Rental Stress	Moderate Rental Stress	Total Demand for SAH	Demand % of Total households
Couple family with children	0	58	129	359	547	4.1%
Couple family with no children	0	62	125	188	374	5.5%
Group household	0	7	24	45	77	19.1%
Lone person household	96	206	200	150	652	17.6%
One parent family	0	100	233	311	644	23.0%
Other family	0	6	12	19	37	12.5%
Total	96	440	724	1,072	2,331	8.6%

(Source: Camden Housing Study)

2.5.2 Projected Social and Affordable Housing Demand

Table 2.18 details the base case forecast demand for SAH by household type in the Camden LGA between 2016-2036. Over this period, demand for SAH is expected to grow by 4,592 households. This represents an average annual growth rate of 5.6%, compared to an annual growth of 1.5% across NSW.

In absolute terms, the household types with the largest demand for SAH are lone person households, one parent families and couple families with children. There is expected to be a substantial need for affordable housing for one parent families between 2016 and 2036, with up to 23% of one parent families requiring SAH.

Lone person households have the fastest annual growth rate demand for SAH (6.2%). This is consistent with trends across NSW, as the ageing of the population leads to more lone person households overall, combined with the general lower incomes of this household.

The high demand for SAH from households with one income demonstrates the increased difficulty this cohort have in finding affordable housing in the current environment.

In addition to the base case, two further scenarios were tested to outline the demand for SAH under different affordability conditions. Scenario 1 assumes household incomes grow by 1% p.a. relative to rents (i.e. by 2036 incomes have increased 20% relative to rents) – the total SAH demand is forecast to increase by 4,331 households in 2036 (261 less than base case). Scenario 2 assumes household rents grow by 1% p.a. relative to incomes (i.e. by 2036 rents have increased 20% relative to income) – the total SAH demand is forecast to increase by 4,978 households in 2036 (386 more than base case).

This scenario testing demonstrates that the upper and lower limits of demand are relatively insensitive to changing affordability conditions. This suggests the demand for SAH is structural for the affected cohort of households (namely households with one income) and further strengthens the need for affordable housing with price and tenure protection.

Table 2.18: Cumulative demand for Social and Affordable Housing (base case) 2016 - 2036

Household Type	Cumulative SAH demand (base case)					Increase 2016-2036	Percentage of household type who need SAH
	2016	2021	2026	2031	2036		
Couple family with children	547	741	994	1,237	1,470	924	4%
One parent family	644	874	1,208	1,553	1,909	1,265	23%
Couple family with no children	374	514	693	868	1,071	697	6%
Other family	37	44	56	81	94	56	12%
Group household	77	96	134	163	201	124	19%
Lone person household	652	911	1,286	1,697	2,178	1,526	18%
Total	2,331	3,180	4,372	5,598	6,923	4,592	-

(Source: Housing Market Analysis)

Sydney affordable housing examples



North Eveleigh – City West Housing

6 storey apartment building with 88 affordable housing units



Blacktown – Bridge Housing

Attached townhouse development with 65 affordable dwellings



Peakhurst – St George Community Housing

4 storey apartment building with 38 affordable housing units

2.6 Housing Supply

2.6.1 Detached Dwellings – Approvals and Completions

Housing approvals for detached dwellings in the LGA has been strong. Between July 2015 and December 2019, there were 10,954 detached dwellings approved and 10,138 completed. Approximately 92% of approved detached dwellings are built (Table 2.19 and Figure 2.25).

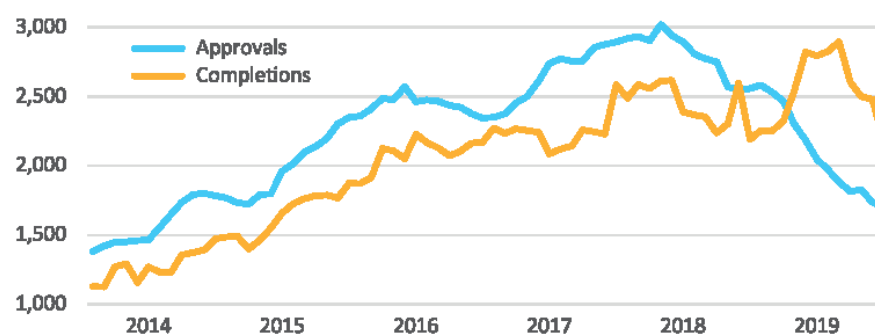
Financial year detached dwelling approvals peaked in 2017/18 at 2,894 and have dropped to 2,048 in 2018/19, and 815 in the first 6 months of 2019/20. Completions peaked in 2018/19 at 2,793, however in the first 6 months of 2019/20 have dropped to 647.

On a rolling annual basis, both approvals and completions are trending down - from April 2018 and mid-2019 respectively. Completions started to outnumber approvals from January 2019 due to the drop in new lot sales and associated approvals, and the continued delivery of past approvals.

Table 2.19: Annual (financial year) detached dwellings completions and approvals (DPIE)

Detached	2015/16	2016/17	2017/18	2018/19	2019/20 ¹²	Total
Approvals	2,461	2,736	2,894	2,048	815	10,954
Completions	2,226	2,084	2,388	2,793	647	10,138

Figure 2.25: Detached rolling annual approvals and completions 2013 – 2019 (DPIE)



¹² Data available for 6 months of period: July 2019 – December 2019

2.6.2 Multi-Unit Dwellings – Approvals and Completions

Between July 2015 and December 2019, 1,836 multi-unit dwellings (dual occupancies, attached and apartments) were approved and 788 completed. Approximately 43% of approved multi-unit dwellings are built.

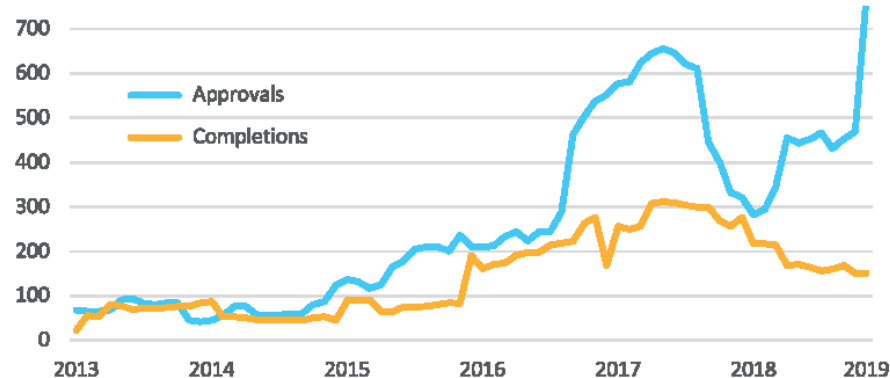
Financial year multi-unit dwelling approvals have risen from 205 in 2015/16 to a peak of 621 in 2017/18. Peak multi-unit completions were in 2017/18, with 304 dwellings, but have dropped to 38 in the first 6 months of 2019/20. On a rolling annual basis, approvals and completions are on divergent paths - approvals trending up with completions trending down.

Multi-unit dwellings make up 14% of total approvals, but only 7% of completions. The large quantities of theoretical supply approved but not completed could point to market capacity issues, rather than planning or approval constraints (Table 2.20 and Figure 2.26).

Table 2.20: Annual (financial year) multi-unit dwellings completions and approvals (DPIE)

Multi-Unit	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Approvals	205	244	621	467	299	1,836
Completions	75	215	304	156	38	788

Figure 2.26: Multi-unit rolling annual approvals and completions 2013 – 2019 (DPIE)



2.7 Housing Diversity

Increasing diversity has been a long-standing objective of Council and State Government housing policies. Despite these objectives being imbedded in planning controls in the LEP and SEPP, between 2011 and 2016 the percentage of non-detached housing in Camden has plateaued at 8% and remains below Greater Sydney (47%) and the Western City District (20%).

2.7.1 Approval and Completion Trends

This section uses Council data¹³ to assess trends for non-detached dwellings between 2015 and 2019 within the LGA. Key insights from Figure 2.27 and Table 2.21 include:

- *Dual Occupancies and Secondary Dwellings* are consistently approved and completed, have the highest completion rates, and makeup 46% and 19% respectively of all non-detached completions. The vast majority are in New Urban North, particularly Oran Park.
- *Attached Dwellings* have the second largest total approvals, but third lowest completion rate, resulting in only 185 completions. They are primarily in New Urban North but there are also notable approvals in Camden and Established Suburbs.
- *Seniors Housing* has the second highest amount of completions. They are spread around the LGA with approvals in New Urban North, New Urban South, Camden and Rural Living.
- *Manor Homes* have a 100% completion rate, but low overall quantity. All Manor Homes are in New Urban North, specifically Catherine Field.
- *Apartments* have notable approvals in the past 5 years, however no completions to date.

A *general rule* from these trends is that as the complexity and scale of development increases, the completion rate decreases. The exception to this general rule is Seniors Housing.

Attached dwellings and apartments make up 20% and 13% respectively of non-detached approvals, yet only 12% and 0% of non-detached completions. The number of unbuilt approvals confirms that the delivery of attached housing and apartments is seemingly not impaired by the planning system or approval process yet is rather an issue of market capacity.

Figure 2.27: Approvals by dwelling type (excluding detached dwellings) 2015 to 2019

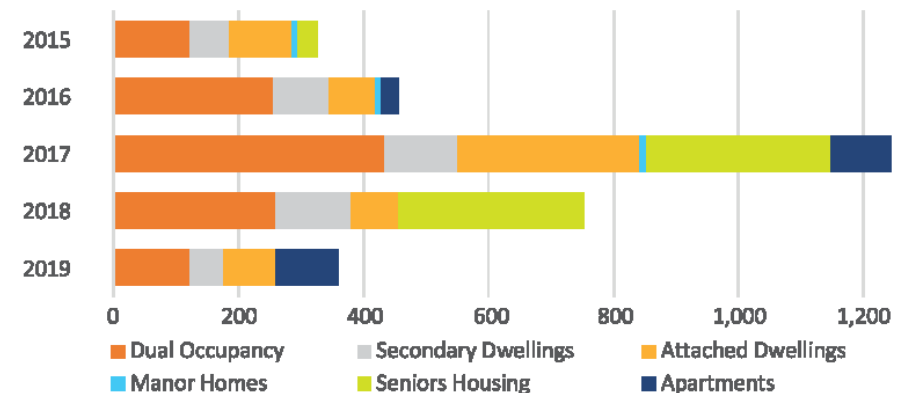


Table 2.21: Approvals by dwelling type (excluding detached dwellings) 2015 to 2019

Dwelling Type	Approved	Completed ¹⁴	Completion Rate
Dual Occupancy	1,194	715	60%
Secondary Dwellings	442	293	66%
Attached Dwellings	626	185	30%
Manor Homes	31	31	100%
Seniors Housing	623	347	56%
Apartments	446	0	0%

(Source: Camden Council)

¹³ Different categorisations and timeframes (Council application data; DPIE approval date) result in differences with DPIE data in previous section.

¹⁴ This is an indicative figure by matching approvals and occupation certificates. DPIE data use Sydney Water connections but is not specified by dwelling type.

2.7.2 Precinct Housing Diversity

Table 2.22 outlines lot sizes in different precincts across the LGA. It provides key insights and useful indicators of development trends, and how planning controls have influenced outcomes:

- The older the development of the precinct, the larger the median lot size and the greater the range of lot sizes. There has been a noticeable reduction in larger lots over time.
- The R1 General Residential zoned land in Oran Park has 5% of lots under 300m². This is likely due to the flexible nature of the R1 zoning, which allows attached dwellings in locations that are not necessarily clustered around centres.
- The R3 Medium Density zoned land in Oran Park has a high median lot size of 280m², with only 13% of lots under 200m² and 18% above 450m². This range of lot sizes indicates a mixed built form of detached and attached

houses. This suggests a potential planning capacity underutilisation given the current and planned surrounding amenity, infrastructure and services.

- The R3 Medium Density zoned land in Catherine Field (Part Precinct) has a median lot size of 180m², with 78% of lots under 200m². This range of lot sizes indicates a more typical medium density built form outcome, which is likely the result of tighter planning controls.
- In Elderslie, 7% of lots are under 300m². This relatively higher level of diversity could be attributable to a DCP that specifies an area surrounding the local centre for medium density dwellings.
- Leppington (Stage 1) has the smallest median lot size of 315m² and a very a limited range of lot sizes – 50% of lots are between 309 and 321m², a spread of only 12m².

Table 2.22: Summary of lot sizes, density and lot mix for selected precincts

Precinct	Oran Park		Catherine Field (Part Precinct)		Turner Road	Leppington Stage 1	Spring Farm	Elderslie
Instrument	SEPP		SEPP		SEPP	SEPP	LEP	LEP
Zone	R1	R3	R2	R3	R1	R2	R1	R1
Median Lot Size (m ²)	473	280	425	180	438	315	438	469
Density ¹⁵ (dw/ha)	16	24	18	40	18	24	17	16
50% of lots between (m ²)	375 – 546	234 – 375	375 – 485	175 – 190	375 – 510	309 – 321	383 – 502	382 – 519
Lot Size Mix								
450m ² and over	63%	18%	44%	-	30%	-	47%	65%
300 – 449m ²	32%	28%	52%	6%	48%	86%	49%	29%
200 – 299 m ²	4.5%	41%	3%	16%	19%	14%	3%	5%
Under 200m ²	0.5%	13%	1%	78%	3%	-	1%	2%

¹⁵. Dwellings per hectare – indicative net residential density assuming 30% required for verge and road.

2.7.3. Trends in Housing Diversity

Supported by the DPIE Housing Diversity Package (2014), the current mix of controls in the SWGA look to increase housing diversity through flexible controls for attached housing and by increased permissibility of small-lot detached housing. This mix of controls has a led to range of outcomes:

- Lots have been getting smaller and less varied, with small lot detached housing becoming the new norm in low density areas in some precincts. It is possible that this typology is a substitute for genuine medium density housing in well-located areas, whilst not benefiting from the same attributes of medium density housing in terms of density and streetscape outcomes.
- The location criteria in current planning controls has allowed attached dwellings to be delivered in areas that are not always near centres or transport, whilst detached housing has been delivered in areas next to centres and transport. This represents an under utilisation of planning capacity. The diffused nature of attached housing limits built form coherency, efficient infrastructure planning and the walkability of an area.
- In some R3 Medium Density zones the range of permissible dwelling types and densities is very wide. For example, approvals in the same R3 zone have included front-accessed small lot detached housing at around 25 dw/ha and apartments at 90 dw/ha. The infrastructure requirements and streetscape outcomes of these two types of developments vary greatly. This wide range of development possibilities provides minimal strategic certainty for Council in relation to built form outcomes and infrastructure planning.
- Areas such as Catherine Field (Part Precinct) and Elderslie that have more prescribed controls have been successful in delivering non-detached housing in appropriate locations.
- There is a blurring in the distinction between low and medium density housing as the lot size of detached housing decreases, as exemplified by both the R3 Medium Density zone in Oran Park and R2 Low Density zone in Leppington Stage 1, which both have a net density of 24 dw/ha.
- The majority of new housing is being delivered as front-loaded small lot detached housing in a density range of 20 and 25dw/ha. This housing density sits at an in-between point that has neither truly urban nor suburban characteristics.



2.7.4 Barriers to Housing Diversity

The issue in delivering diverse housing types, particularly attached dwellings and apartments, would appear to be related to market conditions. This can be separated into demand and supply factors.

Demand factors

- Detached housing benefits from an established and large market that is favoured by a range of demographic groups. It is challenging to establish market acceptance of smaller more compact housing types.
- Centres in the SWGA and the supporting infrastructure and services are still emerging. This makes the amenity trade-off between housing typologies less tangible for prospective buyers, which affects demand.
- When detached and attached housing is 'salt and peppered' together the locational or amenity benefits of attached housing are not clear.
- A price differential between detached housing and attached housing or apartments can drive demand for the latter typologies, i.e. if detached dwellings are significantly more expensive than townhouses or apartments, this could result in certain cohorts looking to buy these more affordable typologies. Currently, there is little to no price difference between detached housing and attached housing or apartments that can incentivise a trade-off.
- The current demographic profile means that most new households are families with certain space requirements, generally moving from other predominately low-density LGAs, which may have shaped their housing preference.

Supply factors

- The development market in the LGA is generally dominated by land developers and home builders, with a limited presence of integrated developers¹⁶. The delivery of detached housing is more suited to a land and house development process, as this type of development entails lower costs, complexities and capital requirements.

- In comparison to integrated development, the land and house development process has streamlined approval pathways and cost efficiencies associated with the delivery process. This includes the ability to build-to-order, which limits costs and risks associated with speculative construction. These efficiencies increase the competitiveness of the land and house development process relative to integrated development, which means that when controls allow it, detached housing can be delivered in favour of higher yielding townhouse or apartment typologies that require integrated development.
- As housing density increases, so too does the market and infrastructure thresholds required to make development viable - with apartments having the highest development complexity, associated risk, industry capacity and capital requirements. It is possible that the housing market in the Camden LGA is currently not sufficiently established to move past the higher viability thresholds associated with high density development.
- In the Camden LGA where there is limited existing high-density housing, the process of market acceptance can take time for industry capacity and market demand to mature. As such, it is important to acknowledge that the conditions required for high density housing to reach market viability will evolve over an extended period and are primarily beyond Council's control.
- Notwithstanding this long-term view, the growth in apartment and attached dwellings approvals in 2019, in addition to the numerous Development Applications (DAs) currently under assessment for these typologies could be a sign that the point of market viability is moving closer. The conversion of DAs into completions will be a key indicator of whether the market has reached this point and is therefore an important trend to monitor.

¹⁶ In a land and house delivery process, the land is purchased from a land developer, and the house is contracted to be built with a builder that is separately funded by the purchaser. Integrated development is when the land developer and builder role is combined, funding both land and house build - ideally selling finished dwellings (usually townhouses and apartments) off-the-plan.

2.8 Land Use Opportunities and Constraints

A detailed assessment of the land use opportunities and constraints in providing housing supply is included within the Housing Market Analysis. These are summarised below:

Opportunities

- The SWGA has an abundance of housing capacity that if required could meet all the housing demand of the LGA in the short and medium term.
- Greenfield housing supply offers the opportunity to embed environmentally sustainable and resilient principles at the precinct planning stage.
- Future precinct planning can facilitate the delivery of neighbourhood design that supports healthy and connected communities that are better placed.
- The SWGA provides the opportunity to facilitate the delivery of diverse housing typologies that meet the changing needs of the LGA, from appropriately located high-density apartments to supportive infrastructure and walkable centres and low density environmentally sensitive housing.
- The SWGA provides the opportunity to support housing that encourages affordability across the housing continuum that will enable more appropriate housing for certain households and increase the overall affordability.
- There is latent planning capacity in the established urban areas of the LGA that can contribute towards meeting housing targets through appropriate incremental growth.
- There is opportunity to support Narellan in fulfilling its role as a Strategic Centre through appropriate housing growth.
- Planned and future commitment to rail infrastructure within the LGA is required to support housing density.

Constraints

- The alignment of infrastructure to meet the housing supply of new precincts within the SWGA.
- The lack of city shaping infrastructure, including the timing to deliver the North South Rail link, that could ease traffic congestion and support higher density housing in the LGA.
- The presence of bushfire prone vegetation throughout the LGA, constraining housing development.
- Flood plains associated with the significant watercourses that flow through the LGA, limiting development opportunities.
- Regional significant environmental and habitat corridors that are to be maintained and enhanced.
- The LGA's valued rural lands and associated significant view corridors and landscaped areas that could influence development.
- The presence of Heritage Items and sites of cultural value to be protected and preserved.



2.9 Capacity of Existing Land Use Controls

Planning capacity is an estimate of the number of additional homes that could be accommodated in an area under existing zoning and planning controls. It is a theoretical assessment and is intended to be indicative rather than absolute.

Planning capacity is theoretical planning capacity and does not represent projected housing growth in any one area nor does it presuppose that this is the dwelling yield that would be approved.

The assessment considers the different supply environments in the Camden LGA: i) Existing Suburbs - Infill (LEP); ii) Zoned Land Release (LEP & SEPP); and iii) Future Land in the SWGA Precincts identified for urban uses but still in existing zoning under the LEP (SEPP).

The methodology and assumptions used to calculate the planning capacity are provided in the Housing Market Analysis Report and outlined briefly below for each supply environment. Due to the importance of establishing planning capacity for short term requirements, the results of the Housing Market Analysis Report have been refined to account for known trends and constraints to determine an adjusted planning capacity (Section 2.9.3).

Figure 2.28 identifies the land use zones assessed for planning capacity within the Existing Suburbs - Infill (LEP) and Zoned Land Release (LEP & SEPP) environments, in addition to highlighting the SWGA boundary and relevant Environmental Planning Instrument.

Existing Suburbs – Infill (LEP)

Capacity was assessed by identifying land zoned for residential purposes, removing constrained land, and then applying a likely yield assumption under existing planning controls to determine the number of dwellings at a lot level. The existing dwelling stock is then subtracted from the total yield to determine a net planning capacity.

Zoned Land Release (LEP & SEPP)

Existing capacity was assessed by identifying land zoned for residential development, removing constrained land, and then applying a likely yield assumption under existing planning controls. The potential yield has been assigned using notional development densities based upon those already observed within the developed parts of the relevant precincts. Yields for housing types were simplified to assume that dwellings would be delivered in R1 and R2 land use zones, and apartments delivered in R3, B2 and B4 zones.

Future Land in the SWGA Precincts (SEPP)

For land within the SWGA that is still zoned under the LEP and yet to be released or rezoned under the SEPP, three scenarios were developed that applied different benchmarks to account for a range of land use mixes, environmental constraints and dwelling types.

Lower density scenario: gross density of 8 dw/ha. Slightly higher than the densities planned at the Turner Road Precinct, which has a large amount of employment land and predominantly detached housing.

Medium density scenario: gross density of 12.5 dw/ha. Similar density to the draft Lowes Creek Maryland Precinct, which has a limited employment land, a higher percentage of medium and high-density housing than currently being delivered, but environmental constraints.

Higher density scenario: gross density of 15 dw/ha. Higher densities than those planned for Leppington Stage 1, which has limited employment land, a higher percentage of medium and high-density housing, and limited environmental constraints.

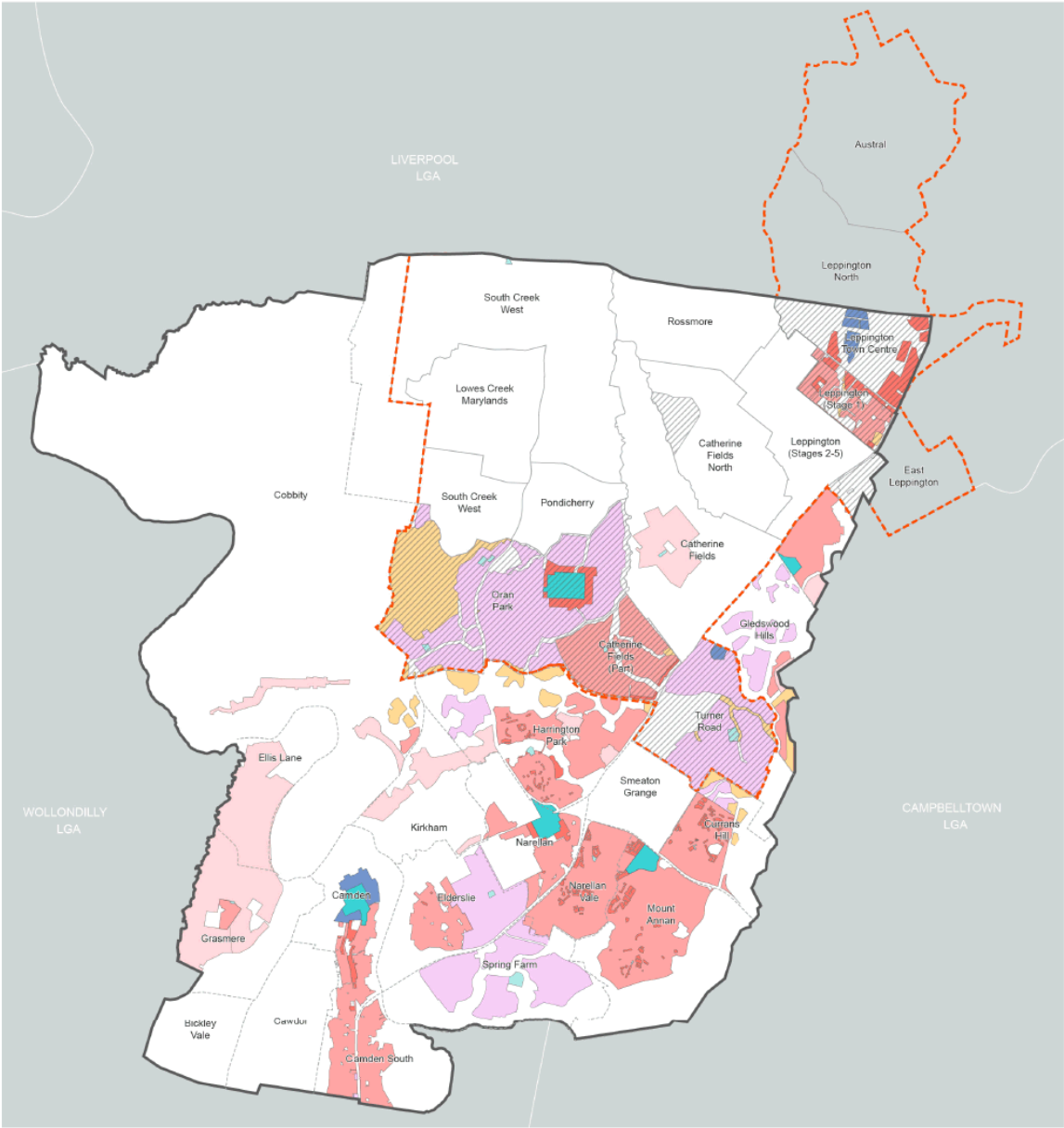


Figure 2.28: Land use zones assessed for planning capacity in the Camden LGA

- Land Application**
- Camden LGA boundary
 - SWGA boundary
 - SWGA Precinct Boundary
 - Area where Growth Centres SEPP applies
 - Area where Camden LEP 2010 applies
 - Suburb boundary (outside SWGA)
- Land Use Zones**
- B1 - Neighbourhood Centre
 - B2 - Local Centre
 - B4 - Mixed Use
 - E4 - Environmental Living
 - R1 - General Residential
 - R2 - Low Density Residential
 - R3 - Medium Density Residential
 - R4 - High Density Residential
 - R5 - Large Lot Residential

(Source: Housing Market Analysis, Camden Council)

2.9.1 Planning Capacity: Existing Suburbs - Infill (LEP) and Zoned Land Release (LEP & SEPP)

Based on the assumptions contained within the Housing Market Analysis, there is zoned theoretical planning capacity for 25,443 dwellings (excluding Rural Living) in the Camden LGA across infill and land release areas (Table 2.23).

- Over 11,000 detached dwellings that could be provided through subdivisions in zoned land release areas in New Urban South and New Urban North.
- There is planning capacity for approximately 9,000 medium to high density dwellings in the LGA, of which approximately 6,300 dwellings are allocated in zoned land release areas.
- In the Existing Suburbs, Camden and Narellan, there is planning capacity for 4,822 dwellings.

Table 2.23: Zoned dwelling capacity in the Camden LGA – Infill (LEP) and land release areas (LEP & SEPP)

Total zoned theoretical capacity					
Area	Detached Dwellings (subdivision)	Multi-Dwelling Housing	Dual Occupancies	Medium - High Density	Total
Camden	127	33	41	1560	1,761
Narellan	33	185	5	1141	1,364
Existing Suburbs	346	504	202	645	1,697
New Urban North	9,818			1,280	11,098
New Urban South	1,375				1,375
Future Urban	3,750			4,398	8,148
Total	15,449	722	248	9,024	25,443

(Source: Camden Housing Market Analysis; Camden Council)

2.9.2 Planning Capacity: Future Land in the SWGA Precincts (SEPP)

There is significant theoretical capacity in future identified precincts within the SWGA which are currently zoned under the LEP.

The theoretical capacity in the SWGA (assuming the land is rezoned under the SEPP) ranges from 44,675 to 83,766 dwellings (Table 2.24). It is important to note that this calculation is highly notional due to the long-time horizons and many variables regarding environmental constraints, land use mixes and dwelling typologies.

Table 2.24: Future dwelling capacity in SWGA (currently zoned under the LEP)

Area	Scenario		
	Lower density	Medium density	Higher density
Future Urban	44,675	69,805	83,766

(Source: Camden Housing Market Analysis)

2.9.3 Adjusted Planning Capacity: Existing Suburbs - Infill (LEP) and Zoned Land Release (LEP & SEPP)

It is acknowledged that planning capacity is based on high level theoretical assumptions. The planning capacity calculated in Section 2.9.1 has been further refined to account for: known development yields; identified development trends; feasibility considerations; heritage; in addition to planning, amenity and environmental constraints.

This adjusted planning capacity will be used to assess the LGA's housing supply gaps. The adjusted planning capacity equates to 16,694 dwellings in total, comprising: 8,852 detached dwellings; 4,782 attached dwellings; and 3,060 apartments.

The adjusted planning capacity adopts a cautious approach to ensure the capacity for detached dwellings (which have the highest demand) is not overstated. It is possible that detached housing capacity is greater than outlined in Tables 2.25 and 2.26 as planning capacity is substitutable (detached dwellings could be delivered in attached dwelling capacity land release areas) and development trends (such as reducing lot sizes) can increase an area's housing capacity.

Table 2.25: Camden, Narellan and Existing Suburbs adjusted planning capacity

Camden, Narellan and Existing Suburbs				
Settlement Area	Zone	Detached	Attached	Apartments
Camden	R3	-	200	-
Narellan	R3 & B2	-	-	700
Existing Suburbs	B2	-	139	-
Totals		-	339	700
		1,039		

Table 2.26: New Urban North, New Urban South and Future Urban adjusted planning capacity

Zoned Land Release Capacity (LEP & SEPP)					
Settlement Area	Precinct	Planning Instrument	Detached	Attached	Apartments
New Urban South	Spring Farm	LEP	688		
	Elderslie	LEP	112	47	125
New Urban North	Emerald Hills	LEP	550		
	Camden Lakeside	LEP	550		
	El Caballo Blanco & Gledswood	LEP	541		
	Manooka Valley	LEP	135		
	Harrington Grove	LEP	75		
	Oran Park	SEPP	1,796	1,869	1,800
	Turner Road	SEPP	950	30	
	Catherine Field (Part)	SEPP	1,709	120	
	Leppington Town Centre	SEPP		1,677	435
Future Urban	Leppington: Stage 1	SEPP	1,746	700	
Totals			8,852	4,443	2,360
			15,655		

2.10 Housing Targets and Supply Gaps

To provide clarity on how housing targets differ from the range of housing metrics introduced throughout the document, Table 2.27 outlines a description, scope and methodology for each housing metric and confirms how these have been used in this Local Housing Strategy. As the planning system provides a framework for market participants to deliver housing, it is considered that planning capacity is the most appropriate measure to assess Council's role in meeting housing targets. Market activity, as represented by approvals and completions, is subject to a range of wider structural economic factors that are beyond Council's influence. It is therefore acknowledged that demonstrating planning capacity does not necessarily mean there is market capacity to deliver housing in line with targets.

Table 2.27: Summary of and relationship between housing demand, housing targets, approvals, completions and planning capacity

Housing Metrics	Description; Scope and Methodology	Type	LHS Reference
Housing Demand	Housing demand forms the basis for the 20 year housing need – or <i>underlying demand</i> - in the LGA. It is produced by converting official population growth forecasts into dwelling requirements. The reliance on official projections mean they form a common baseline that can be used by a range of stakeholders. However, the static or linear nature of the projections cannot account for market cycles or significant policy shifts. Like any long-term forecast, the accuracy of projected figures reduces the further they are made into the future. They therefore need to be reviewed regularly to address for market trends and policy positions. To account for the uncertainty inherent in projecting preferences for populations, three density scenarios have been formulated: i) low density scenario; ii) medium density scenario; and iii) high-density scenario	Forecast	Section 2.2
Approvals	Official statistics produced by DPIE (<i>Greater Sydney Regional Housing Activity</i>) that measure housing activity and provide an indication of planning capacity that could be potentially used through forthcoming housing activity. Influenced by wider systemic economic and market factors, and are dynamic and cyclical in nature, with large peaks and troughs.	Housing activity indicator	Section 2.6
Completions	Official statistics produced by DPIE (<i>Greater Sydney Regional Housing Activity</i>) that measure the planning capacity used through actual market activity. Post-hoc measurement of effective demand. Influenced by wider systemic economic and market factors, and are dynamic and cyclical in nature, with large peaks and troughs.	Housing activity indicator	Section 2.6
Planning Capacity	The theoretical quantity of dwellings that can be produced under existing zoning and planning controls. Essentially measures the quantity, type and location of opportunities for the market to deliver (supply) housing. Metric by which housing targets are measured.	Target achievement measurement	Section 2.8
Housing Targets	A target set by the Greater Sydney Commission that attempts to forecast effective demand by reconciling DPIE's Housing Supply Forecast, official population forecasts (i.e. underlying housing demand), completion trends, market activity, and planning capacity.	Target	Section 2.9

2.10.1 The 0-5 Year Housing Target

The District Plan sets a 0-5 year (2016/17 to 2020/21) housing target of 11,800 dwellings for the Camden LGA. Council has consistently demonstrated sufficient planning capacity to meet this target.

2.10.2 The 6-10 Year Housing Target

An indicative range for the 6-10 year housing target (2021/22 to 2025/26) has been established with the Greater Sydney Commission of 10,000 dwellings (low growth scenario) to 12,500 (high growth scenario).

In assessing the planning capacity to achieve this range, some key assumptions have been made to:

- distinguish the target range by dwelling type; and
- account for the remaining 0-5 year housing target period.

Targets by Dwelling Type

Table 2.28 breaks the housing targets down by dwelling type using the proportions from the same 5 year period in the low-density housing demand scenario (Table 2.7). The assumed low-density demand scenario is a current reflection of the high demand for detached dwellings and represents a cautious approach to projecting short term dwelling demand by type (see Section 2.2).

Table 2.28: 6-10 year housing target by assumed dwelling type

Dwelling Type	Low Growth	High Growth
Detached Dwelling	9,264	11,580
Attached Dwelling	646	807
Apartment	90	113
Total	10,000	12,500

Account for Remaining 0-5 Year Housing Target Period

Table 2.29 outlines the projected adjusted planning capacity for the 6-10 year housing target period after making allowance for the planning capacity used in the final two years (2019/20 and 2020/21) of the 0-5 year housing target period. This has been calculated by deducting the total anticipated number of housing completions for these years. Based on current trends, it is assumed that the adjusted planning capacity of 16,694 dwellings (Section 2.9.3) will be reduced by 2,400 detached dwellings, 200 attached dwellings and 100 apartments.

Therefore, assuming no further precincts have been rezoned between 2019/20 and 2020/21, it is projected at the start of the 6-10 year housing target period (2021/2022) there will be planning capacity for 13,994 dwellings.

Table 2.29: Planning capacity at 2021/2022 by dwelling type

Dwelling Type	Planning Capacity
Detached Dwelling	6,452
Attached Dwelling	4,582
Apartment	2,960
Total	13,994

2.10.3 Housing Supply Gaps

Table 2.30 outlines the projected surplus or deficit planning capacity by dwelling type within the 6-10 year housing target period.

Based on the assumptions made, there could be a deficit in detached housing capacity of between 2,812 dwellings (low growth scenario) and 5,128 dwellings (high growth scenario). There is sufficient capacity for projected attached dwelling and apartment demand.

Table 2.30: 6-10 year housing target planning capacity surplus/deficit

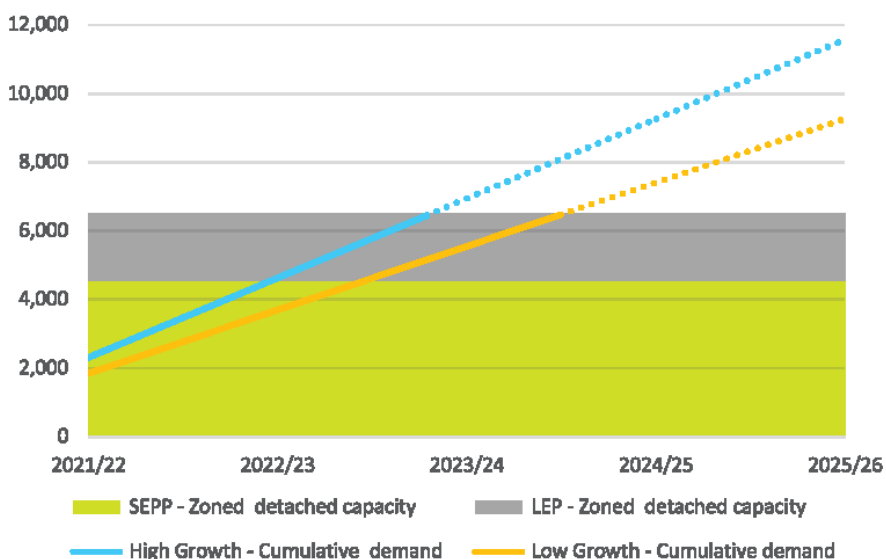
Dwelling Type	Low Growth	High Growth
Detached Dwelling	-2,812	-5,128
Attached Dwelling	3,936	3,775
Apartment	2,870	2,847

Detached Dwellings

Figure 2.29 projects demand for detached dwellings under the low and high growth 6-10 year housing target scenarios. It demonstrates under the low growth scenario there is potential planning capacity until mid-2024/25 for detached dwellings; and until the end of 2023/24 under the high growth scenario.

Based the assumptions made, there is a possible shortfall of capacity for detached housing within the next five years, indicating a potential requirement to rezone additional land within the SWGA.

Figure 2.29: Detached dwelling supply gaps to 2025/26

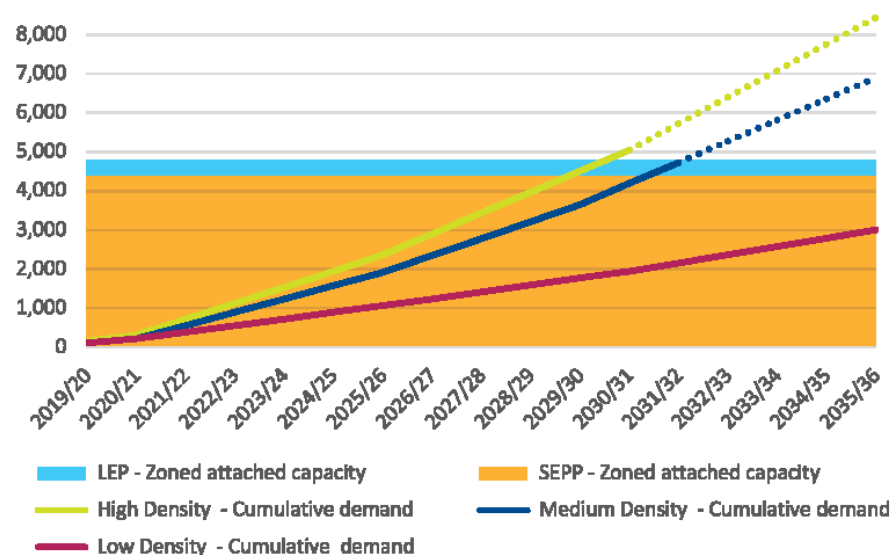


Attached Dwellings

Figure 2.30 projects demand for attached dwellings under the low, medium and high-density demand scenarios. It demonstrates potential capacity beyond 2036 in the low-density demand scenario; a deficit of 2,111 dwellings from 2031/32 in the medium-density demand scenario; and a deficit of 3,647 dwellings from 2030/31 in the high-density demand scenario.

It is therefore important that as new precincts in the SWGA are being planned, the provision of suitably located planning capacity to meet any potential shortfall in attached dwellings is considered.

Figure 2.30: Attached dwelling supply gaps to 2035/36



17. For detached dwellings, low and high growth demand scenarios projected using dwelling types of low-density demand scenario as capacity is limited to the 6-10 year period. For attached dwellings and apartments, the low, medium and high-density demand scenario are projected; as capacity lasts beyond 6-10 year period.

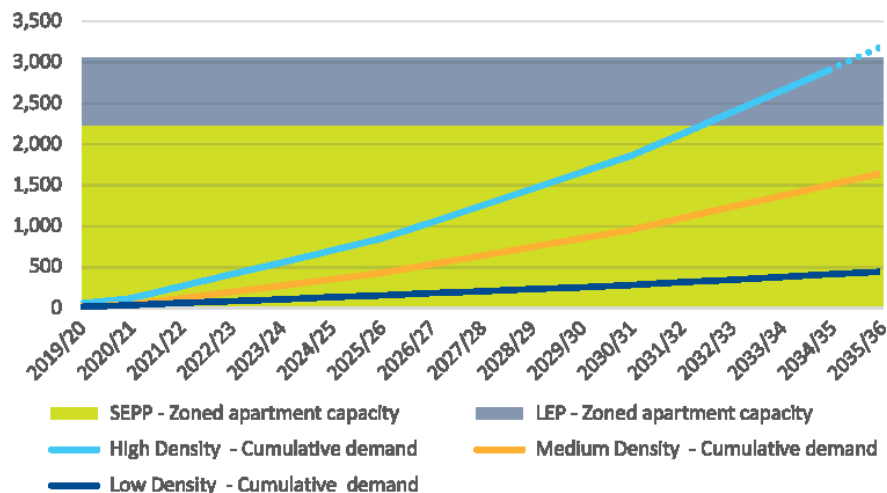
Apartments

Figure 2.31 projects demand for attached dwellings under the low, medium and high-density demand scenarios against the adjusted planning capacity. It demonstrates potential capacity beyond 2036 in the low-density demand scenario; a deficit of 2,111 dwellings from 2031/32 in the medium density demand scenario; and a deficit of 3,647 dwellings from 2030/31 in the high-density demand scenario.

It is important to recognise the capacity for attached dwellings and apartments are substitutable. It is therefore possible that apartment planning capacity is reduced by demand for attached dwellings (and vice versa). In addition, apartment demand can be uneven (with large peaks and troughs) and can change quickly depending on market conditions or the delivery of catalytic infrastructure. This makes accurate forecasting of apartment demand challenging.

Due to the planned delivery of catalytic infrastructure and other external influences on the LGA, to include the WSA and Aerotropolis, it is considered important to explore opportunities to provide medium to long term capacity for apartments in appropriate centres.

Figure 2.31: Apartment supply gaps to 2035/36



18. Adjusted planning capacity (Table 2.25 and Table 2.26) plus Medium Density Scenario of Unzoned Land in the SWGA (Table 2.24).

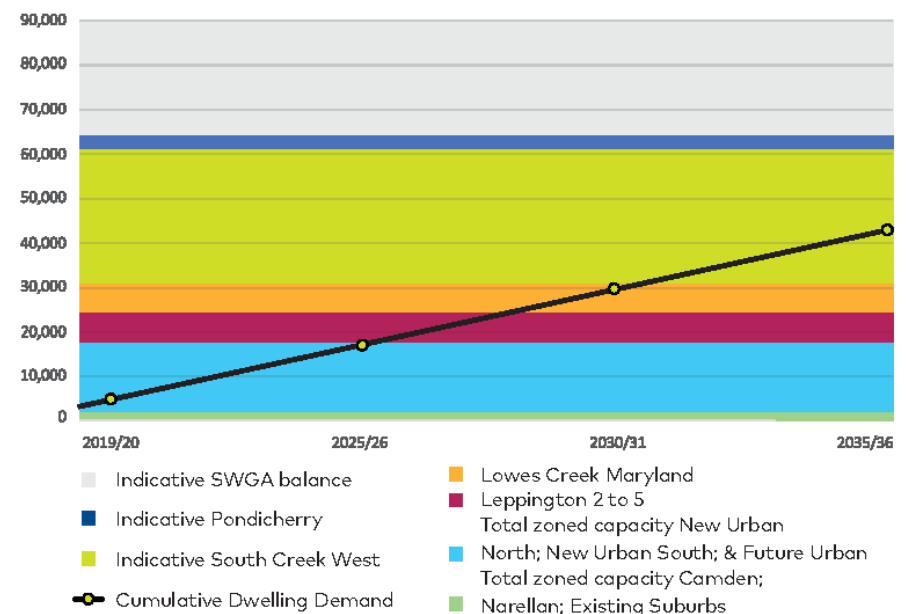
19. This is dwelling demand from 2019/20 to 2035/36. Section 2.2.1 identifies a total housing demand of 49,625 dwellings, but this is for 2015/16 to 2035/36.

2.10.4 '20 Year' Supply and Demand Balance

Figure 2.32 considers the 20 year housing demand against zoned, draft zoned or unzoned/indicative¹⁸ planning capacity to identify any long-term supply gaps. It demonstrates that there is sufficient theoretical planning capacity of approximately 86,500 dwellings to meet projected total demand of 43,400¹⁹ dwellings from 2019/20 to 2035/36, assuming the SWGA precincts are rezoned and serviced for developed as required.

From 2035/36 there will be remaining notional planning capacity for 43,100 dwellings. It should be noted that Figure 2.32 does not outline or indicate a sequence or order for future housing supply in the SWGA. It is therefore important that the type, time, location and sequence of housing supply in the SWGA in and beyond the 6-10 year target period is planned to ensure Camden LGA's medium and long-term housing needs can be met.

Figure 2.32: Overall capacity and demand balance to 2035/36








Strategy on a Page

The LHS comprises five Priorities that underpin Council's vision for housing in the Camden LGA over the next 10 and 20 years.

The five Priorities are:

- 1. Providing housing capacity and coordinating growth with infrastructure;**
- 2. Delivering resilient, healthy and connected communities;**
- 3. Delivering the right housing in the right location;**
- 4. Increasing housing choice and diversity; and**
- 5. Addressing housing affordability.**

These will be implemented by twelve Objectives as detailed within this section. The Priorities will be delivered through strategies to guide land use decisions and actions to be undertaken by Council.

				
Priority 1: Providing housing capacity and coordinating growth with infrastructure	Priority 2: Delivering resilient, healthy and connected communities	Priority 3: Delivering the right housing in the right location	Priority 4: Increasing housing choice and diversity	Priority 5: Addressing housing affordability
Objective 1 There is sufficient planning capacity to meet forecast housing demand	Objective 3 Housing is well-designed and environmentally sustainable	Objective 6 Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure	Objective 9 The mix of housing types matches the changing needs and preferences of the community	Objective 11 Support housing that encourages affordability across the housing continuum
Objective 2 Precincts in the SWGA are planned and released to align with enabling infrastructure provision	Objective 4 Neighbourhood design supports healthy and connected communities that are better placed	Objective 7 Housing growth in established areas is incremental, and preserves character and heritage values	Objective 10 Housing is inclusive and caters for an ageing population and People with Disability	Objective 12 Facilitate the delivery of affordable rental housing
	Objective 5 Increase Camden LGA's green cover and urban tree canopy	Objective 8 Protect Camden LGA's Rural Lands		

SECTION 3: Priorities

Priority 1: Providing housing capacity and coordinating growth with infrastructure



Objective 1: There is sufficient planning capacity to meet forecast housing demand

3.1.1 Council's role in facilitating planning capacity

Planning capacity is the theoretical quantity of dwellings that could be accommodated in an area under existing zoning and planning controls. It is considered the most appropriate metric to assess Council's role in facilitating housing supply.

Planning capacity is delivered through both effective land use planning (Planning Proposals) and approval pathways that assess proposals against statutory planning controls (Development Assessment).

Council is responsible for facilitating all aspects of planning capacity for land administered under the Camden LEP. Until recently, DPIE had responsibility to plan and rezone land within the SWGA, in collaboration with Council as a principal stakeholder. Once a SWGA precinct was rezoned, Council was responsible for assessing Planning Proposals and Development Applications. The last precinct to be rezoned under this arrangement was Leppington Stage 1 in 2015.

On 2 November 2019, the Minister for Planning and Public Spaces (the Minister) announced a new approach to precinct planning. The announcement followed a review of 51 precincts across Greater Sydney, which concluded that DPIE could better target its role in the delivery of precincts by giving more responsibility to Councils, leaving the State to focus on priority precincts. Under the new Collaborative Planning Framework, Council will play a more central role in the planning and rezoning of the SWGA precincts, in addition to finalising a design-led review of the current Leppington Town Centre masterplan.

In response to the new approach to precinct planning, a Camden Precinct Collaboration Group (Camden PCG) has been established, bringing Council and State agencies together to:

- align infrastructure delivery with precinct planning;
- agree of planning priorities; and
- determine planning pathway and collectively manage the delivery of land rezoning.

The Camden PCG membership includes Council, and the following public agencies:

- Greater Sydney Commission;
- Department of Planning, Industry and Environment (DPIE);
- Transport for NSW (TfNSW);
- Sydney Water; and
- Other State agencies as required (e.g. NSW Justice, NSW Health, School Infrastructure NSW).

3.1.2 Facilitating planning capacity to meet forecast demand

The Evidence (Section 2) demonstrates there is sufficient planning capacity to meet the balance of the 0-5 year (2019/20 to 2020/21) housing target of 2,700 dwellings, in addition to the 6-10 year (2021/22 to 2025/26) housing target of 10,000 to 12,500 dwellings, equating to a total range of 12,700 to 15,200 dwellings. As summarised in Table 3.1, there is planning capacity for 16,694 dwellings.

Table 3.1: Summary Adjusted Planning Capacity

Settlement Area	Planning Instrument	Adjusted Planning Capacity (dwellings)
Existing Suburbs and Centres	LEP	1,039
New Urban South	LEP	972
New Urban North	LEP	1,851
New Urban North	SEPP	8,274
Future Urban	SEPP	4,558
Total		16,694

It is acknowledged that planning capacity is a theoretical assessment and may not necessarily equate to housing approvals and completions (supply). This is informed by wider structural economic factors that are beyond Council's control.

In order to facilitate housing supply to meet the needs of the community, it is essential that appropriately zoned land is made available at the right time, in the right location and supported by infrastructure.

Based on the evidence, planning capacity for the 6-10 year housing target could be achieved with the full support of State and public agencies in the planning and delivery of supporting infrastructure.

The evidence highlights there could be a shortage of land for detached housing around 2024. It is the role of Council, the State and public agencies in planning and delivery of infrastructure, to ensure this demand can be met through appropriate land rezoning.

The LGA has existing and future planning capacity across three distinct environments: i) Existing Suburbs - Infill (LEP); ii) Zoned Land Release (LEP & SEPP); and iii) Future Land in the SWGA Precincts (SEPP).

Existing Suburbs – Infill (LEP)

Development in the Existing Suburbs and Centres has historically been below 5% of total dwelling completions. Council anticipates these trends to continue and considers there is latent planning capacity in these areas to meet this demand.

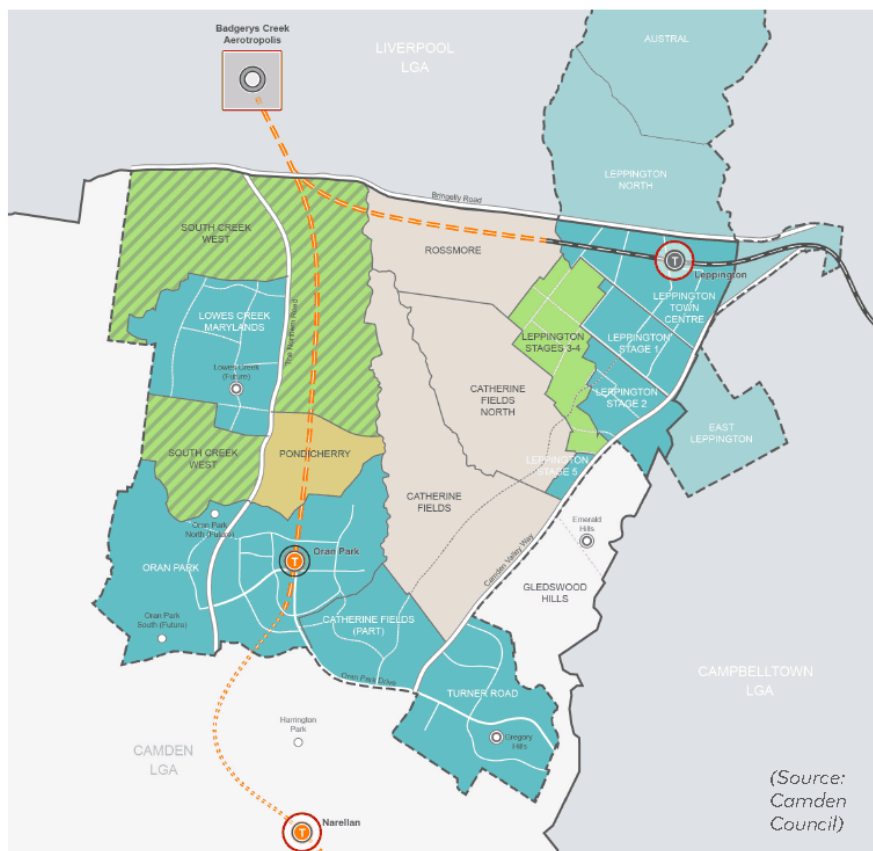
Zoned Land Release (LEP & SEPP) and Future Land Release in the SWGA Precincts (SEPP)

The zoned land release areas and SWGA precincts are anticipated to meet the majority of the housing demand over the short, medium and long term. There is sufficient planning capacity in these areas to meet all of the remaining 0-5 year housing targets and the 6-10 year housing targets (Section 2.10.2).

Any additional land required to meet housing demand is to be provided within the future land release in the SWGA. These precincts have significant capacity to meet future housing requirements, as outlined in Table 3.2. Based on current studies and assumptions, there is an indicative capacity of 65,000 dwellings.

The rezoning of rural land within the Metropolitan Rural Area (MRA) to urban uses is therefore not required to meet housing targets.

Figure 3.1: Current planning status of the SWGA Precincts



- South West Growth Area (SWGA) boundary
- Precinct status - Zoned
- Precinct status - Released
- Precinct status - draft zoned
- Precinct status- planning underway
- Precinct status - not released
- == Major/ collector roads - existing
- Major/ collector roads - indicative
- Rickard Road proposed upgrade (Transport for NSW)
- Rail station - existing
- Rail station - proposed
- Rail line - existing
- Rail line - proposed
- Rail line tunnel - proposed
- Metropolitan cluster
- Strategic centre
- Town centre
- Local centre
- Neighbourhood centre
- Camden Local Government Area (LGA) boundary

Table 3.2: Current housing capacity assumptions for future land in the SWGA Precincts

SWGA Precinct	Approximate No. of Landowners	Planning Framework	Planning Status	Indicative Capacity (dwellings)
SWGA – Released				
Lowes Creek Maryland	7	Collaborative Planning	Rezoned	7,000
Leppington Stages 2 to 5	190	Collaborative Planning	Partially Rezoned	6,500
South Creek West	165	Collaborative Planning	Released	30,000
SWGA – Planning Underway				
Pondicherry	1	Collaborative Planning	Planning Underway	2,700
SWGA – Not released				
Catherine Field	475	-	-	5,000
Catherine Field North	200	-	-	9,500
Rossmore	175	-	-	4,500
Total				65,200

- Rail line - existing
- Rail station - proposed
- Rail line - proposed
- Rail line tunnel - proposed
- Metropolitan cluster
- Strategic centre
- Town centre
- Local centre
- Neighbourhood centre
- Camden Local Government Area (LGA) boundary

In order to meet any 6-10 year (2021/22 to 2025/26) housing supply gaps, in addition to contributing to the 20 year strategic housing target for the District, the rezoning of the SWGA precincts **such as Pondicherry and Leppington Stages 3 & 4** should be prioritised. Council is further reviewing the Leppington Town Centre Masterplan, which may yield additional dwelling capacity. Figure 3.1 illustrates the current planning status of the SWGA precincts.

Lowes Creek Maryland Precinct

DPIE **was** responsible for the planning and rezoning of the Lowes Creek Maryland Precinct following the exhibition of the draft Precinct Plan in late 2018. **The precinct was rezoned in July 2021.**

Pondicherry Precinct

In April 2018, the landowner entered into a Voluntary Planning Agreement (VPA) with the Minister to facilitate the accelerated release of approximately 210 hectares of land to the north of Oran Park, known as the Pondicherry Precinct. The proponent has recently submitted draft Planning Proposals to Council for the Pondicherry Precinct. **The precinct is planned to accommodate approximately 2,700 dwellings, and will include public open space, riparian corridors and neighbourhood and community facilities.**

Leppington Precinct Stages 2-5

The Indicative Layout Plan for Leppington Stages 1-5 was exhibited in late 2014 and early 2015. Following the exhibition, it was determined that a staged approach to the rezoning of the precinct would be required to ensure essential services could align with housing growth. Leppington Stage 1 was subsequently rezoned in November 2015.

Leppington Stages 2 and 5 were rezoned in July 2021. Council and DPIE will continue to collaborate with essential services providers to inform the rezoning of remaining Leppington Stages 3 and 4.

South Creek West Precinct

The South Creek West (SCW) Precinct was released in November 2017. In November 2019, the Minister identified two sub-precincts of SCW to be delivered via the Collaborative Planning Framework.

Leppington Town Centre

The Leppington Town Centre (part of the Austral and Leppington North Precinct) was rezoned in March 2013, prior to confirmation of the Western City Airport. The train station was subsequently completed in March 2015 ahead of schedule. Although there is currently significant zoned capacity for high density housing in Leppington Town Centre, development has not been forthcoming. The lack of development could be attributed to multiple factors, but it is considered that land fragmentation (approximately 175 landowners) and a lack of infrastructure, are principal barriers.

In order to facilitate development, the Housing Acceleration Fund has committed \$2.9 million (in Fund Round 3) to the planning and design of upgrades along Ingleburn Road between Camden Valley Way and Rickard Road, and Rickard Road between Ingleburn Road and Bringelly Road. The road upgrades will be delivered by Council.

In July 2017, DPIE commenced a review of Leppington Town Centre by undertaking several draft specialist studies, which included a design led review of the masterplan. In collaboration with Liverpool LGA, the Camden PCG is currently progressing a gap analysis of the work undertaken to date, led by Council.

3.1.3 Land Sequence Schedule

Through a combination of the Leppington Town Centre review, and rezoning of the Pondicherry and released SWGA precincts, there will be future capacity to meet the housing targets.

These precincts will need to be supported by timely infrastructure and service provision. Council will collaborate with the Camden PCG and State agencies to identify priority precincts and land areas that can be supported by infrastructure and service provision in order to develop a land sequence schedule. It is intended this schedule will prioritise the preferred sequence of land release to meet housing demand based on the availability of required infrastructure to support a new community.



3.1.4 Communication

Council acknowledges communication with stakeholders is essential in enabling informed decisions to be made. Council will therefore seek to develop a community information program for landowners within the Camden LGA SWGA to include regular updates on precinct planning, and the timing and delivery of new and upgraded infrastructure.

3.1.5 Council Processes

Council's assessment processes play an important role in the delivery of housing. Council has continued to improve the efficiency and assessment timeframes of Development Applications (DAs), including the creation of a 'fast-track' service in January 2018 for certain DAs. In the last calendar year, 239 DAs were approved under this service within an average timeframe of 19 days.

Council aims to determine all DAs within 40 days. In the last 5 years Council has approved 6,534 DAs with a median determination timeframe of 39 days.

Furthermore, Council is one of 68 LGAs processing planning applications via the NSW Planning Portal as part of the NSW State Government ePlanning Digital Services. It is proposed that these services will be extended to support the Planning Proposal process.

It is essential that Council continues to accurately record DA approvals and housing completions to monitor how the LGA is tracking against the housing targets and to identify housing diversity trends. It is proposed that a more granular and standardised approach is required in the recording of data to ensure the accurate categorisation of housing types (e.g. detached, semi-detached, dual occupancy, secondary dwelling etc) are collated.

Objective 2: Precincts in the SWGA are planned and released to align with enabling infrastructure provision

There is a critical nexus between infrastructure, planning, design, and development. The provision of appropriate, coordinated, efficient and timely infrastructure is essential to achieve liveable and sustainable communities, and ensure long-term housing supply.

The extent of infrastructure planning currently being undertaken in the Western Parkland City (including the SWGA) is significant. Each of the infrastructure planning initiatives, conducted by various NSW Government agencies, Council, utility providers and development proponents will inform infrastructure service requirements. These planning initiatives are guided by the following principal studies:

- Sydney Water: Growth Servicing Plan 2019-2024;
- Endeavour Energy: Growth Servicing Plan 2018 and Distribution Annual Planning Report;
- NSW State Infrastructure Strategy 2018-2038;
- Transport for NSW: Future Transport 2056;
- Transport for NSW: Sub-District Integrated Network Plan (Camden, Campbelltown, Wollondilly);
- Greater Sydney Commission: Place-based Infrastructure Compact;
- Camden Council: Leppington & Leppington North Project Identification & Status Report;
- Camden Council: All contribution plans in the SWGA;
- Camden Council: All 'voluntary planning agreements' in the SWGA; and
- NSW Government: All 'voluntary planning agreements' in the SWGA.

3.1.6 Servicing Development

The provision of utility services such as water, sewage, gas and electricity are vital to ensuring the continued delivery of housing within the SWGA. Uncertainty over service provision can stall the delivery of housing in rezoned precincts and dampen land take-up. Sydney Water's Growth Servicing Plan provides a high-level overview of the expected availability of trunk water-related infrastructure over the next 15 years. Similarly, the Endeavour Energy Growth Servicing Plan 2018 outlines Endeavour Energy's plans to provide trunk infrastructure until 2024.

The timing of infrastructure provision is critical to ongoing housing supply. Communities cannot be planned, nor Development Applications permitted without assurances of adequate utility infrastructure. The full support of both State and public agencies is required to enable Council to facilitate the delivery of the GSC housing targets for the LGA. Council will continue to collaborate with service providers to facilitate the coordinated provision of utilities to support land for housing.

To support housing growth outside of the SWGA, Council officers currently meet quarterly with Sydney Water. These meetings could be formalised and extended to include Endeavour Energy and Transport for NSW. The principal objective of this project working group would be to ensure infrastructure is delivered in a coordinated and efficient manner.

3.1.7 Planning and Delivering Transport Infrastructure

It is essential that local, district and regional transport infrastructure is planned and delivered to ensure that the SWGA is connected with the Western Parkland City and Greater Sydney. Road capacity and public transport are critical pieces of enabling infrastructure that will allow people to access jobs, services and areas of recreation.

Camden Council

Camden Council (in collaboration with Campbelltown and Wollondilly Councils) has partnered with Transport for NSW (TfNSW) on a 'Sub-District Integrated Network Plan' (SDINP) project. Part of the Future Transport 2056 initiative, the SDINP project involves State and Local Government co-developing an integrated transport planning framework for future use on transport networks. The outcome of the SDINP is to integrate Transport for NSW's planning with Council's LSPS transport infrastructure priorities, and in doing so develop a strategic movement and place context for integrated land use, amenity planning and multi-modal transport planning for the Camden LGA.

SEPP (Major Infrastructure Corridors) 2020 confirms future infrastructure corridors within the LGA and regulates development within and around them. The NSW State and Federal Government have committed funding for Stage 1 of the North South Rail Link, which connects St Mary's to the Western Sydney Airport (WSA). No funding or delivery commitments have been provided for Stage 2 of this link, which will connect Campbelltown/Macarthur to the WSA via Oran Park and Narellan. Similarly, funding has not yet been committed for the South West Rail Link Extension connecting Leppington to the WSA.

Certainty surrounding the timing and delivery of these important pieces of infrastructure have the potential to shape new precincts, contribute to the LGA's continued economic and social growth, and provide access to key strategic centres such as the WSA, Parramatta and Sydney CBD. Confirmed timing and delivery information will enable long-term land use planning that can guide the supply of housing types to meet demand.

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 WSA prior to its opening in 2026. Council will advocate for the rapid bus service to connect the LGA's key centres to the WSA.

3.1.8 Structure Plan for the SWGA

There is currently no overarching strategic plan for the SWGA that provides a framework for future precinct release and infrastructure planning. A Structure Plan could provide a framework to facilitate the delivery of future housing in the SWGA by identifying the future urban structure, as well as outlining the infrastructure requirements to guide the work of Council, DPIE and other relevant agencies. This will enable the SWGA to develop in an orderly and efficient manner.

3.1.9 Camden LGA SWGA Infrastructure Study

Council is exploring the development of a Camden LGA SWGA Infrastructure Study. The overall purpose of the project would be to establish a baseline understanding of the currently planned infrastructure for the Camden LGA SWGA, to be delivered by Council, NSW Government, Australian Government, utility providers (e.g. Sydney Water, Endeavour Energy, Jemena etc.) and developers, to identify a gap analysis of the infrastructure required to support housing and employment growth, in addition to developing a 10 year program of works, with a 20 year vision of infrastructure initiatives, to facilitate the coordinated delivery of infrastructure.

It is intended that the Camden LGA SWGA infrastructure Study could inform the SWGA Structure Plan, in addition to advancing the development of a Placed-Based Infrastructure Compact (PIC) for Leppington North (which includes Leppington Town Centre) and informing the potential development of a PIC for the rest of the SWGA.

A PIC brings together government agencies, local councils and utility providers, to consider holistically what infrastructure and services are needed in a place before it can grow to address existing problems and for when more people come to live and work in an area. The PIC can also help determine how contributions can be secured to enable efficient delivery.

The evolution of the Camden LGA SWGA Infrastructure Study into a SWGA Structure Plan would facilitate a coordinated approach to land release that manages the number of development fronts, builds on existing development patterns and maximises planned or existing resources and infrastructure.

3.1.10 Funding Infrastructure

Future development in the SWGA will occur on greenfield land. To ensure that new communities are liveable, they need to be supported by suitable local infrastructure. There are a number of funding mechanisms which provide for essential infrastructure to support development.

Monetary contributions for local infrastructure, also known as developer contributions, are charged by councils when new development occurs through the section 7.11 of the EP&A Act contribution framework (7.11 framework). Developer contributions are used to provide the infrastructure required to support the community, such as open space, playgrounds, community facilities, local roads, footpaths, stormwater drainage and traffic management.

The previous 7.11 framework capped the maximum amount Council was able to collect for development within greenfield areas, which resulted in financial shortfalls in the funding of local infrastructure. Council welcomes the uncapping of contributions from July 2020. There are also key pieces of local infrastructure such as community halls or riparian links that are not currently able to be levied for but are essential to provide liveable and sustainable communities. Council is working with DPIE to review the 7.11 framework so that it is easier for Council to provide these key pieces of infrastructure.

The NSW Government has committed to upgrading major roads including Bringelly Road and The Northern Road. Major road upgrades within the precincts are funded via the Western Sydney Special Infrastructure Contribution (SIC). The SIC also includes funding for other regional infrastructure such as schools, health hubs, public transport infrastructure and emergency services infrastructure. The SIC is currently under review by DPIE. The completion of this review will give Council assurances that major road and social infrastructure have been appropriately funded and in turn, help determine the sequenced release of precincts or ensure that housing can be satisfactorily connected within these areas.

3.1.11 Green and Blue Infrastructure

The Green and Blue Grid is an important network of open spaces and natural elements that provide recreation opportunities, protect critical habitats and enhance biodiversity values, all of which contribute to the unique character of the LGA. Council recognises the importance of protecting and enhancing key environmental corridors and water bodies in areas of the SWGA such as South Creek, areas of Cumberland Plain Woodland and large farm dams that contribute to attractive and liveable communities.

These environmental elements need to balance ecological services and urban requirements, and spatially traverse precinct and LGA boundaries. It is therefore important that a holistic and collaborative approach is adopted by a range of stakeholders, through the precinct planning process, to determine ways in which these corridors can be practically retained and enhanced in a systemic and coordinated manner.

By adopting a strategic approach to planning and delivering Green and Blue Grid connections throughout the Camden LGA, SWGA and the broader Western Parkland City, Council can incorporate place-based urban design outcomes for each precinct that utilise green and blue infrastructure. Council will therefore implement the South Creek urban design principles outlined in the District Plan, as well as the established Camden Green and Blue Grid principles, in all future precinct planning.

3.1.12 Fragmented Land

Fragmented land is one of many interconnected factors such as infrastructure coordination, utility service availability (water, sewer and electricity), and market demand that affect market take-up of land and housing delivery.

Fragmented land ownership patterns create coordination and co-operation challenges in relation to land development and infrastructure servicing and funding.

Camden Council

As outlined in Table 3.2, there are a range of precincts in the SWGA with fragmented land ownership. Those that are zoned or have draft zonings include Leppington Town Centre and Leppington Stages 1-5. In the absence of a lead developer or an overarching government land development body, the coordinated delivery of housing in these areas will be challenging. Council uses several methods to overcome land fragmentation including the preparation of Indicative Layout Plans that align future infrastructure such as roads to property boundaries, and the early delivery of enabling infrastructure. In order to further reduce the barriers of land fragmentation, Council will investigate a fragmented land policy that explores additional methods and mechanisms that could be appropriate for the impacted precincts in the SWGA.

PRIORITY 1 ACTIONS	
1. Plan for the GSC 6-10 year (2021/22 to 2025/26) housing target of 10,000 to 12,500 dwellings and ensure sufficient planning capacity through the rezoning and review of land within the SWGA subject to the delivery of supporting infrastructure.	Short term
2. Develop a Camden LGA SWGA Infrastructure Study to inform infrastructure requirements and a land sequence schedule to facilitate the orderly supply of housing.	Short term
3. Develop a community information program for landowners and stakeholders within the SWGA Camden Precincts.	Short term
4. Ensure internal assessment processes for development assessments and planning proposals support the efficient delivery of housing in the Camden LGA.	Short term
5. Review how development approval and completion data is captured to assist in monitoring housing diversity and capacity in the Camden LGA.	Short term
6. Advocate for a Project Working Group between Council Officers and essential service providers to deliver adaptive and flexible infrastructure.	Short term
7. Finalise the Camden Green and Blue Grid Analysis.	Short term
8. Explore the development of a fragmented land policy for the SWGA Precincts.	Short term

Priority 2: Delivering resilient, healthy and connected communities

Objective 3: Housing is well-designed and environmentally sustainable



The design of housing can contribute significantly to the liveability and environmental sustainability of an area. Good design can lessen the impact of new housing on the surrounding environment, contribute to the resilience of buildings and places, provide amenity for residents and improve the public domain. As climate change becomes an increasingly pressing concern, so too does the need to create sustainable buildings that offer minimal environmental impact and maximum human comfort.

Environmentally sustainable design attempts to minimise a building's environmental impact through energy and water efficiency methods, the use of sustainable materials and landscaping that considers a site's existing natural features and the local climate.

3.2.1 BASIX

In NSW, sustainable considerations, such as reducing energy and water consumption, along with thermal comfort are regulated under the Building Sustainability Index (BASIX). This requires minimum sustainability targets for all new residential builds, including detached and semi-detached dwellings and residential flat blocks, and additions and alterations costing \$50,000 or more.

Residential building sustainability targets are important because:

- High efficiency standards can create significant co-benefits including consumer savings;
- 46% of Camden LGA's residential emissions are from electricity use in housing (Resilient Sydney Platform, 2016-2017).

Although BASIX was introduced in 2006, there has only been one major review of the standards. This occurred in 2017, when energy reduction targets for houses and low-rise units were increased by 10% and 5% for mid and high-rise units, with an increase in the stringency for thermal heating and cooling caps. It is important that BASIX standards are reviewed regularly to ensure they are in line with broader emission reduction targets and improvements in technology, materials and building design. Improving on BASIX is particularly important for urban release areas where there is a high volume of new builds, as this can drive cumulative benefits.

3.2.2 Delivering Sustainable Housing

Many sustainable design approaches, such as orienting buildings to utilise passive design, the choice of building materials and colour schemes, are most beneficial when considered during the initial design and construction of a home. Most of the LGA's housing growth over the next 20 years will be delivered via new builds in new release areas, and this presents an important opportunity for Council to establish planning mechanisms to encourage and support the adoption of sustainable design principles for housing.

To assist homeowners in designing homes that not only meet but exceed the minimum targets required under BASIX, there is a need for clear and comprehensive information on design which promote sustainable approaches to building. Council will develop initiatives to showcase and promote the design of sustainable homes - integrating the local climatic conditions in the design of homes with considerations such as the orientation of dwellings, building appearance, materials and landscaping. Many of these considerations can also be successfully retrofitted to existing homes.



Council will work with the development industry and local builders to investigate opportunities to promote sustainable design choices in new builds. This could include the opportunity of partnering with a local developer to promote the benefits of incorporating sustainability principles.

Sustainable housing could further be encouraged through introducing clauses within planning instruments that offer incentives to increase water and energy efficiency. In addition, Council is committed to auditing the residential controls within Council's DCP to ensure they provide for sustainable built form, facilitate the use of recycled water systems, support innovative waste management approaches, accommodate the use of renewable energy storage, and make provision for urban tree canopy and green infrastructure, such as green roofs and walls.

The increasing volume of new homes delivered via the SEPP (Exempt and Complying Development Codes) 2008 has limited the number of site-responsive dwelling designs that prioritise sustainable outcomes. For example, the rear setback and building footprint controls allow limited area for tree planting.

The volume of housing development expected in the LGA over the next 20 years could necessitate different requirements for new release areas, including a review of the Exempt and Complying Development Codes, to ensure that development standards support and encourage sustainable, resilient, energy efficient housing designs. The cumulative impact of these changes could greatly improve the performance of new suburbs, and Council will continue to advocate for this outcome.

Objective 4: Neighbourhood design supports healthy and connected communities that are better placed.

The built environment influences both individual and community health and wellbeing. Good access to safe, connected streets linked to services, green open spaces and shared community facilities promotes walking and cycling, and generates positive mental health outcomes through enabling social interaction and increasing exposure to nature.

The shape of the urban landscape affects the prevalence of many lifestyle and chronic diseases, including obesity, type 2 diabetes and heart disease. It can further influence the mental health of residents through enabling opportunities for social interaction.

3.2.3 Natural Hazards

Natural hazards such as bushfire, flood and urban heat provide a significant constraint for the development of new housing in existing and future neighbourhoods across the LGA. Due to this, it is important that new residential areas are adaptable to the impacts of natural hazards, and their changing nature as a result of climate change.

Many of Camden's existing and future neighbourhoods are identified as bushfire prone land by the NSW Rural Fire Service. To ensure that housing developments are resilient to the threats of bushfire, Council will continue to ensure that the requirements of Planning for Bushfire Protection 2019 are applied to all existing and future residential areas.

In addition to bushfire, flood risk is attributed to several residential areas throughout the LGA by major waterways including the Nepean River and South Creek. Flood risk to existing and future residential areas will be managed on an ongoing basis through the development and continual review of relevant flood risk management plans.

Another natural hazard which is increasingly affecting Camden's residential areas is Urban Heat. Several actions identified within this strategy along with actions within Council's Sustainability Strategy 2020-24 will assist in

mitigating the effects of urban heat. Council will also investigate measures to implement recommendations of the Urban Heat Planning Toolkit prepared by the Western Sydney Regional Organisation of Councils (WSROC).

3.2.4 Healthy and connected neighbourhoods

Promoting walking and cycling is an effective way to increase physical activity. Walking and cycling for transport and recreation are influenced by different features of the urban environment. Walking and cycling for transport are associated with living in neighbourhoods that have connected street networks, good access to destinations, public transport, and higher residential densities. Enhanced natural and public domain features, as well as access to facilities and parks encourage physical activity and tend to be associated with increased walking and cycling for recreation.

The Heart Foundation has developed a Walkability Checklist for the community to survey their own neighbourhoods and assess the walkability of an area. Council could adapt this approach and develop a walkability index to be used in future precinct planning, which would ensure the key urban elements needed to support healthy communities are embedded into the design of a neighbourhood. This index could also be used to retrofit existing neighbourhoods where improvements may be required to promote physical activity.

Streets also provide the opportunity for people to congregate and engage with others. The Healthy Streets Approach is a framework for decision making in relation to planning transport and streets created by Transport for London.

The framework is based on 10 Healthy Streets Indicators, which reflect the essential ingredients for tackling the public health, socio-economic and environmental challenges that can be addressed through effective street design and management.

The Western Sydney Health Alliance (WSHA) is an initiative under the Western Sydney City Deal. It comprises the eight City Deal Councils (including Camden Council), the South West Sydney and Nepean Blue Mountains Local Health Districts (LHDs), in addition to the South West Sydney and Nepean Blue Mountains Primary Health Networks (PHNs).

The WSHA is preparing an "access to health impact statement" which will support the consideration of health and wellbeing within the broader planning framework. The health impact statement is intended to:

- provide strategic/land use planning considerations by Local and State Government to support improved health outcomes, and
- support the future planning for health services by the LHDs and PHNs by establishing quantitative and qualitative health services outcomes to ensure that the right services are provided in the right places.

There are considerable opportunities through future precinct planning to promote walking and cycling and improve the accessibility of sociability of neighbourhoods. Adopting a master-planned approach to neighbourhood design can ensure locations for future housing are appropriately integrated with public transport, open space, mixed-use centres, health services and employment nodes.

Healthy and connected neighbourhoods are also environmentally sustainable. In addition to considering ways in which the built environment can support healthy and connected communities, it is also important that Council ensure future precinct planning incorporates sustainability principles in order to address climate change impacts such as drought and urban heat, and conserves resources such as water and energy.

There is an opportunity for Council to work with utility service providers to investigate innovative approaches to the sustainable provision of water, energy and transport, in addition to working with developers to consider opportunities to utilise existing landscape characteristics that could function as stormwater wetlands and urban forests.

3.2.5 Improving liveability in neighbourhoods

Connected and functional communities rely on more than just physical connectivity. It is important that neighbourhood design facilitates and encourages social connectivity and interaction between residents by accounting for the appropriate provision and location of social services and infrastructure. The early delivery of these facilities can significantly impact the capacity for new residents, particularly those new to the Camden area who may rely on immediate support, to establish important social connections within the community.

Councils collect development contributions under S.7.11 of the EP&A Act, to fund the delivery of essential local infrastructure required to support communities. The contributions system does not currently consider the construction of social infrastructure such as community centres, youth centres and libraries as "essential works" and as such, Council is unable to collect contributions to fund their up-front construction. This often results in these facilities being delivered after new residents have moved in. It is therefore important that opportunities are explored through future precinct planning for the early delivery of these important services in order to establish community networks.

In order to monitor the health and wellbeing, or liveability, of established and new communities, Council will explore data collection and analytical systems that assess how communities are performing against a pre-defined set of metrics. This index could enable Council to identify areas of success and areas for improvement in communities and to inform the planning of future precincts.

3.2.6 Better placed

Under the new approach to precinct planning, Council will play a greater role in influencing the outcomes of future precincts. This will include adopting a place-based approach, starting from considering the feel, aesthetic, form, history, and culture of an area, and recognising that existing local character can be reflected and strengthened in planning for the future. Council will support this approach by pursuing the associated actions of the LSPS:

- implement the South Creek urban design principles contained within the District Plan for all future development areas around South Creek;
- advocate for the retention of remnant vegetation in the master-planning of new communities;
- continue biodiversity precinct master-planning to identify key actions to protect and enhance biodiversity across the LGA;
- prepare a Green and Blue Grid Analysis;
- consider the principles of Better Placed and the Movement and Place Practitioners Guide (Government Architect of NSW) within the Camden DCP; and
- ensure that future precinct planning considers and protects State and Local Heritage Items.

There are numerous State and Local Heritage Items in the SWGA that are important features of future precincts and connect the new suburbs to their pastoral and indigenous past. It is important that these items are appropriately identified, protected and incorporated into the design of precincts to celebrate Camden's history. Through finalising the Heritage Study and Visual and Scenic Analysis, planning controls can be reviewed and developed to ensure housing growth is sensitive and preserves the LGA's rich heritage.



Objective 5: Increase Camden LGA's green cover and urban tree canopy

Trees and vegetation cool the urban environment by providing shade, reflecting sunlight and releasing moisture into the air through their leaves in a process called transpiration. Every 10% increase in tree canopy cover can reduce land surface temperature by 1.13°C. Increasing urban green cover provides effective and relatively low-cost resilience to heat impacts, improves community amenity and character, and provides multiple environmental benefits. It can also have a beneficial impact on the value of properties.

Integrating vegetation, green spaces and permeable surfaces into neighbourhoods and investing in the enhancement of urban bushland, biodiversity, canopy cover and waterways will help cool the urban environment, improve the health of ecosystems, mitigate urban heat and flash flooding, and encourage healthy lifestyles and community wellbeing.

3.2.7 Urban Tree Canopy

Australian summers are becoming increasingly hotter, particularly in the urban areas of Western Sydney where there is often minimal urban tree canopy (Figure 3.2). A common method for determining the amount of urban tree canopy is to measure the area of canopy as a percentage of the total land area. The Region Plan has set a target to increase urban tree canopy cover across Greater Sydney from 21% to 40% by 2056. This target aligns The Greening our City Premier's Priority, which aims to plant one million trees by 2022, as part of a broader commitment to plant five million trees by 2030. These targets and initiatives are further supported by the draft Greener Places Design Guide (Government Architect for NSW). This draft guide provides information on how to design, plan and implement green infrastructure in urban areas throughout NSW.



Cool Green Neighbourhoods

- Greater urban tree canopy cover
- Reduced temperatures through evapotranspiration and shading of hard surfaces
- Improved ability to adapt to and mitigate the impacts of urban heat

Healthy Lifestyles

- Better access to open spaces
- Enhanced walking and cycling routes
- Active and passive recreation opportunities
- Links to scenic rural landscapes

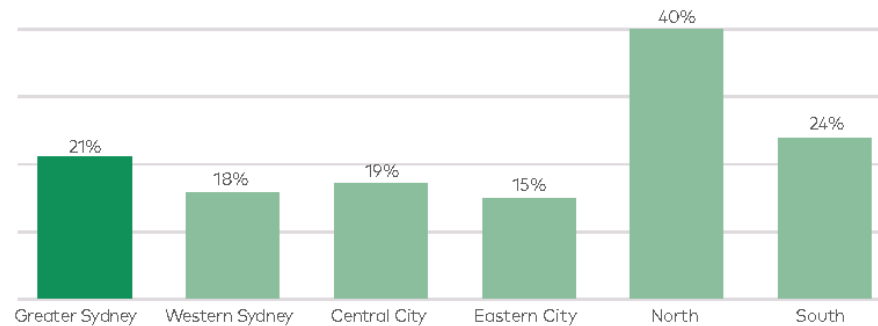
Ecological resilience

- Enhanced habitat complexity of biodiversity corridors
- Create viable mosaic of threatened species habitat
- Conserve, connect and buffer existing ecological communities

Water quality management

- More water retained in the landscape
- Stormwater treatment
- Reduced flood risk in increasingly common severe weather events
- Value of waterways is recognised by the community
- Local waterways are healthy

In 2017, the urban tree canopy in the LGA was 17%, and the recently developed suburbs, such as Oran Park and Gregory Hills, had the lowest urban tree canopy coverage. This could be attributable in part to the infancy of the landscape but is also likely to also be impacted by the limited opportunities for planting of tree canopy on private land due to the smaller lot sizes. Council has a role in ensuring appropriate provisions are made to assist meeting the urban tree canopy cover target.

Figure 3.2: Urban Tree Canopy cover as of 2016

3.2.8 Green Cover

In existing neighbourhoods, increased green cover can be implemented by focusing on the embellishment of existing streets and open space, although acknowledging in many situations there is limited space to facilitate this approach, and through encouraging the community to consider opportunities for tree planting on private land. In new suburbs within the SWGA, there is a unique opportunity to plan for cooler and greener neighbourhoods from the outset, which will greatly improve the liveability and sustainability of these areas for the community. In these areas, the retention of existing vegetation should be prioritised, and additional planting undertaken to ensure the benefits are available to the community in the early stages of development.

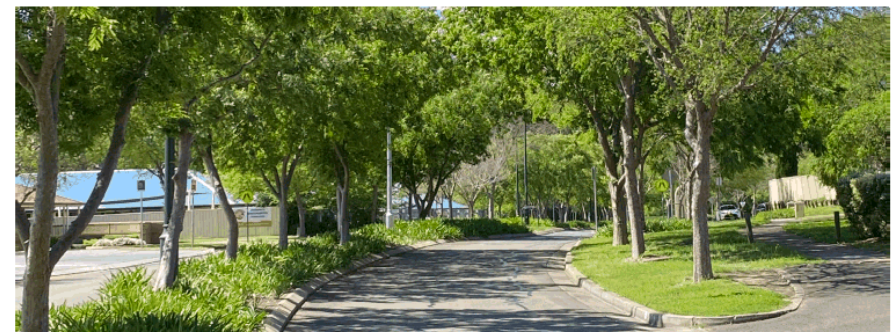
As new neighbourhoods with mixed housing typologies and densities are planned, it is important that the public domain appropriately balances any potential impacts by providing more green space and canopy cover on public land. This is especially important in areas where residential lots do not have sufficient area for deep soil planting, and thereby limited opportunity to contribute to the urban canopy so important for shade and cooling. However, it is preferred that the future subdivision of lots should provide adequate amenity to meaningfully contribute to the urban tree canopy targets. Careful consideration must therefore be undertaken at the neighbourhood design stage to ensure that the street network, services

easements, and road cross-sections support appropriate planting of canopy trees within the public domain.

Water sensitive urban design (WSUD) is integral to increasing green cover and tree canopy. This is to ensure plantings benefit from an ongoing water source, particularly in a changing climate. Furthermore, it is essential that appropriate and diverse tree species are planted to provide adequate shade and habitat in addition to climate resilience.

Council's LSPS identifies an action for Council to develop a Street and Public Tree Masterplan to inform a LGA-wide tree planting program. In addition, the Western Sydney Planning Partnership (WSPP) is currently preparing the Western Sydney Street Design Guidelines and Engineering Design Manual to achieve greater consistency and standardisation for projects across Western Sydney. These documents will be used in the evaluation, planning and design of streets. The associated objectives, guiding principles and design standards should be considered when undertaking neighbourhood design.

Public engagement and education initiatives are an effective way of raising community awareness of the benefits of tree planting for neighbourhoods. To encourage increased tree coverage on residential lots, the Greening our City Premier's Priority is offering a free tree to residents in selected LGAs. The offer makes trees from Bunnings available to the first 8,750 households in Greater Sydney to apply. Council will continue to support such initiatives, and work to develop future initiatives to support the community in increasing tree cover within Camden suburbs.



3.2.9 Camden LGA Green and Blue Grid

The District Plan defines 'Greater Sydney's Green Grid' as a:

'Network of high-quality green spaces and tree lined streets that supports walking, cycling and community access to open spaces and will provide cool, green links throughout the District.'

Due to the interrelated association of waterways i.e., the Blue Grid and surrounding bushland, and the need for green infrastructure to have a complementary and sustainable source of water, Council considers that the Green Grid should not be considered in isolation.

The Green and Blue Grid therefore represents an important network of green spaces and waterways that connect centres, public transport and public spaces to green infrastructure and landscape features such as bushland, parks, urban tree canopy, creeks and rivers. When properly treated, built elements of the public realm such as public utility corridors, transport routes, suburban streets and cycleways can also contribute to the Grid.

Providing interconnectedness between natural features and public spaces delivers an opportunity to ensure that future housing has access to quality open space within the Green and Blue Grid. The Western City District Plan identifies several corridors within the LGA as contributory to the greater Western City District green grid, which will assist in facilitating connections to open space. This includes the Upper Canal Corridor, identified by the District Plan as an opportunity to use adjoining areas as open space, along with prospects for urban greening, and active transport.

Council's Green and Blue Grid Analysis will inform a range of principles that could be developed when planning future precincts within the SWGA to ensure the Grid is delivered in a coordinated and consistent manner. Opportunities to retain and enhance existing corridors, and identify new corridors, will be vital in ensuring the Grid can be connected across the LGA and beyond.



3.2.10 Water Sensitive Urban Design

Water sensitive urban design (WSUD) plays an important role in Camden's existing and future residential areas by facilitating a sustainable environment for green cover, urban tree canopy, local wildlife and natural assets through the protection and replication of natural water cycles.

Stormwater runoff from roofs, paths and roads throughout Camden's built environment can have a significant impact on waterways and other natural assets. The development of new neighbourhoods provides an opportunity for WSUD principles to be implemented in the urban design stage to ensure positive outcomes are achieved for our natural environment. WSUD principles can also be achieved in new housing through the adoption of sustainable technologies and greater water efficiency in new builds.

PRIORITY 2 ACTIONS	
9. Develop community education initiatives to showcase and promote the design of sustainable homes.	Short term
10. Investigate the feasibility of incentive provisions for increased energy and water efficiency in new builds.	Short term
11. Audit the Camden DCP and investigate opportunities to increase the sustainability of the urban form.	Short term
12. Advocate for the development of guidelines that promote sustainability principles in the provision of infrastructure and utility services.	Medium term
13. Investigate methods to assess and monitor the walkability, liveability and health of future neighbourhoods and renewal projects.	Medium term
14. Advocate to the NSW Government for a review of s7.11 to include social infrastructure as essential infrastructure within contributions plans.	Short term
15. Establish urban tree canopy targets and advocate for opportunities to increase Camden's green cover and urban tree canopy.	Short term
16. Develop community education initiatives to raise awareness of the importance of green grid and support for increased planting and green cover.	Short term

Priority 3: Delivering the right housing in the right location

Objective 6: Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure



When located appropriately, higher density housing has many benefits. It is important that planning controls provide a high degree of certainty to housing density to efficiently plan for infrastructure and create walkable and lively centres.

3.3.1 Vibrant and walkable centres

Appropriately located and well-designed higher density housing will play a fundamental role in the successful development of the LGA's centres into vibrant places filled with a mix of commercial activity, well-designed housing and vital social infrastructure, making them great places to work, live, socialise and recreate.

The Heart Foundation proposes that housing that has a density of 30dw/ha and above (i.e. townhouses and above) that is located at a scale appropriate for the location, is an essential ingredient in making an area walkable. Walkability has many health and amenity benefits and is an important element of modern centres. It is identified as a potential indicator for the liveability of an area by the Region and District Plans.

The walkability of an area is not just determined by housing density, but also distance to public transport, the diversity of commercial and social uses, the number of destinations that attract foot traffic, and the quality, connectivity and attractiveness of the public domain. It is important centres are planned with consideration of how these multiple uses interact to create walkable, mixed-used areas, which are underpinned by enabling infrastructure and appropriate housing densities.

3.3.2 Optimised infrastructure

In order to be provided and operate efficiently, infrastructure such as public transport, social infrastructure, shops or parks require a certain population base (critical mass). It is important that planning controls provide a high degree of certainty regarding projected population numbers in centres to assist in the efficient coordination of infrastructure. The scale, cost and inter-dependence of infrastructure required to make centres successful means efficient planning is essential.

Some pieces of infrastructure are more vital than others in enabling higher density housing. The most fundamental of these is a public transport node, with a frequent train service being the most important. Being within walking distance of a train station allows people access to work opportunities and social engagements without having to drive - a critical factor in creating demand for higher density housing in centres.

The presence of a train station is a major influence in determining the quantity of higher density dwellings a centre can support. Leppington is currently the only centre in the LGA with a train station. Oran Park and Narellan both have plans for rail, but no commitment to delivery dates.

A rail station alone, however, is not sufficient in creating demand for higher density housing. In land release areas where centres are being fully established, it is important that all infrastructure elements are coordinated and delivered in a timely manner to help create the structure and supporting services that allow the centre to achieve its vision as early as possible and ensure that the centre's amenity is appreciable.

Notwithstanding any wider market barriers, the challenge for Leppington Town Centre is the sequencing of infrastructure and establishment of commercial activity that can demonstrate the centre's amenity and enable development ahead of establishing a critical mass. Oran Park and Narellan have the opposite challenge. These centres have a range of commercial activities, supporting social infrastructure, an evolving character and established population mass, however the lack of rail may subdue demand of higher density housing and delay the need to provide additional housing capacity in these centres.

3.3.3 Stage higher density housing to support centres

Demand for medium and higher-density housing can be supported through the staging of development. This approach seeks to withhold higher density housing land until the market has sufficiently matured to ensure financial viability and essential pieces of supporting infrastructure are in place. A staged masterplan approach recognises that as housing density increases, so do the market and infrastructure thresholds required to make development viable.

The period between the viability points of low density and high-density housing is affected by many variables, but in new release areas this period can often be sustained. By safeguarding the long-term vision for centres through effective master-planning, appropriate densities can evolve over time. It is acknowledged that the commercial viability of future centres will initially be supported in the short term by low density housing, until a population base can be established to facilitate the viable development of higher density housing.

3.3.4 Integrated and place-based approach to master-planning centres

Centres should be planned in an integrated manner that brings together the key issues of commercial productivity, transport and infrastructure, design and movement, and housing.

The draft Camden Employment Lands Strategy 2020 will provide a summary of each of the LGA's existing major centres and their future growth path. These centres include Leppington, Oran Park, Narellan and Camden. Each centre is at a different stage of development and has its own

strengths, opportunities and capacity for growth. The realisation of the vision for each centre will be supported by place-based master-planning work.

In addition to the LGA's established centres, new centres will be planned in the SWGA precincts. It is important that the planning of these centres is guided by key pieces of supporting infrastructure such as the North South Rail Line and are complimentary to the established centres hierarchy.

Adopting a master-planned approach when planning future centres could clearly articulate the appropriate location for housing density and the desired built form outcomes. This would allow the coordination of infrastructure to support the mix of commercial and residential uses in a way that creates desirable destinations with a high standard of connectivity, public amenity and access to services. The development of a master-planning toolkit will ensure the key principles of centre development in land release environments are incorporated into the planning of any new centre.

3.3.5 Leppington Town Centre

Leppington Town Centre has been identified as a Strategic Centre in both the Region Plan, the District Plan and the LSPS. It will be connected to the WSA via an extension of the existing rail line (identified in Future Transport Strategy 2056). The town centre will form an integral social and economic link between the WSA and South West Sydney, complementing the concept of a 30-minute city.

Leppington Town Centre was rezoned in March 2013, ahead of the Federal Government commitment to deliver the WSA. Due to planning policy evolving following the initial rezoning of the precinct, DPIE commenced a review of the town centre in 2017. Under the new approach to precinct planning announced in November 2019, the Camden PCG and PWG are progressing a gap analysis of the work undertaken to date. This includes completing a housing market demand analysis to determine appropriate development standards that will support i) high density housing and employment opportunities around the train station; and ii) help catalyse Leppington Town Centre to be a Strategic Centre.

The current planning capacity for the town centre is assumed to be 2,112 dwellings comprising 1,677 attached dwellings and 435 apartments (Section 2.9.3), which reflects the current assumptions of the Contributions Plan. It is acknowledged that these may change following completion of the Leppington Town Centre review.

3.3.6 Oran Park Town Centre

Oran Park Town Centre was rezoned in 2007 as part of the Oran Park Precinct. An establishing centre with a developing retail offering, civic precinct and emerging office floorspace. Identified as a Town Centre within the LSPS, it is principally zoned B2 Local Centre. The town centre has experienced strong growth since the opening of the Oran Park Podium Shopping Centre (Phase 1) in 2014, benefiting from a lead developer and a growing population base.

The recent submission and approval of Development Applications (DA) and Planning Proposal relating to the town centre would suggest that the viability point for higher density housing in Oran Park Town Centre is nearing.

To ensure the proposed housing density is supported by adequate infrastructure, Council will ensure the Oran Park Town Centre Masterplan Review is undertaken to support future job and housing growth in proximity to the future Oran Park train station.

Over the medium to long-term, the opening of the WSA and planned railway station could elevate the centre's significance, in addition to driving demand for higher density housing. The adjusted planning capacity assumes 1,800 apartments for Oran Park Town Centre, which mirrors the VPA assumption for the area (Section 2.9.3).

3.3.7 Narellan

Narellan Town Centre is an established retail centre and the largest in the LGA. The District Plan identifies Narellan as a Strategic Centre due to its potential to provide growth and a range of employment, including knowledge-intensive jobs, to support the local population. In the absence of a central public transport node, Narellan currently demonstrates activity orientated development around a retail core that supports the southern population base of the LGA.

The full potential of Narellan as a centre is not currently realised. Narellan has the potential to grow and diversify into a mixed-use centre with expanded

office and residential floorspace, supported by high-quality civic spaces and pedestrian connections. By leveraging off the established infrastructure and services available to the local community, the town centre provides opportunity to support housing growth.

Further, a train station has been identified in Narellan as part of the planned North South Rail Line. This future transport link will boost connectivity for the region and enhance Narellan's role in supporting growth in the Western Parkland City. However, as the timing for the delivery of the proposed station is yet to be confirmed, Council is unable to progress substantial planning control amendments to provide certainty and guidance for the centre's evolution.

To guide the anticipated growth of Narellan, Council has identified the need for a planning and place making review. The first step will be to establish a baseline understanding of Narellan town centre's characteristics, urban structure and function to identify strengths, weaknesses, opportunities and constraints. This will assist in developing a strategic vision for Narellan. Once the vision has been established, Council will seek to undertake a two-stage masterplan approach for the town centre, with the second stage dependent on commitment to the rail line.

The theoretical adjusted planning capacity for Narellan in both the B2 Local Centre and R3 Medium Density Residential is 700 apartments (Section 2.9.3). However, the evidence base suggests that this will not be a form of viable development until after the WSA and Aerotropolis are established, and the train station has been delivered – post 2036.

3.3.8 Camden Town Centre

Established as a town in the mid-1800s, Camden Town Centre grew to become the main centre for the LGA. However, the growth and establishment of other centres, including Narellan and those located within the Growth Centres, have challenged its role. Camden is identified as a Town Centre in the LSPS. When compared with other centres in the LGA, Camden has retained much of its rural heritage and community character, which is reflected in its Heritage Conservation Area status.

Development in the town centre is constrained by the 1 in 100 year flood event zone of the Nepean River. This has resulted in challenges between accommodating flood mitigation measures and compliance with current height of building controls in the assessment of development applications. These are further exacerbated by heritage and local character considerations, in addition to land use zoning that has not been reviewed since 2005.

Ensuring the continued vitality of Camden is of utmost importance to Council. The Camden Urban Design Framework (CUDF) guides how incremental renewal can be accommodated in the town centre in a sensitive way to protect and enhance the town’s valued and distinct character. With reference to the Heritage Study and Scenic and Visual Analysis, a review of current planning controls in line with the CUDF will be undertaken to evaluate land uses, building and design standards, and permitted uses, including residential.

It is assumed that Camden Town Centre will not provide any capacity in meeting the LGA’s housing targets, however, it is acknowledged that incremental housing growth may occur.

-  Metropolitan Cluster

 Strategic Centre

 Town Centre

 Local Centre

 Neighbourhood Centre

 Primary Medical Facility

 Supporting Medical Facility

 Civic Precinct

 Enterprise Corridor Investigation Area

 SWGA Future Urban Land

 Future Employment Land - Investigation Area

 Mixed Employment Land

 Future Industrial Land

 Industrial Land

 Tourism

 Metropolitan Rural Area (MRA)

 South West Growth Area (SWGA)

 Proposed M9 Alignment/ Tunnel

 Proposed Train Line/ Tunnel

 Proposed Train Station

 Existing Train Station

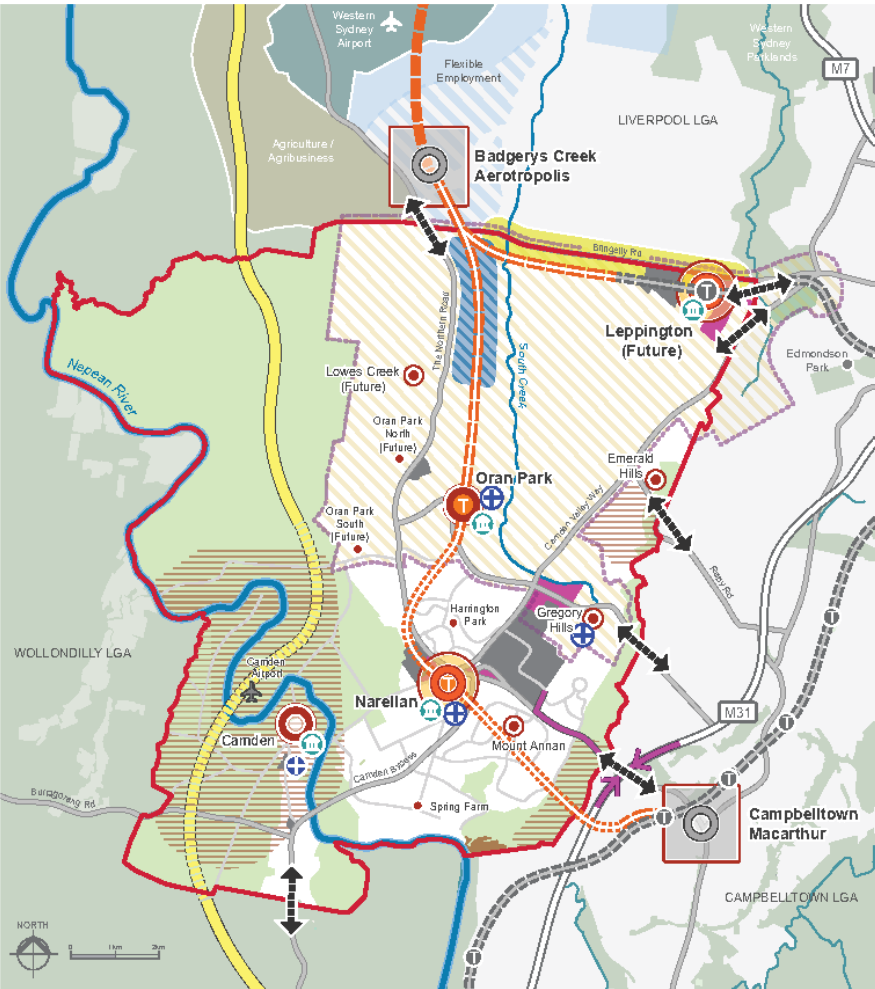
 Key Transport Connection

 Freight Connection/ Corridor

 Camden LGA Boundary

Figure 3.3: Camden LGA Productivity Map

(Source: Camden LSPS, 2020)



Objective 7: Housing growth in established areas is incremental, and preserves character and heritage values

Whilst Council's strategy for housing growth focuses growth on the SWGA, there is latent planning capacity for low scale incremental growth in the established suburbs of the LGA. However due to significant development constraints, established characters and limited potential for the expansion of supporting infrastructure, housing growth in these areas is expected to be limited. Any housing growth in established areas will need to preserve local character and heritage values.

3.3.9 Incremental growth

The established areas are defined as the R2 Low Density Residential zoned areas within the Camden, Narellan, and Existing Suburbs Settlement Areas (Section 2.1.5). They represent low-density areas with distinct characters that are highly valued neighbourhoods by residents.

In the established areas, low-scale development such as dual occupancies are currently permissible in the R2 Low Density Residential land zoning. There are over 3,000 lots that have the correct zoning and lot dimensions to potentially accommodate this housing typology. Development Applications for dual occupancies in the established areas has been very low, indicating there is currently a limited market for this type of development. The adjusted planning capacity (Section 2.9.3) therefore assumes the established areas will not contribute towards meeting the housing targets, however, it is acknowledged that incremental growth may occur over the period of this Local Housing Strategy. **Established areas, however, may contribute to an increase in housing diversity across the LGA through appropriate infill development such as dual occupancies and multi-dwelling housing.**

When sympathetically designed to integrate with existing local character, dual occupancies can be a valuable housing typology to meet the changing needs of the community. They can permit families to expand or down-size without leaving the neighbourhood, provide economic benefits, can contribute to housing affordability, and encourage the efficient use of land.

In 2019, Council transferred the minimum lot sizes for dual occupancies from the Camden DCP into the Camden LEP, to ensure the incoming Low-Rise Housing Diversity Code (LRHDC) appropriately accounted for local context, particularly regarding the established area.

The LRHDC allows well designed dual occupancies, manor houses and terraces (up to two storeys) to be carried out under complying development approval. Dual occupancies, manor houses and terraces built as complying development are allowed in R1, R2, R3 and RU5 zones where this type of housing is already permitted under a council's LEP.

Under the LRHDC, multi-dwelling housing (terraces) and manor houses are permitted in the R1 and R3 zones of the Camden LEP. The minimum lot sizes for multi-dwelling houses were moved from the Camden DCP into the LEP at the same time as dual occupancies.

There is an opportunity to review land use and development controls in the residential land use zones of the Camden LEP to ensure any infill development is appropriate and respects neighbourhood character and amenity.

3.3.10 Character

Local character is what makes a neighbourhood distinctive and gives it identity - the way an area looks and feels. Character is also fluid. It is the community's needs, values and priorities that shape places, and these can change over time as a community evolves.

The planning system can account for local character in many ways, such as through strategic plans like the LSPS, or through planning controls in the LEP and DCP. These use place-based development controls to achieve built form outcomes that positively contribute to an area's character.

An additional planning layer that DPIE has proposed is the introduction of Local Character Statements (LCS) and Local Character Overlay (LCO).

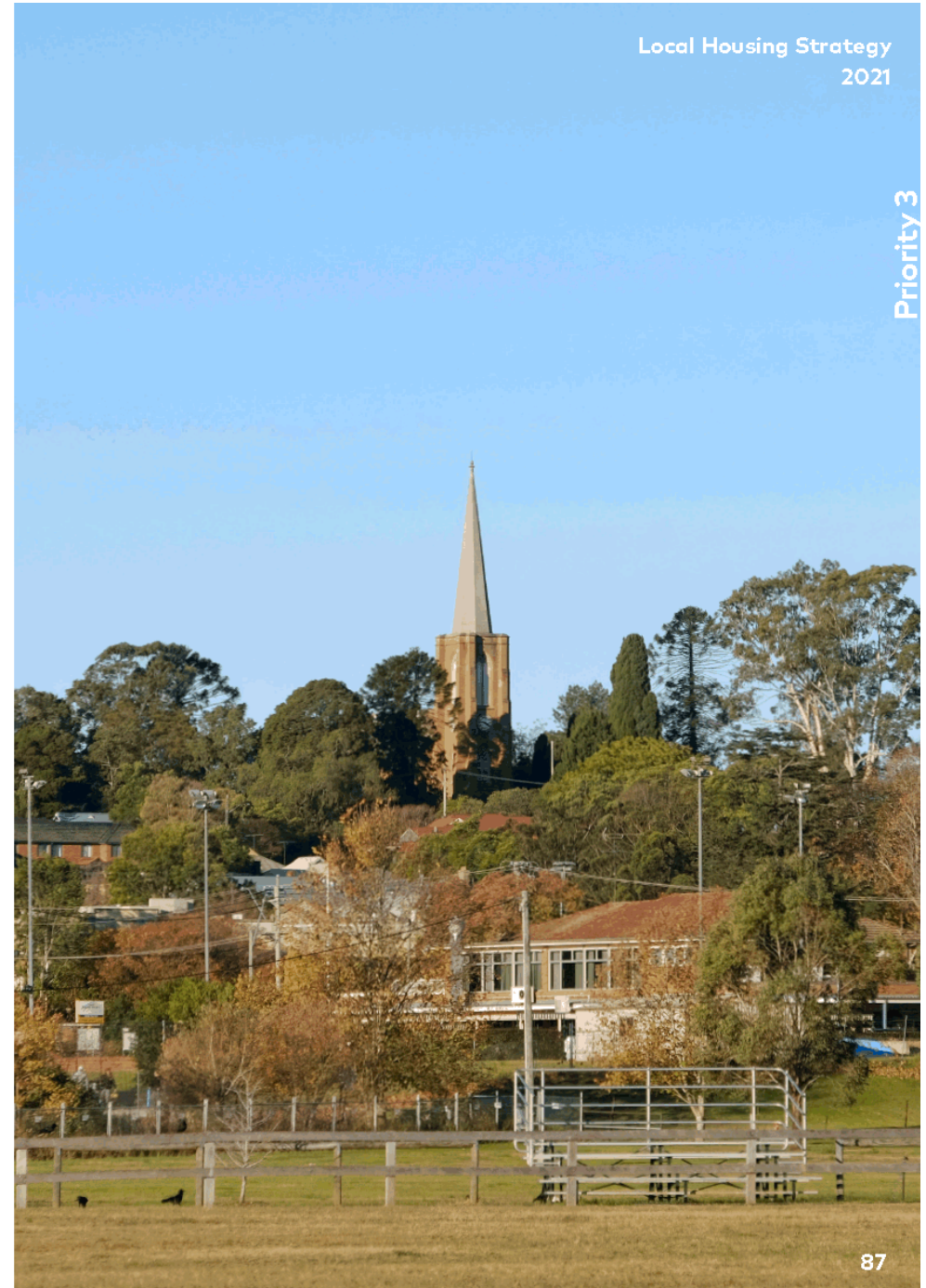
The LCS is a standalone document that describe an areas existing character and desired future character. The LCO would be a map layer in the LEP and a legal mechanism for introducing additional character assessments requirements for Development Applications.

The rural village of Cobbitty, nestled on the Nepean River and offering sweeping views of the LGA's rural landscape and historic buildings, is a unique example of a rural village with significant cultural and landscape value. The village lies within the Metropolitan Rural Area (as identified in the District Plan) and provides an important connection to Camden's heritage and its character must be appropriately protected.

Through exploring the development of a pilot LCS and LCO for Cobbitty Village with DPIE, Council seeks to strike the balance between respecting and enhancing the local character of the area and identifying and accommodating the community's future housing, infrastructure and social needs.

3.3.11 Heritage

The Heritage Review currently being undertaken by Council, will review the existing Heritage Items (of State or Local Significance) and two Heritage Conservation Areas (Camden and Struggletown in Narellan) listed in the Camden LEP, in addition to the Culturally Significant Items identified in the Camden DCP. The recommendations of this study, in collaboration with the Scenic and Visual Analysis, will enable a comprehensive review of planning controls and policies to ensure the valued heritage of the LGA is respected and preserved in meeting the housing targets.



Objective 8: Protect Camden LGA's Rural Lands

Camden LGA has historically been known as a rural region with highly productive agricultural land. The rural landscapes are highly valued by the community and contribute to the character and identity of the local area.

landscapes valued in the Camden area. The development of appropriate planning controls will be essential in securing effective visual buffers and mitigating any future land use conflicts.

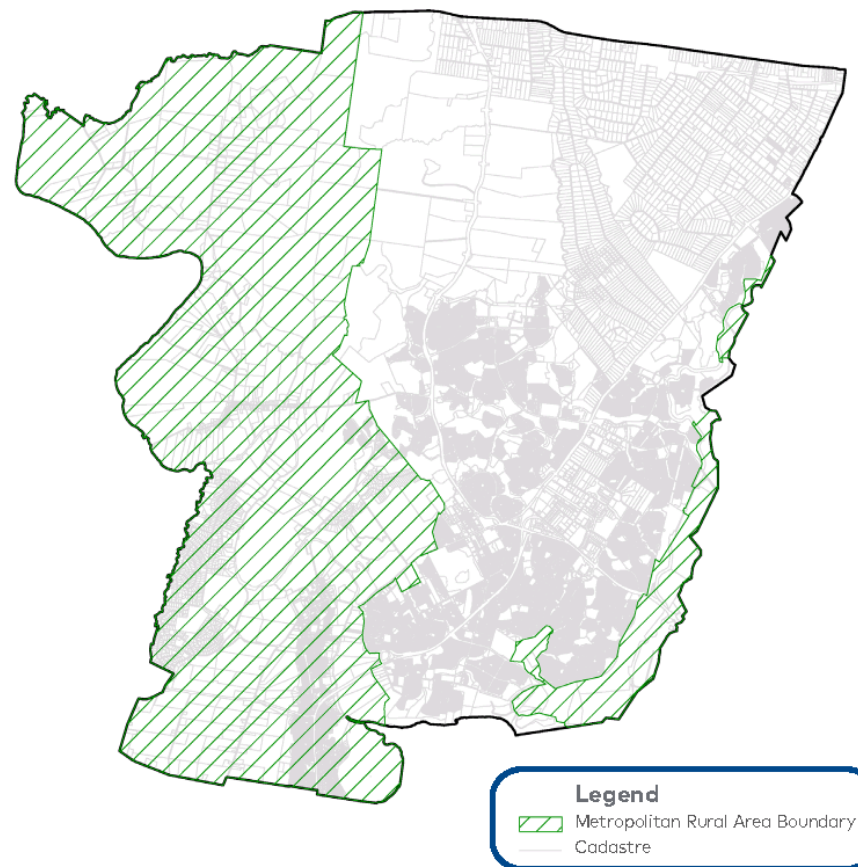
3.3.12 Rural lands

The LSPS and Rural Lands Strategy confirm Council's policy position to protect existing rural land and contain residential development within urban areas. This is in line with the direction set in the Region Plan, the District Plan and Council's local strategies. It is assumed that the rural land will not provide any planning capacity in meeting the LGA's housing targets.

The District Plan identifies the Metropolitan Rural Area (MRA), a portion of which is located within the Camden LGA. The MRA comprises of Cobbitty Village, the predominantly R5 Large Lot Residential zoned suburbs of Ellis Lane, Grasmere and Kirkham, in addition to land used for a range of rural and rural lifestyle purposes. The District Plan outlines that urban development within the MRA is generally not supported.

Protecting viable agricultural land is becoming increasingly important for the sustainability of local food production. Planning policies will therefore need to include controls to ensure the protection of rural land for optimum growing conditions and food production.

The urban-rural interface and locations where rural land adjoins residential land presents a risk of land-use conflict and poor visual and amenity outcomes. The adverse impacts of odour, dust, noise and vehicle movements on residents living near operational farms must be effectively managed and mitigated through land-use zoning and development controls. Left unresolved, land use conflict has the potential to displace rural industries, which could impact the contribution of agricultural production to the local economy and could dramatically alter the character, identity and rural



3.3.13 Visual and scenic landscapes

A Visual and Scenic Landscapes Analysis is currently being completed and will inform a review of the current planning controls that protect the unique scenic and aesthetic values, to include:

- safeguarding identified scenic, visual and cultural landscapes;
- ensuring future housing growth respects identified scenic, visual and cultural views and vistas; and
- determining proposed aspirations for future character.

This review will further inform planning for housing growth within the future SWGA precincts.

PRIORITY 3 ACTIONS	
17. Explore developing guidelines to protect and facilitate the staged delivery of high-density housing in appropriate locations.	Short term
18. Finalise the Leppington Town Centre Review to identify opportunities for jobs and housing in close proximity to Leppington train station.	Short term
19. Ensure the Oran Park Town Centre Master Plan Review is undertaken to support future job and housing growth in close proximity to the future Oran Park train station.	Short term
20. Undertake a review of existing land uses and planning controls within Narellan Town Centre to identify appropriate land use mixes and potential capacity to facilitate job and housing growth.	Short term
21. Undertake a review of land use and development controls within the Camden Town Centre to ensure any job and housing growth can be sensitively accommodated.	Short term
22. Review land use and development controls in residential zones of the Camden LEP to ensure any infill development is appropriate and respects neighbourhood character and amenity.	Short term
23. Explore developing a pilot Local Character Statement and Overlay with DPIE to guide the future character of Cobbitty Village.	Short term
24. Complete the Heritage Review.	Short term
25. Investigate the introduction of appropriate land zoning to mitigate potential land-use conflicts between urban and rural land uses.	Short term
26. Finalise the Scenic and Visual Landscapes Analysis.	Short term

Priority 4: Increasing housing choice and diversity

Objective 9: The mix of housing types matches the changing needs and preferences of the community



As the population grows and matures, and suburbs move through their life stages, housing demand will be increasingly shaped by new and existing residents - some of whom will have preference for smaller housing in high amenity locations. Neighbourhoods and housing will need to be able to adapt to these changing demands. This diversity of housing is not currently being delivered in the LGA and is dominated by a predominance of detached dwellings (92%).

To be able to develop in a socially sustainable way, a range of housing types suited to different life stages, often referred to as the 'missing middle', will need to be made available. The demand for the missing middle could be driven by the following range of factors:

Ageing Population: Many older households may see the option of downsizing as attractive for financial and lifestyle reasons. It is likely that people will want the option to live in the same area to remain close to family and friends. A diverse mix of housing means this change can be better accommodated. Downsizing also allows an opportunity for another family to upsize, which means that housing and land is more efficiently used. It further means that houses are 'right-sized', which can reduce the need for additional housing to be built. This factor is especially relevant to the Camden LGA where the growth of older age groups is anticipated to be much higher than younger households.

Young Worker (without children) Households: These households generally move to areas with higher accessibility, better access to a wide range of jobs and a large range of smaller and more affordable housing types that match their needs. Although the percentage increase of this demographic is less than the Greater Sydney average, the WSA and other catalytic pieces of infrastructure may re-balance jobs across the LGA and Western Sydney. This could result in a higher portion of these households remaining in the LGA and possibly even an in-ward migration of these households.

Changing Family Households: The makeup of family households can change over time through the forming of stepfamilies, single parent families or single person households. For stability reasons, there is often a desire for children and parents to remain in proximity to one another. These new households often only have one income and may require smaller and more affordable dwellings.

Increased Amenity and Connectivity: As the LGA's commercial centres develop and become more connected, their attractiveness and amenity will increase. This improved amenity could in turn increase the demand from households - old and young - who are looking to trade the size of housing for location and greater connectivity.

Affordability Pressures: By their nature, smaller dwellings are generally more affordable (but not guaranteed to be) and represent a market-based method to ease some housing affordability pressures in the LGA. Increasing the provision of **diverse housing typologies that are potentially** more affordable increases the probability that a household can access a dwelling that is the 'right-size' and reduce mortgage stress - 21.4% of households within the LGA with a mortgage are in mortgage stress, of which 57% are moderate- or high-income households.

3.4.1 Increasing Housing Diversity

Whilst demographic and lifestyle trends imply a growing need for more diverse housing, the delivery of non-detached housing within the LGA has been challenging for a range of factors, including structural market and viability dynamics, which can take an extended period of time to evolve.

The review and creation of focused planning controls in the SWGA precincts could be one method to overcome some barriers to the missing middle

and higher density housing, and ensure strategic objectives are met in the near term. The planning controls will need to be guided by the following Principles: 1) balance certainty of built form outcomes with flexibility; 2) create a range of distinct characters; 3) guide step changes in density bands; and 4) balance housing density with amenity.

Principle 1: Planning controls balance certainty of built form outcomes with flexibility

The planning controls for medium and high-density housing are more detailed than low density housing in order to mitigate the higher individual and cumulative impacts and offer certainty regarding the expected built form and streetscape.

The planning controls for medium and high density housing in the SWGA precincts currently permit a range of possible housing outcomes. Whilst flexibility can at times be a valuable feature of the planning system, in the SWGA it has translated into the delivery of one dominant dwelling type - front accessed small lot detached housing (small lot detached housing). Under current market conditions, the flexibility afforded in the SWGA precincts has not encouraged housing diversity.

Adopting a mix of planning controls, including hierarchical residential land zoning (R2, R3 and R4), density bands with well-defined upper and lower thresholds, minimum lot sizes, and firm height and Floor Space Ratio (FSR) controls, can provide certainty of expected built form and density with flexibility of design.

Principle 2: Planning controls create a range of distinct characters

The combination of market conditions and planning controls in the SWGA precincts have led to development outcomes converging on the highest possible allowable density for small lot detached housing. Whilst there are benefits to this housing typology, the cumulative effects of small lot detached housing being delivered in high quantities in dispersed areas creates parking challenges, reduces the diversity of detached housing, and blurs the distinction between low and medium density areas.

When housing of different density is planned appropriately, it can create a variation of streetscape with distinguishable characters (Figure 3.4). A mix of housing densities can allow a diverse character to evolve, whilst ensuring that land is still used efficiently and achieves overall minimum density targets.

Figure 3.4: Mix of housing types can create different street, precinct or suburb characters whilst achieving overall minimum net residential densities



(Source: Landcom: Residential Density Guide (2011))

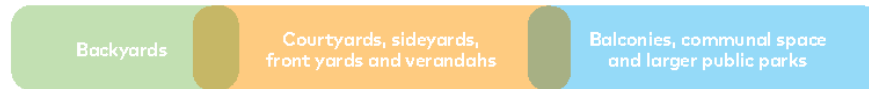
Principle 3: Planning controls guide step changes in density bands

As outlined in Figure 3.5, there are key points where incremental changes in density create a 'step-change' in the built form outcome and development process. Between 25-35dw/ha a jump is made from front loaded small lot detached housing to attached dwellings (townhouses), and from 50-65dw/ha a jump is made from rear loaded attached dwellings to apartment buildings.

The building typologies on either side of these step-changes have very different characteristics, streetscapes, and development processes. Planning controls should use these tipping points to define development ranges that create a group of compatible built form outcomes within well-defined upper and lower density band limits.

Figure 3.5: Housing typology type step-change guide

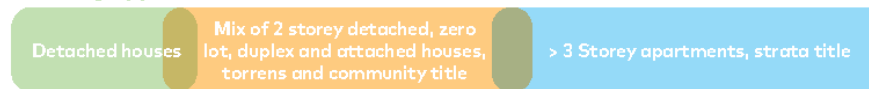
Open Space



Parking



Housing Types



Net Residential Density dw/ha



Density ranges in which 'step changes' in built form and development practices occur

(Source: Landcom: Residential Density Guide (2011))

Principle 4: Planning controls balance housing density with amenity

The planning controls in the SWGA precincts currently allow medium density housing in R2 Low Density Residential or R1 General Residential zones if any of the following locational criteria are met:

- adjoining/separated by a road from land set aside for open space or recreation purposes; or
- adjoining/separated by a road from land zoned B1 Neighbourhood Centre; B2 Local Centre; B4 Mixed Use; or
- within 400 m of land zoned as B1 Neighbourhood Centre or B2 Local Centre **and** adjoining or separated by a road for SP2 Infrastructure land set aside for drainage or education purposes

Provision of medium density housing in proximity to supporting uses is sound planning practice. However, the planning controls detailed extend the supporting uses beyond shops, employment and transport located in centres, to include simply open space or recreational purposes. The location and provision of open space in the SWGC precincts therefore facilitates market demand for medium density housing to be diffused around a greater area.

Understanding the locational and infrastructure attributes specific to a centre is fundamental to ensuring appropriate densities are planned to deliver areas with distinct character and built form certainty.

3.4.2 Explore innovative and well-designed housing typologies

In order to overcome some of the economic barriers to the delivering of diverse housing in the LGA, innovative and well-designed medium and high-density housing typologies could be explored.

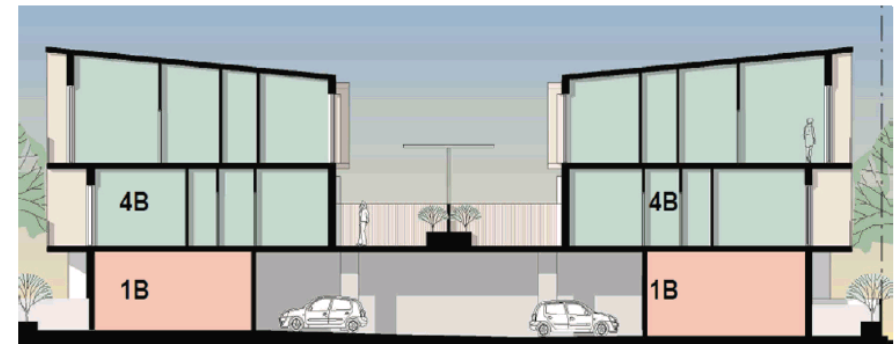
Townhouses delivered through land and house development process

A new planning pathway could simplify and streamline the development of townhouse dwellings, whilst ensuring suitable streetscape, built form and amenity outcomes. An option could include altering the subdivision approval pathway to permit lots between 120m² and 200m² to be subdivided with dwelling plans to be required as part of a future Development Application that would permit the construction of individual dwellings (abutting/zero lot) in appropriate locations. To ensure a high standard of built form outcomes, this typology could be accompanied by a suite of design controls. This approach could facilitate the land and house development process to deliver townhouse type dwellings, which could increase diversity and affordability of homes.

Apartment with undercroft parking²⁰

Providing adequate off-street parking is a vital component in mitigating the effects of medium density housing. Appropriate parking provision can increase the cost of development and is a possible barrier to viability – with basement parking having the greatest impact. Well-considered design solutions for apartments that utilise undercroft parking (Figure 3.6) could improve project viability. This approach could be delivered in centres suitable for higher density housing. Planning controls would need to be developed to ensure successful urban design outcomes.

Figure 3.6: Example layout of a townhouse/apartment development with undercroft parking



(Source: Ed Square, Frasers Property 1. Ground-level parking that occupies the area below the footprint of the building.)

To facilitate well designed diverse housing in the LGA, Council will work with developers and homebuilders to identify current shortcomings in planning controls and processes which prevent or add difficulties to the delivery of these housing typologies.

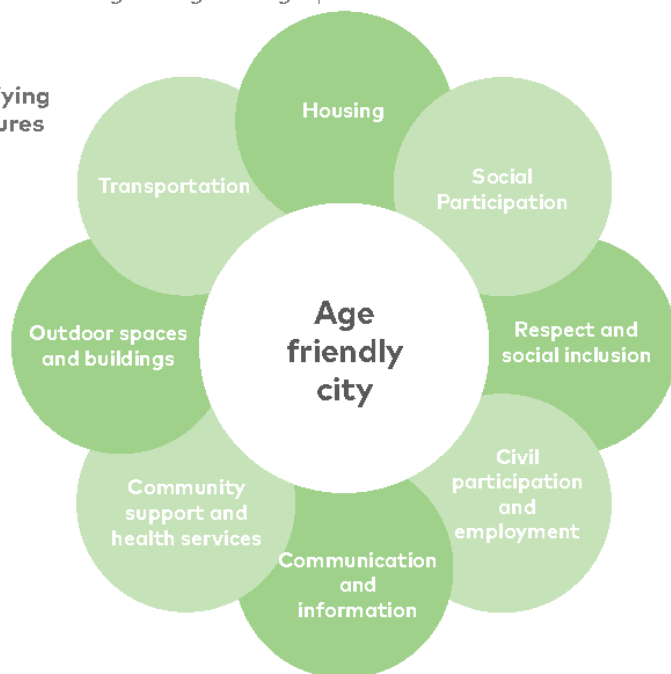
20. Ground level parking that occupies the area below the footprint of the building.

Objective 10: Housing is inclusive and caters for an ageing population and People with Disability

3.4.3 Housing for an Ageing Population

Within the LGA, one in five people are over the age of 55 and classified as a senior. This age group is predicted to grow much quicker than younger households, resulting in a 'older' age structure for the LGA. Some of the life experiences and changes that are common for seniors include: a change to work life balance when preparing for and entering retirement; children leaving the family home; an increased need of medical services; and reduced independence and mobility. The World Health Organisation identifies eight features that assess the age-friendliness of a city, of which housing plays a pivotal role (Figure 3.7). It is essential that housing delivery in the LGA supports the needs of this growing demographic.

Figure 3.7: Identifying age-friendly features of a city



(Source: World Health Organisation: Global Age-friendly Cities)

Council supports the ability for residents to "age in place", supported by the principles associated with adaptable dwellings (discussed in Section 3.4.4) and by facilitating the adequate supply of specialist housing options, to include Seniors Housing and secondary dwellings.

Seniors Housing

Seniors Housing can be permitted via three environmental planning instruments (EPIs) within the LGA; the Camden LEP 2010; the SEPP (Sydney Region Growth Centres) 2006 (Growth Centres SEPP); and the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (HSPD SEPP).

Seniors Housing is either a mandated permitted use with consent by the State Government or locally permitted with consent in the land zones outlined in Table 3.3 of the Camden LEP 2010 and Appendix 1 and 9 of the Growth Centres SEPP.

Table 3.3: Seniors Housing permissibility in the Camden LEP and Growth Centres SEPP

EPI	Seniors Housing mandated permitted with consent* / permitted with consent land use zones					
	R1	R2	R3	B1	B2	B4
Camden LEP	X*	X	X*			X*
Oran Park and Turner Road SEPP (Appendix 1)	X		X	X	X	X
Leppington North, Leppington, East Leppington, Catherine Field (Part) SEPP (Appendix 9)		X	X			X

Recent amendments exclude the HSPD SEPP from applying to land within a Heritage Conservation Area (HCA) under an LEP until **1 July 2022** and land identified within the Metropolitan Rural Area (MRA). **An extension of the moratorium beyond 1 July 2022 may be needed to enable Council to undertake its review of planning controls relating to Seniors Housing, and make any required amendments to planning controls.**

DPIE is further proposing to update the HSPD SEPP through the development of a Housing SEPP. The proposed amendments include:

- updating definitions to align with the Standard Instrument LEP;
- updating Schedule 1 – Environmentally Sensitive Land;
- revising provision for 'location and access to facilities' to exclude the use of point to point transport to meet the site related requirements;

Between 2015 and 2019, the HSPD SEPP facilitated the approval of 687 dwellings (9.2% of overall dwelling approvals) for Seniors Housing across 13 Development Applications (DAs) as summarised in Table 3.4. The majority of these dwellings are located in the New Urban North Settlement area, with 62% in Oran Park. A further major identified site is located on Smalls Road, Grasmere (a potential extension to Carrington), which could offer a range of housing for seniors.

Table 3.4: Development Approvals for Seniors Housing 2015-2019

Settlement Area	Suburb	No of DAs between 2015-2019	No of Dwellings Approved
Camden	Camden South	1	33
Camden	Elderslie	1	122
Existing Suburbs	Currans Hill	1	33
Narellan	Narellan	2	5
Rural Living	Cobbitty	1	1
Rural Living	Grasmere	2	45
New Urban North	Gregory Hills	1	2
New Urban North	Harrington Park	1	22
New Urban North	Oran Park	3	424
	Total	13	687

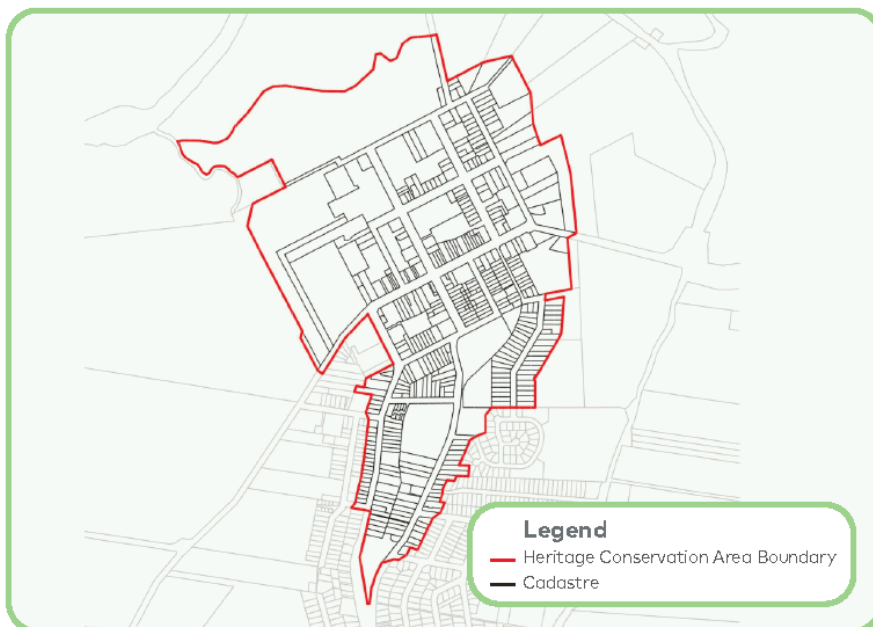
Seniors Housing in the SWGA

The majority of the LGA's housing growth is to be accommodated within the new and emerging precincts of the SWGA. These greenfield sites offer unique opportunities for Seniors Housing and provide a range of appropriate housing, including residential flat buildings, multi-dwelling housing and detached housing. Council will continue to ensure appropriate opportunities to provide Seniors Housing are facilitated in future precinct planning.

Seniors Housing in Heritage Conservation Areas

The current moratorium that excludes the HSPD SEPP from applying to land within an HCA is due to end on 1 July 2021. The Camden LGA has two HCAs in Camden (Figure 3.8) and Struggletown in Narellan.

Figure 3.8: Camden HCA Map



In light of the proposed reforms to the HSPD SEPP through the development of a Housing SEPP, Council will review planning controls in the EPIs and DCPs for Seniors Housing to ensure a consistent approach is adopted across the LGA. **As part of this, controls specifically relating to seniors housing within HCAs will be reviewed to ensure good development outcomes. The role of the HSPD SEPP and the new Housing SEPP in achieving these outcomes will also be considered.**

Secondary Dwellings for Seniors

A secondary dwelling or granny flat, is a self-contained dwelling which is:

- established in conjunction with another dwelling (the principal dwelling);
- on the same lot of land as the principal dwelling (and not an individual lot in a strata plan or community title scheme); and
- may be within, attached to, or separate from the principal dwelling.

Secondary dwellings are a proven housing typology for senior family members that provide a degree of independence, whilst preserving connections to an extended family. Between 2015 and 2019, 348 Development Applications and 472 Complying Development applications for secondary dwellings were approved across a range of residential lots including rural, large lot, established and greenfield areas within the Camden LGA. Council will continue to support the supply of secondary dwellings as a sustainable housing option for seniors.

3.4.4 Housing for People with Disability

People with Disability (PwD) are a diverse group of people who have varying needs and abilities. In the Camden LGA, approximately 3,327 or 4.3% of the population need help in their day-to-day lives due to a disability. In the coming years, the number of people diagnosed with a disability is expected to increase. This is in part due to an ageing population, a higher prevalence of dementia, and earlier diagnosis of disabilities (especially in children).

The Camden LGA has a higher proportion of people aged 0-19 and 70+ requiring assistance with their core activities due to a disability compared to the Greater Sydney average. Approximately 11% of the Camden LGA's population aged over 15 reported providing unpaid care to someone with a disability, long term illness or who are elderly. This has slightly increased since 2011 (10.9%) and could be indicative of an emerging shift towards a higher demand for local housing, services and facilities that can better support the needs of older people and PwD living in the Camden community.

The HSPD SEPP is the current statutory planning instrument that prescribes standards for the development of housing suited to the needs of PwD and site related requirements. While urban areas may be better suited for the delivery of housing for PwD, Council supports providing housing choices for PwD across the Camden LGA that meet the site related requirements of the HSPD SEPP and the potential emerging requirement of the Housing SEPP (Section 3.4.3).

Supported Disability Accommodation Innovation Plan

PwD have the right to choose where and with whom they live. The Supported Disability Accommodation Innovation Plan prepared by the National Disability Insurance Agency (NDIA) emphasises a movement away from a traditional group home model of housing towards an integrated approach. The NDIA recommends that housing for PwD should be indistinguishable from, and intermingled with, housing in neighbourhoods. This approach promotes independent living for PwD so they can actively participate in community life. Council will continue to advocate support of this objective and will use the planning framework to facilitate a variety of housing choices, to include adaptable and accessible housing, specialist disability housing, and affordable housing across the Camden LGA.

Adaptable Housing

The Camden DCP and Growth Centres DCPs require developments of multi-dwelling housing and residential flat buildings of 10 or more dwellings to provide a minimum of 10% of the dwellings in accordance with Australian

Adaptable Housing Standard AS4299-1995. Adaptable housing design means regardless of who the occupants are, the type of disability a person has, or their life stage, the dwelling can be tailored in the future to meet a range of the occupants' needs. Building adaptable housing in accordance with the Standard provides several benefits, to include: i) minimising the costs (including inconvenience) to occupants to retrospectively upgrade homes to accessible standards; ii) allowing PwD to visit households who reside in standard accommodation; iii) improving accessibility for the mobility impaired (such as those in wheelchairs or prams); and iv) increasing the safety of everyday tasks (for example moving furniture) by preventing poor design outcomes. Increasing the proportion of adaptable housing constructed within the Camden LGA would therefore benefit the broader community for minimal additional cost compared to that of retrofitting design solutions to existing dwellings.

Universal Housing

Universal or accessible housing design is suited for people with higher support needs from a temporary or permanent disability. Through age and disability specific housing solutions people can remain living independently and with dignity in their homes for longer. The AS1428 – Design for access and mobility outlines standards for a variety of accessible design solutions for buildings including assisted technology infrastructure (for example voice or visual recognition systems). The NSW Government has set benchmarks for adaptable and universal design features to be incorporated within apartment design. Providing a variety of accessible housing products including apartments, and ensuring all accessible housing is connected to local services and facilities by infrastructure that meets Access Standards, will be an important consideration for future residential development within the Camden LGA.

Liveable Housing Design Guidelines

The Commonwealth Department of Social Services (DSS) has published the Liveable Housing Design Guidelines to assist the residential property industry and governments to incorporate liveable design features into Australian homes.

These features aim to meet the changing needs of occupants over their lifetime, as well as making it easier for people to enter and move around their homes.

There are three performance levels under the Guidelines:

- **Silver level** – focuses on the key structural and spatial elements that are critical to ensure future flexibility and adaptability of the home. Incorporating these features will avoid more costly home modification if required at a later date.
- **Gold level** – provides for more generous dimensions in most of the core liveable housing design elements and introduces additional requirements in areas such as the kitchen and bedroom.
- **Platinum level** – describes design elements that would better accommodate “ageing in place” and people with higher mobility needs. This level requires more generous dimensions for most of the core liveable design elements and introduces additional requirements for features in the living room and floor coverings.

The incorporation of the Guidelines into housing design will make it easier for PwD as well as families with young children and older residents to move and live within their homes over their lifetime. As these design features are

relatively inexpensive (silver and gold level) to implement during the design and construction phase of a new dwelling, the inclusion of these Guidelines within planning controls should be explored further.

Supported Independent Living

Council is aware of several services offering Supported Independent Living (SIL) accommodation across the Camden LGA. SIL is provided to PwD in their home (usually under private ownership or rental tenure), whereby disability support workers come into the home to assist PwD with their daily living tasks and skill development. Under this model, PwD pay for their own everyday living expenses such as rent, utility bills, and groceries, for many on a pension or low income. The amount spent on living expenses can vary depending on individual circumstances. Increases to everyday living expenses and rent prices in particular could make this housing model unaffordable for a PwD and/or service providers leasing properties in the LGA. In addition, accommodation provided under the SIL model may not suit the needs of all People with Disability, and modifying a dwelling leased under private rental tenure can be difficult. PwD can be supported to live independently in local neighbourhoods through the delivery of affordable housing and greater housing diversity across the Camden LGA.

PRIORITY 4 ACTIONS

27. Investigate the development of a Housing Density and Diversity Guide to inform planning controls.	Short term
28. Review the locational requirements for medium density housing within the Growth Centres SEPP.	Short term
29. Explore innovative approaches to planning that encourage the viable delivery of medium density housing within the SWGA.	Short term
30. Review planning controls in the EPIs and DCPs for Seniors Housing to ensure a consistent approach is adopted across the LGA.	Short term
31. Complete a needs analysis for Specialist Disability Accommodation (SDA), Supported Independent Living (SIL) housing and Adaptable and Accessible Housing Design to better support People with Disability.	Medium term
32. Investigate options to facilitate liveable design features in more homes.	Short term

Priority 5: Addressing housing affordability

Objective 11: Support housing that encourages affordability across the housing continuum



Socially content and economically secure communities require housing that is appropriate, stable and affordable for all households regardless of financial means. The housing continuum (Figure 3.9) recognises:

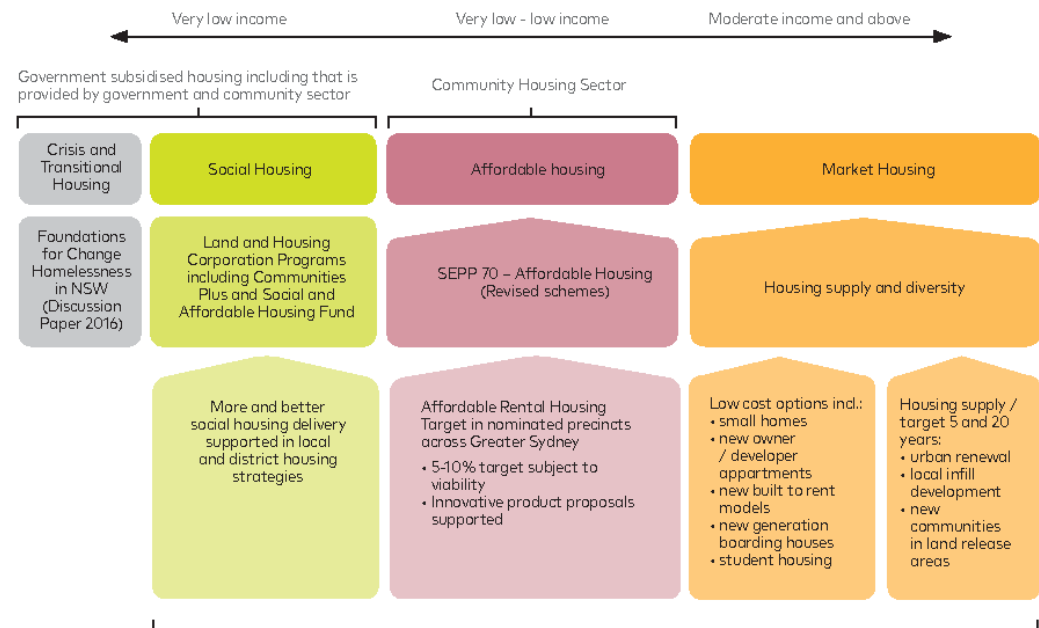
- affordability of housing is affected by a mix of interrelated systemic factors;
- the housing needs of our community are diverse;
- household income is the primary factor affecting a household's ability to access housing of different types, cost and tenure;
- possible housing transition pathways for households as income levels change; and
- addressing affordability is complex and requires coordinated initiatives by all levels of government across all housing types.

The economics of housing provision mean that whilst the housing market can provide choice for moderate income and above households, it is generally unable to provide secure and affordable housing for very-low, low and moderate-income households. For these households, a form of social and affordable housing (SAH) with tenure and price protection is necessary to avoid housing stress and homelessness.

As outlined in Section 2.4, Camden LGA residents face affordability pressures in the form of both mortgage stress and rental stress. The breadth and structural nature of addressing affordability requires different initiatives across the housing continuum.

Figure 3.9: The Housing Continuum

(Source: Greater Sydney Commission Region Plan)



New housing outcomes across the continuum addressed in this Plan

Why is affordable housing important?

The lack of affordable housing can have a range of negative social and economic costs, which can affect the most vulnerable people in the community. Households that are struggling to find affordable housing are faced with a range of issues, to include long commutes and working hours, debt accumulation, in addition to emotional and financial stress. These factors further erode the ability to meet other costs, creating damaging social outcomes, which can further increase the precariousness of housing security and the possibility of homelessness.

A lack of affordable housing in an area can reduce options for at-risk residents. It can be a barrier to leaving a domestic violence situation or a reason to return to a violent partner. It can result in people living in overcrowded or substandard housing, and can be socially disruptive for families forced to move away from a community, social bonds and services, such as schools and health services.

Adequate provision of affordable housing can have a range of positive economic effects, to include: increased productivity through reduced travel times; more money spent in local communities; and improved economic participation.

Who needs affordable housing?

Many different people need affordable housing and for lots of different reasons. This may include people:

- employed in lower paid jobs where their household income is insufficient to pay market rent or service a mortgage in the area they live and/or work;
- supporting a household in the early stages of their career, or on a single income;
- employed in essential services, such as health, education and emergency services, known as key workers, play a critical role in the local and metropolitan economic and social fabric. Camden LGA has the second largest concentration of key workers of any LGA in Greater Sydney;
- in challenging financial circumstances, that have encountered job loss, illness, family separation, domestic violence or death of a partner.

3.5.1 Social and Affordable Housing (SAH)

SAH is housing that meets the needs of a range of very low, low and moderate-income households. In 2036, the demand for SAH in the Camden LGA is expected to grow by 4,592 households, which represents an annual growth rate of 5.6% (refer to Section 2.5).

SAH is primarily rental housing that offers priced controlled secure tenancies that enable households to meet other basic living costs such as food, clothing, transport, medical care and education. As SAH is priced below market rents, it requires subsidy for its ongoing viability. Subsidy can be in the form of: i) an upfront capital investment (by government or from developer contributions); ii) land (granted or discounted sales); iii) ongoing operating subsidies; or iv) a combination of subsidies.

There are different types of SAH with variations in terms of funding, management and primary resident group:

Crisis and Transitional Housing: short to medium term transitional housing to support people who are in crisis (such as fleeing domestic violence), and people who are homeless or at risk of becoming homeless.

In 2016, there were 96 people homeless in the Camden LGA, an increase of 11.6% from 2011. The NSW Government Department of Communities and Justice (DCJ) provides a range of accommodation and support services for individuals, couples and families to prevent homelessness within in the Macarthur region, which includes the Camden LGA. Although Camden Council has not currently developed a policy on this social issue, it is an active stakeholder in the services provided by the DCJ.

Social Housing: secure, affordable housing for people with the highest housing need, such as people who are homeless, on very low and low incomes and other disadvantaged groups.

The DCJ process funding, eligibility requirements and applications for social housing. Although the majority of homes and tenancies are managed by the DCJ, Community Housing Providers manage approximately 27% of the housing stock. Rents are generally set at 25% - 30% of household income.

In 2016, there were 344 households living in social housing in the LGA. Within the Camden LGA allocation zone, 213 households are waiting on the general housing register for social housing (DCJ, June 2019). The current waiting time for a 1-bedroom home is 10+ years and 5 to 10 years for a 2, 3 and 4+ bedroom home. Across NSW, there are 46,530 households waiting on the general housing register (DCJ, June 2019).

Social housing supply and renewal is addressed through State Government programs such as Communities Plus (Land and Housing Corporation) and the Social and Affordable Housing Fund (DCJ and NSW Treasury). The State Government's Future Directions for Social Housing in NSW (Future Directions) outlines a program to deliver and replace social housing through the renewal of existing assets to develop new mixed tenure communities where affordable or social housing is indistinguishable from surrounding housing.

The State Government's continued investment to increase the stock and quality of SAH is a central element to improving housing affordability in the LGA. This can further include counter-cyclical investment (i.e. when private sector activity is low) to support and stimulate local economies.

Affordable Housing: secure affordable housing for people with a housing need on very-low, low and moderate incomes (a wider eligibility range than social housing).

Developed and partially funded through subsidies from a range of sources other than direct Government funding²¹, with applications and tenancies managed by Community Housing Providers. Rent is generally set at 20% - 25% below market rates but can be designed to provide for a range of incomes and needs, subject to financial constraints.

In 2016, there were 73 households in the Camden LGA living in a form of affordable housing not managed by the DCJ.

Affordable housing is primarily working households on lower incomes priced out of market housing. It represents a layer of housing between social housing and market housing, which can reduce price and capacity pressure on these other tenures. The planning system can play a fundamental role in facilitating the supply of affordable housing, as outlined in Objective 12: Facilitate the delivery of affordable rental housing.

21. e.g. planning system mechanisms, such as SEPP 70 and in-fill affordable housing under ARH SEPP; the National Affordability Rental Scheme; and land subsidies or grants from State Government.

3.5.2 Market Housing

Ensuring a steady supply of diverse market housing can play an important part in improving housing affordability. Within an affordability context, the role of the planning system is to provide adequate housing supply and diversity opportunities. The take-up of these opportunities and the type, timing and price points of new housing supply is determined by the private sector, commercial objectives and market dynamics. In the Camden LGA, the high level of approvals, unbuilt approvals, and planning capacity to meet short-to-medium term supply of land for a range of housing typologies demonstrates that the planning system is not currently hindering supply.

As Section 2.3 demonstrates, between 2013 and 2019 lot prices rose significantly in the LGA, with median lot prices up 57% and median lot prices per square metre more than doubling in the same period. Lot prices have subsequently plateaued, with a 5% reduction between 2018-2019. From the peak of supply in 2017, lot sales have reduced dramatically in 2019. These trends demonstrate that supply is strong in times of high price growth, but weak in periods of flat or declining prices. There is potential commercial logic that explains this dynamic - if it can be avoided, there is little incentive to supply housing at a quantity that leads to ever decreasing prices levels and also removes the option of increasing supply in times of price growth. This dynamic implies that a sole policy of increased housing land supply is insufficient alone in improving affordability.

The planning system is only a single element in the wider housing system. There are a wide range of interrelated economic factors that influence house prices and affordability, such as: reducing or rising interest rates; mortgage availability; macro-economic conditions (i.e. GDP growth, income levels, unemployment etc.); taxation policies; investor sentiment; and development industry trends²², all of which are beyond Council's control.

One way that the planning system can play a role in improving housing affordability is by supporting **diversity in housing typologies, facilitating the delivery of** well-designed and appropriately located smaller, lower cost housing that is more affordable. An increased supply of these housing typologies could facilitate 'right-sizing' opportunities, resulting in more affordable smaller dwellings relative to larger housing options.

22. RBA – *Distributional Effects of Monetary Policy: Evidence from Local Housing Markets (Research Discussion Paper)*, 2020

23. City Futures Research Centre at UNSW – *ARH SEPP and affordable housing in Central and Southern Sydney*, 2018

Market dwellings enabled through State Environmental Planning Policy

The SEPP (Affordable Rental Housing) 2009 (ARH SEPP) allows in-fill affordable housing, secondary dwellings (granny flats), new generation boarding houses and group homes. The HSPD SEPP further permits a range of housing types suitable for seniors or PwD. These approval pathways seek to improve housing affordability by providing planning incentives or allowances for smaller dwellings than otherwise would be permitted under local planning controls, and therefore lowering delivery costs.

An important distinction to make with housing delivered through these policies compared to SAH, is that there are no set discounts required to prevailing market rents (except in-fill affordable housing under the ARH SEPP). Research undertaken for South Sydney Regional Organisations of Council²³ determined that dwellings built under the ARH SEPP in Central and Southern Sydney had delivered minimal affordable rental housing for very low and low-income households. There is no guarantee that any costs savings or planning allowances afforded by the SEPPs flow through to residents to ensure affordable rents (i.e. a granny flat or boarding house room cost could still be more than 30% of household income).

DPIE's development of the Housing SEPP commits to ensuring an adequate supply of new dwellings that are affordable, well-designed and located in places that people want to live. **The original EIE for the Housing Diversity SEPP identified that** the policy would seek to update the ARH SEPP as outlined below:

- A boarding house would be an affordable rental building managed by a CHP;
- Boarding houses will not be mandated in the R2 Low Density residential zone;
- A reduction in the current FSR bonus for providing boarding houses on land within a zone that residential flat buildings are permitted;
- A quicker and easier process to allow an existing dwelling to be used as a group home;
- Changes to facilitate the retention and mitigate the loss of existing affordable rental housing;

- The onus is on the developer (not a local council) to evidence that a building did not contain any low rental dwelling;
- Allow local councils the discretion to set a maximum size (currently the greater of 60sqm or 25% of the total floor area of the principal dwelling) for secondary dwellings in rural zones (where permitted);
- Amendments to support delivery of social housing by the NSW Land and Housing Corporation and other social housing providers as envisaged by the Future Directions; and
- Increase the range of development that can benefit from infill affordable housing FSR bonuses to align with the LRHDC.

The Housing SEPP also seeks to introduce three new housing types to improve the stability and diversity of the rental sector and provide more clarity for all stakeholders. It is proposed:

1. Built-to-Rent (BTR) housing will provide large scale apartment developments with long term leases and on-site management. These developments would have to contain at least 50 dwellings, be held in a single ownership, operated by a single management entity and include on site management. Due to the scale and form of the proposed buildings, it is anticipated that they will only be permitted in highly accessible areas;
2. Purpose-built student housing providing accommodation and communal facilities principally for students; and
3. Co-living (otherwise known as new generation boarding houses) are small private rooms (typically self-contained with bathroom and kitchenette facilities) that provide access to communal living areas and other facilities.

Council will continue to support both the delivery of affordable dwellings across the housing continuum when they are designed and located appropriately, in addition to any amendments to the SEPPs that couple planning concessions with affordable price control mechanisms.



Objective 12: Facilitate the delivery of affordable rental housing

Recognising the growing unmet need for affordable rental housing across Greater Sydney, the Region and District Plans include Affordable Rental Housing Targets. These are to be generally in the range of 5 – 10% of new residential floor space and subject to viability testing. These targets are intended to be applied in defined precincts prior to rezoning and will not affect projects already underway.

3.5.3 Affordable rental housing policy

In order to implement the Affordable Rental Housing Targets, the Region and District Plans outline the need for councils to develop policies and implementation mechanisms. The principal legislation through which this will be achieved is SEPP No.70 Affordable Housing (Revised Schemes) (SEPP 70), which applies to all councils across NSW. DPIE has recently announced the intent to incorporate SEPP 70 into a new Housing SEPP. The existing provisions of SEPP 70 are proposed to be transferred to the new SEPP in their current form.

Under SEPP 70, councils may place consent conditions on specific developments to require contributions or offer incentives for the delivery of affordable housing. These would need to be in accordance with an Affordable Housing Contribution Scheme (AHCS). An AHCS sets out the mechanisms for determining: the land to which it applies; whether the requirement is via dedications or contributions; the applicable contribution rate; and how the dwellings will be owned and managed.

In order to create a consistent policy environment across Western Sydney, Council will work with the partner Councils of the Western City District, in addition to Blacktown (the Western City Planning Partnership), to develop a Western City Affordable Housing Strategy (WCAHS). This approach will allow for a consistent overarching policy, supported by a comprehensive evidence-base, model mechanisms and best practice housing delivery methods.

24. *Infrastructure Australia – 'Capturing Value: Advice on making value capture work in Australia' 2016*

3.5.4 Mechanisms to provide affordable rental housing

They are two primary mechanisms to deliver affordable housing through the planning system: i) mandatory schemes; or ii) incentive schemes.

Mandatory contribution schemes apply to developments that are facilitated by upzoning and are referred to as 'inclusionary zoning'.

Upzoning includes a change of zone to enable residential development (e.g. from rural to residential) or a change in planning controls that permit greater density and potentially additional value.

Mandatory inclusionary zoning schemes require a defined percentage of floorspace (or the financial equivalent) to be provided as affordable housing as a condition of development consent. The percentage floor space required, or financial contribution is subject to viability testing. The AHCS will detail the inclusionary requirements for development proposals.

In contrast, incentive schemes are voluntary and use floor space bonuses to entice the delivery of affordable housing. They can be suitable if land has already been upzoned or where development viability is constrained.

Viability testing

Inclusionary zoning is a form of value capture from the upzoning of land. This concept is widely supported on economic efficiency and equity grounds²⁴, under the condition that it is targeted and doesn't restrict development activity.

To ensure affordable housing contributions do not restrict development, detailed viability testing can be undertaken to support a proposal. This will need to be context and site specific to account for different locational development and environmental factors, such as between urban land release and infill areas.

3.5.5 Delivery and management of affordable rental housing

There are two main methods for the delivery of affordable rental dwellings: i) the dedication of dwellings; and ii) monetary contributions. The dedication of dwellings has the social benefit of creating integrated mixed income communities, whilst streamlining the development process. Monetary contributions allow development flexibility to meet certain needs, however, require an additional layer in the development process as Council must appoint a CHP to manage the full development cycle. The WCAHS and AHCS will assess the suitability of both delivery methods within the context of the Camden LGA.

Irrespective of the delivery model, any affordable housing developed in the LGA through an AHCS would need to meet high internal and external design standards, be located close to transport and services, and integrated with the surrounding area as indistinguishable from market housing.

The on-going management of affordable rental housing could be via a CHP, enabling leveraging of experience in the area and the scaling up the sector. The AHCS will detail how the dwellings will be owned; design and construction requirements, such as sustainability and accessibility standards; in addition to ongoing rental management arrangements, such as rents, application process, eligibility requirements, and tenancy management.

Registered Community Housing Providers:

- are charitable not-for-profit organisations that do not require developer margins and reinvest their surpluses in expanding their housing services
- design & build housing to meet local needs for people in need
- preserve social and affordable housing for the long term through community ownership
- manage over 38,000 dwellings across NSW
- have delivered 1,002 affordable housing properties between 2012 and 2017, with 792 planned for delivery between 2017 and 2020.

PRIORITY 5 ACTIONS

33. Prepare a Western Sydney Affordable Housing Strategy and Affordable Housing Contribution Scheme for the Camden LGA in collaboration with the partner councils of the Western City District and Blacktown, and consider the outcomes once finalised.	Short term
34. Work with the Land and Housing Corporation to support the renewal of social housing within the LGA, in-line the with the Future Directions for Social Housing in NSW.	Short term
35. Work with Community Housing Providers in the LGA to assist delivery of well-designed affordable housing.	Short term
36. Advocate that affordable rental housing delivered through State planning policies is well designed and offered at affordable rental rates.	Short term
37. Investigate developing policy regarding homelessness in the Camden LGA.	Medium term

SECTION 4: Implementation and Delivery Plan

This section identifies how and when housing will be delivered over the life of this LHS. Table 4.1 provides an overarching summary of what type of housing will be delivered, where it will be located, the stakeholders to engage and the mechanism for delivery. The mechanisms for delivery include proposed amendments to Environmental Planning Instruments (EPIs) and Development Control Plans (DCPs). The Implementation and Delivery Plan addresses the following Priorities in facilitating housing supply to meet forecast demand:

- Priority 1: Providing housing capacity and coordinating growth with infrastructure
- Priority 2: Delivering Resilient, Healthy and Connected Communities
- Priority 3: Delivering the right housing in the right location
- Priority 4: Increasing housing choice and diversity
- Priority 5: Addressing housing affordability

For the purpose of this LHS, the following short and medium term timeframes have been established. These timeframes align with those in the LSPS and the CSP:

- Short term actions: 0-5 years
- Medium term actions: 5-10 years

Table 4.1: Implementation and Delivery Plan

Priority 1: Providing housing capacity and coordinating growth with infrastructure					
Objective 1: There is sufficient planning capacity to meet forecast housing demand					
Objective 2: Precincts in the SWGA are planned and released to align with enabling infrastructure provision					
Actions	Rationale	Implementation	LSPS Housing Principle/Action	CSP Key Direction	Timeframe
1. Plan for the GSC 6-10 year (2021/22 to 2025/26) housing target of 10,000 to 12,500 dwellings and ensure sufficient planning capacity through the rezoning and review of land within the SWGA subject to the delivery of supporting infrastructure.	The GSC has set a draft 6-10 year housing target of 10,000-12,500 dwellings. The housing target will need to be supported with the delivery of infrastructure. The housing target will be agreed in consultation with DPIE, the GSC and the community.	Undertake community and stakeholder consultation through the LHS public exhibition and further discussion with DPIE and the GSC to agree the appropriate housing target.	HP1, 3	1	Short term
2. Develop a Camden LGA SWGA Infrastructure Study to inform infrastructure requirements and a land sequence schedule to facilitate the orderly supply of housing.	To facilitate the coordination of infrastructure provision and sustainable housing growth.	In partnership with the Camden PCG instruct a suitably qualified consultant to undertake an infrastructure study. Through collaboration with principal stakeholders, and informed by the infrastructure study, Council officers will develop a land sequence schedule.	HP1,2,3,4,5 A2,3,4,6,7 13,25,30	1, 4	Short term

Priority 1: Providing housing capacity and coordinating growth with infrastructure

Actions	Rationale	Implementation	LSPS Housing Principle/Action	CSP Key Direction	Timeframe
3. Develop a community information program for landowners and stakeholders within the SWGA Camden Precincts.	To inform the community and assist in the collaborative and efficient rezoning of land for housing.	Develop and implement a community information program.	A33	1, 5	Short term
4. Ensure internal assessment processes for Development Assessments and Planning Proposals support the efficient delivery of housing in the LGA.	To ensure Council processes support the delivery of housing supply to meet demand.	Review, streamline and implement standardised processes to ensure best practice.	A33	1	Short term
5. Review how development approval and completion data is captured to assist in monitoring housing diversity and capacity in the LGA.	To monitor housing delivery and diversity in the LGA.	Assess current methods of data collection and determine how efficiencies can be implemented to enable accurate recording of housing delivery.	A33	1	Short term
6. Advocate for a Project Working Group between Council officers and essential service providers to deliver adaptive and flexible infrastructure.	To drive efficiencies in infrastructure delivery to support housing growth.	Advocate with relevant State and public agencies.	A25	1	Short term
7. Finalise the Camden Green and Blue Grid Analysis.	To ensure the Green and Blue Grid is protected and enhanced.	Update planning policies in accordance with the Camden Green and Blue Grid Analysis and/or any subsequent Council endorsed strategy.	A82	1, 2	Short term
8. Explore the development of a fragmented land policy for the SWGA Precincts.	To assist in housing delivery – housing completions are recognised as the metric for meeting housing targets.	Partnership with relevant State Government Departments and agencies, and adjoining Councils to determine appropriate solutions.	A3,5	1	Short term

Priority 2: Delivering Resilient, Healthy and Connected Communities**Objective 3: Housing is well-designed and environmentally sustainable****Objective 4: Neighbourhood design supports healthy and connected communities that are better placed****Objective 5: Increase Camden LGA's green cover and urban tree canopy**

Actions	Rationale	Implementation	LSPS Housing Principle/Action	CSP Key Direction	Timeframe
9. Develop community education initiatives to showcase and promote the design of sustainable homes.	To demonstrate the cost/value benefits of including sustainable features at design inception of new builds or when retrofitting existing homes.	Partnership with key stakeholders that could include partnership with a local developer.	HP9	2	Short term
10. Investigate the feasibility of incentive provisions for increased energy and water efficiency in new builds.	To assist contributing to net-zero carbon emissions by 2050 through mitigating additional upfront sustainability costs with planning incentives.	Undertake viability reviews to determine appropriate incentives and any required amendments to the EPIs and associated DCPs.	HP9 A116	2	Short term
11. Audit the Camden DCP and investigate opportunities to increase the sustainability of the urban form.	To mitigate the cumulative impact of new buildings on the environment and to encourage healthy and sustainable communities.	Comprehensive review and audit of the DCPs to determine appropriate actions and any required amendments.	HP9	2	Short term
12. Advocate for the development of guidelines that promote sustainability principles in the provision of infrastructure and utility services.	To holistically consider how the environment and built form can work together to drive efficiencies and sustainability.	Partnership with State and public agencies and key stakeholders. Potential amendments to DCP provisions.	A27, 91	1, 2	Medium term

Priority 2: Delivering Resilient, Healthy and Connected Communities

Actions	Rationale	Implementation	LSPS Housing Principle/Action	CSP Key Direction	Timeframe
13. Investigate methods to assess and monitor the walkability, liveability and health of future neighbourhoods and renewal projects.	To inform principles to ensure resilient, healthy and connected communities are planned and assess how an existing neighbourhood area is performing.	Review and assessment of existing indices to determine best practice and appropriate options to pursue.	HP6	1, 2, 5	Medium term
14. Advocate to the NSW Government for a review of s7.11 to include social infrastructure as essential infrastructure within contributions plans.	To ensure new communities are supported in the early stages of development.	Advocacy to NSW Government and the Productivity Commissioner.	HP6 A60	5	Short term
15. Establish urban tree canopy targets and advocate for opportunities to increase Camden's green cover and urban tree canopy.	To build environmental resilience and assist meeting the Minister Priorities/ DPE targets.	Partnership with NSW Government and potential amendments to DCP provisions.	A84, 85, 86	2	Short term
16. Develop community education initiatives to raise awareness of the importance of green grid and support for increased planting and green cover.	To build environmental resilience and assist meeting the Minister Priorities/DPE targets.	Develop and implement a community information program.	A85	2, 6	Short term

Priority 3: Delivering the right housing in the right location**Objective 6: Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure****Objective 7: Housing growth in established areas is incremental and preserves character and heritage values****Objective 8: Protect Camden LGA's Rural Lands**

Actions	Rationale	Implementation	LSPS Housing Principle/Action	CSP Key Direction	Timeframe
17. Explore developing guidelines to protect and facilitate the staged delivery of high density housing in appropriate locations.	To ensure master plans appropriately locate and preserve land to facilitate the staged delivery of high density housing.	Review best practice. Potential amendments to DCP provisions.	HP10 A54	1, 5	Short term
18. Finalise the Leppington Town Centre Review to identify opportunities for jobs and housing in close proximity to Leppington train station.	To catalyse development within this Strategic Centre.	Collaboration with the Camden PCG and key stakeholders.	HP8,10 A71, 73	1, 3, 5	Short term
19. Ensure the Oran Park Town Centre Masterplan Review is undertaken to support future job and housing growth in close proximity to the future Oran Park train station.	To reflect the growth and evolution of Oran Park following its initial rezoning in 2007.	Potential amendments to SEPP and DCP provisions.	P8, 10	1	Short term
20. Undertake a review of existing land uses and planning controls within Narellan Town Centre to identify appropriate land use mixes and potential capacity to facilitate job and housing growth.	To ensure planning policies appropriately support the development of this established Strategic Centre.	Undertake a place making review, to include establishing the opportunities and constraints, developing a vision and undertaking a two-stage master plan approach. Potential amendments to LEP and DCP provisions.	HP7 A68,69,70	1, 5, 6	Short term

Priority 3: Delivering the right housing in the right location

Actions	Rationale	Implementation	LSPS Housing Principle/Action	CSP Key Direction	Timeframe
21. Undertake a review of land use and development controls within the Camden Town Centre to ensure any job and housing growth can be sensitively accommodated.	To ensure that planning controls provide for sensitive incremental growth whilst preserving and enhancing heritage and character values.	Review in accordance with the Camden Town Centre Urban Design Framework. Potential amendments to the LEP and DCP provisions.	HP7 A50	1, 6	Short term
22. Review land use and development controls in residential zones of the Camden LEP to ensure any infill development is appropriate and respects neighbourhood character and amenity.	To assess and identify areas in the established suburbs that could be suitable for incremental housing growth to assist increasing housing supply and diversity.	Review of residential land zones within the Camden LEP, taking into consideration the objectives of the LRHDC, existing infrastructure and prevailing character to determine any preferred areas that could accommodate low rise housing diversity. Potential amendments to LEP and DCP provisions.	HP7	1	Short term
23. Explore developing a pilot Local Character Statement and Overlay with DPIE to guide the future character of Cobbitty Village.	To pilot how Council could potentially use LCS and LCO to manage development in the MRA.	Liaise with other LGAs who have trialled the approach, such as Hornsby Shire Council and partnership with DPIE. Potential amendments to the LEP and DCP provisions.	A49	1, 2	Short term
24. Complete the Heritage Review.	To ensure any housing growth respects heritage values.	Make amendments to the DCP in accordance with the Heritage Review and/or any subsequent Council endorsed strategy.	HP12 A35	1	Short term
25. Investigate the introduction of appropriate land zoning to mitigate potential land use conflicts between urban and rural land uses.	To mitigate future land use conflict and support the economic viability of rural lands.	Review best practice. Potential amendments to the EPIs and associated DCPs.	A102	1, 2	Short term
26. Finalise the Scenic and Visual Landscapes Analysis.	To protect identified scenic, visual and cultural landscapes and to inform aspirations for future character of the LGA's rural lands.	Make any amendments to the EPIs and associated DCPs in accordance with the Scenic and Visual Landscapes Analysis and/or any subsequent Council endorsed strategy.	A40	1, 2	Short term

Priority 4: Increasing housing choice and diversity

Objective 9: The mix of housing types matches the changing needs and preferences of the community

Objective 10: Housing is inclusive and caters for an ageing population and People with Disability

Actions	Rationale	Implementation	LSPS Housing Principle/Action	CSP Key Direction	Timeframe
27. Investigate the development of a Housing Density and Diversity Guide to inform planning controls.	To facilitate appropriate housing density and typologies to meet the changing needs and preferences of a community as it matures.	Review best practice. Potential amendments to EPIs including Camden LEP and Growth Centres SEPP, and associated DCPs.	HP10	1, 5	Short term
28. Review the locational requirements for medium density housing within the Growth Centres SEPP.	To ensure amenity is optimised and medium density housing is appropriately located.	Partnership with DPIE. Potential amendments to the SEPP and DCP provisions.	HP7	1	Short term
29. Explore innovative approaches to planning that encourage the viable delivery of medium density housing within the SWGA.	To assist facilitate the delivery of medium density housing.	Partnership with DPIE and State Agencies, or include Landcom.	HP10	1	Short term

Priority 4: Increasing housing choice and diversity

Actions	Rationale	Implementation	LSPS Housing Principle/Action	CSP Key Direction	Timeframe
30. Review planning controls in the EPIs and DCPs for Seniors Housing to ensure a consistent approach is adopted across the LGA.	To ensure appropriate location, access, design and planning controls are developed to facilitate the successful delivery of Seniors Housing.	Potential amendments to EPIs, DCPs, and application of the new Housing SEPP (which will incorporate the existing Seniors Housing SEPP).	HP10	1	Short term
31. Complete a needs analysis for Specialist Disability Accommodation (SDA), Supported Independent Living (SIL) housing and Adaptable and Accessible Housing Design to better support People with Disability.	To inform planning policy and ensure Council facilitates the delivery of appropriate housing for all.	Collaborate with key stakeholders to inform policy development.	HP10 A44	1, 5	Medium term
32. Investigate options to facilitate liveable design features in more homes.	To ensure housing can efficiently and effectively support an ageing population and People with Disability.	Review best practice. Potential amendments to DCP provisions.	HP10 A44	1, 5	Short term

Priority 5: Addressing housing affordability

Objective 11: Support housing that encourages affordability across the housing continuum

Objective 12: Facilitate the delivery of affordable rental housing

Actions	Rationale	Implementation	LSPS Housing Principle/Action	CSP Key Direction	Timeframe
33. Prepare a Western Sydney Affordable Housing Strategy and Affordable Housing Contribution Scheme for the Camden LGA in collaboration with the partner councils of the Western City District and Blacktown, and consider the outcomes once finalised.	To provide context for the need for affordable housing, summarise best practice in mandatory affordable housing provision, and provide the basis for a consistent approach in the provision of affordable housing within the LGA.	Through State Environmental Planning Policy.	A34	1, 5	Short term
34. Work with the Land and Housing Corporation to support the renewal of social housing within the LGA, in line the with the Future Directions for Social Housing in NSW.	To assist the delivery of social housing to support access and affordability across the housing continuum.	Partnership with LAHC.	HP10,11	1, 5	Short term
35. Work with Community Housing Providers in the LGA to assist delivery of well-designed affordable housing.	To assist the delivering affordable rental housing to support access and affordability across the housing continuum.	Partnership with CHPs.	HP10,11	1, 5	Short term
36. Advocate that affordable rental housing delivered through State planning policies is well designed and offered at affordable rental rates.	To increase the effectiveness of State policies in providing affordable rental housing.	Advocate as appropriate to DPIE.	HP11	1, 5	Short term
37. Investigate developing policy regarding homelessness in the Camden LGA.	To inform planning policy regarding this important social issue.	Review best practice to inform potential policy development.	HP10	5	Medium term

Section 4.2 Monitoring and Review

Council will monitor, review and report on the LHS to ensure that the housing Priorities are being achieved, as outlined below:

- An annual review of housing supply against the implementation and delivery plan;
- A five yearly review of the evidence base and housing supply against the broader aims of the District and Region Plan;
- A ten yearly review of the LHS to ensure it continues to respond to the community's changing housing needs;
- A review upon release of an updated Western City District Plan and the Future Transport 2056 Plan; and
- Reviews where required to reflect significant changes in the LGA such as major infrastructure investment, employment opportunities or significant changes to population projections.

Regular reviews will ensure that the LHS reflects the housing vision and is aligned with the latest trends and information available regarding the environment and the community's social, economic and housing needs.





Camden Council

 **Local Housing Strategy**
Published 2021

Acknowledgments
Council acknowledges and extends appreciation to all contributors.

Availability
 The Local Housing Strategy is available on Council's website: www.camden.nsw.gov.au

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Local Housing Strategy
2021





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Draft Local Housing Strategy – Response to DPIE Conditions of Approval

Draft Local Housing Strategy – Response to DPIE Conditions of Approval			
No.	DPIE Condition	Officer Response	Proposed Action
1.	<p>Within four weeks of Council endorsing the LHS the Department is to be provided with a copy of endorsed LHS (including any amendments arising from the public consultation).</p> <p>A summary of key themes raised during consultation, Council's response, changes to the LHS and a copy of Council's resolution should also be provided.</p> <p>The Department will review and consider any changes to the LHS after its endorsement and decide if there is need to revise the requirements of the Department's approval.</p>	A copy of the endorsed LHS and other relevant documents will be provided to DPIE within four weeks of endorsement.	Forward the endorsed LHS and attachments to DPIE.
2.	Council is to revise its Local Housing Strategy to incorporate the new approaches and timing for the strategic planning for the South West Growth Area, given the Lowes Creek Maryland and Leppington (Stages 2 and 5) precincts are currently being finalised, and that the Pondicherry Precinct is being progressed under two planning proposals.	The draft LHS has been amended to reflect changes to strategic planning across the South West Growth Area, including the rezoning of Lowes Creek Maryland and Leppington Stages 2 and 5.	Amend relevant sections of the LHS to reflect progress to strategic planning across the South West Growth Area.
3.	<p>Within four months of Council endorsing the LHS, Council is to prepare an updated and prioritised implementation and delivery plan that clearly articulates the actions, roles and responsibilities and timing to facilitate housing supply, diversity and affordability between 2021 and 2026 and beyond.</p> <p>The Plan should be prepared in consultation with DPIE, TfNSW, Sydney Water, and the</p>	Council officers will prepare an implementation and delivery plan in collaboration with DPIE and State Government agencies.	Prepare an implementation and delivery plan post-endorsement and forward to DPIE within four months of Council endorsement.

Draft Local Housing Strategy – Response to DPIE Conditions of Approval

Draft Local Housing Strategy – Response to DPIE Conditions of Approval			
No.	DPIE Condition	Officer Response	Proposed Action
	Western Sydney Planning Partnership, to ensure any critical interdependencies are satisfactorily resolved.		
4.	<p>Council is to provide further detail on how the delivery of dwellings will be sequenced in line with infrastructure provision.</p> <p>Council indicates this will be done through the SWGA Infrastructure Study which is a short-term action and has not been finalised.</p>	<p>The South West Growth Area Infrastructure Study has recently been finalised. The Study identifies a suggested sequencing schedule for land release in line with estimated infrastructure requirements, cost and availability.</p> <p>The study provides Council with evidence to ensure housing is delivered in line with infrastructure.</p> <p>Council will continue to ensure that infrastructure provision is accounted for during precinct planning, and through support of DPIEs review of the SWGA Structure Plan.</p>	No action required.
5.	Council is to work with the Department to confirm the 10+ year forecast for the Camden LGA to give effect to the Western City District Plan which requires local councils to identify capacity to contribute to the District's 20-year strategic housing target.	Council officers will continue to work with DPIE to confirm the 10+ year forecast.	No action required.
6.	Council is to consult with the DPIE during the development of its Centres and Employment Lands Strategy, and in doing so, demonstrate	Council's Centres and Employment Lands Strategy was exhibited from 4 th June to 5 th July 2021. DPIE were notified as part of this	No action required.

Draft Local Housing Strategy – Response to DPIE Conditions of Approval

Draft Local Housing Strategy – Response to DPIE Conditions of Approval			
No.	DPIE Condition	Officer Response	Proposed Action
	how Council is balancing employment and housing particularly around future North South Rail Link Station locations.	public exhibition process. Council officers will continue to consult with DPIE during the post-exhibition stage.	
7.	Council is to manage and expedite planning proposal processes, particularly where they will secure diversity and affordability outcomes and in particular support key cohorts such as seniors housing, key worker housing, affordable housing and other typologies that suit the changing needs of existing and future households in identified investigation areas	<p>Officers will continue to progress Planning Proposals which secure diversity and affordability outcomes.</p> <p>It is noted that the ongoing delivery of housing diversity and affordability outcomes is dependent on the delivery of supporting infrastructure.</p> <p>Planning proposals are consisted on a case by case basis with assessment considering the delivery of diversity and affordability outcomes.</p>	No action required.
8.	<p>Action 27 of the LHS is to be amended to commit Council to identify how it can also achieve housing diversity outcomes for areas outside of the South West Growth Area (SWGA).</p> <p>Implementation of Action 27 of the LHS should also include and consider potential changes to Council's LEP. Council is encouraged to support diversity opportunities through relevant planning proposals, where appropriate.</p>	Action 27 of the LHS has been amended to broaden Councils investigation of housing diversity to outside of the SWGA and indicates potential amendments to Camden LEP 2010.	Amend action 27 to read "Investigate the development of a Housing Density and Diversity Guide to inform planning controls".
9.	Priority 5 of the LHS is to be amended to include an action for Council to consider the outcomes of the Western Sydney Affordability Housing Strategy when finalised.	Existing action 33 of the LHS commits Council to preparing and Affordable Housing Strategy and Contribution Scheme for the Camden LGA in collaboration with	Amend Action 33 to read "Prepare a Western Sydney Affordable Housing Strategy and Affordable Housing Contribution Scheme for the Camden LGA

Draft Local Housing Strategy – Response to DPIE Conditions of Approval

Draft Local Housing Strategy – Response to DPIE Conditions of Approval			
No.	DPIE Condition	Officer Response	Proposed Action
	Council is to prepare an Affordable Housing Contribution Scheme (AHCS) that commits Council to examining the feasibility of levying affordable housing contributions for any new planning proposals that would result in development uplift or an increase in land value. This will ensure that planning proposals give effect to the District Plan, Action 18 to prepare an AHCS.	the partner Councils of the Western City District and Blacktown. This action has been revised to clarify that Council will consider the outcomes of the Western Sydney Affordable Housing Strategy once finalised.	in collaboration with the partner councils of the Western City District and Blacktown, and consider the outcomes once finalised.
10.	Council is to examine ways to resolve fragmentation issues for greenfield areas to help unlock rezoned land for development. Noting that Liverpool City Council is also embarking on similar work for land in the SWGA, it is encouraged that both councils work together on this endeavour.	Action 8 of the LHS commits Council to exploring the development of a fragmented land policy for SWGA precincts. The implementation of this action has been revised to demonstrate Council's intent to work with adjoining councils.	Amend implementation of action 8 to read "Partnership with relevant State Government Departments and agencies, and adjoining Councils to determine appropriate solutions."
11.	Council is to undertake a review of the LHS in 2022/23 following release of the updated Western City District Plan / Future Transport 2056 Plan. The outcomes of the review and any updates to the LHS are to be submitted to the Department for approval.	Council will continue to monitor and review the LHS to ensure it reflects current information. Officers will review the strategy upon the release of the updated Western City District Plan and Future Transport 2056 Plan. The monitoring and review section of the LHS has been revised to indicate this.	Amend monitoring and review section of the LHS to indicate reviews upon release of an updated Western City District Plan and Future Transport 2056 Plan.
12.	Further consideration should be given to prioritising growth precincts and articulating their housing needs particularly as the North South Rail Link station locations are confirmed. In the interim, the LHS should be updated to	Council is continuing to advocate for the early delivery of the North South Rail Line and South West Rail Link extension.	No action required.

Draft Local Housing Strategy – Response to DPIE Conditions of Approval

Draft Local Housing Strategy – Response to DPIE Conditions of Approval			
No.	DPIE Condition	Officer Response	Proposed Action
	identify future North South Rail Link stations at Oran Park and Narellan as "possible" or "potential"	<p>The station box locations for both Oran Park and Narellan were confirmed in SEPP (Major Infrastructure Corridors) 2020. As such, Council will continue to identify the location locations as 'future' in its strategic documents included the LHS.</p> <p>It is recommended that DPIE revise this condition of approval to consider the above during their post-endorsement review of conditions of approval as identified in condition 1.</p>	
13.	Council is to prepare principles for assessing proponent-initiated requests for planning proposals, including out-of-sequence criteria to consider any additional opportunities for growth that are not identified in its LHS, or for urban renewal opportunities.	Officers will prepare principles for the assessment of draft Planning Proposal which fall out of sequence or propose growth that is not identified in the LHS. It is noted that these principles will sit alongside the LHS.	No action required.
14.	The direction and strategic planning approaches endorsed in any State-led strategies or plans are to prevail in the event of any inconsistency with this approval and/or the Council's LHS (as revised and current).	Noted.	No action required.
15.	Council is to update or revise the LHS to inform Council's updates/revision to its local strategic planning statement following the making of a future District Plan.	Council officers will update the LHS and LSPS following the making of a future District Plan. The monitoring and review section of the LHS has been revised to indicate this.	Amend monitoring and review section of the LHS to indicate reviews upon release of an updated Western City District Plan.



Investment Summary Report August 2021



Camden Council Executive Summary - August 2021

Investment Holdings

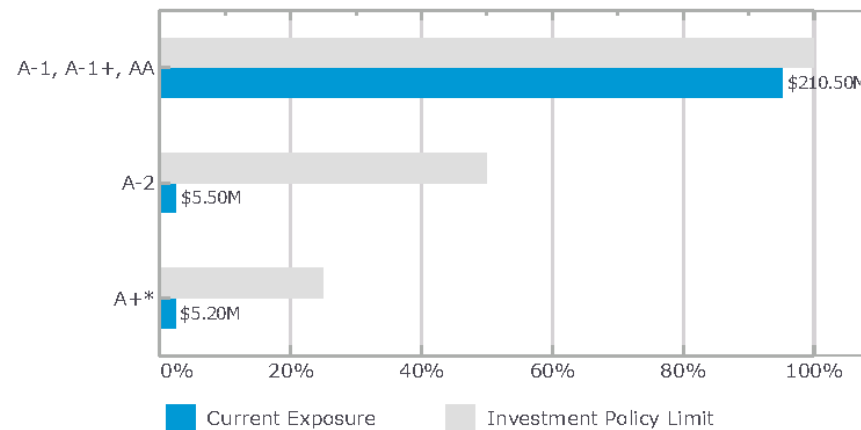
	Amount (\$)	Current Yield (%)
Cash	5,000,000.00	0.20
Term Deposit	216,200,000.00	0.81
Total	221,200,000.00	

Term to Maturity

	Amount (\$)		Policy Max	
Between 0 and 1 Year	182,000,000	82%	100%	□
Between 1 and 3 Years	38,700,000	17%	60%	□
Between 3 and 5 Years	500,000	0%	30%	□
Total	221,200,000			

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 APRA to a maximum 25% of the total portfolio

Sources of Funds

	Amount (\$)
Section 7.11 Developer Contributions	138,257,807
Restricted Grant Income	13,500,000
Externally Restricted Reserves	12,456,594
Internally Restricted Reserves	35,130,822
General Fund	21,854,777
Total Funds Invested	221,200,000

Council's investment portfolio has increased by \$10.5m since the July reporting period. The increase primarily relates to rating income received during the month. The source of funds invested are indicative only, due to Council's annual financial reports still being finalised for 30 June 2021.

Investment Portfolio Balance



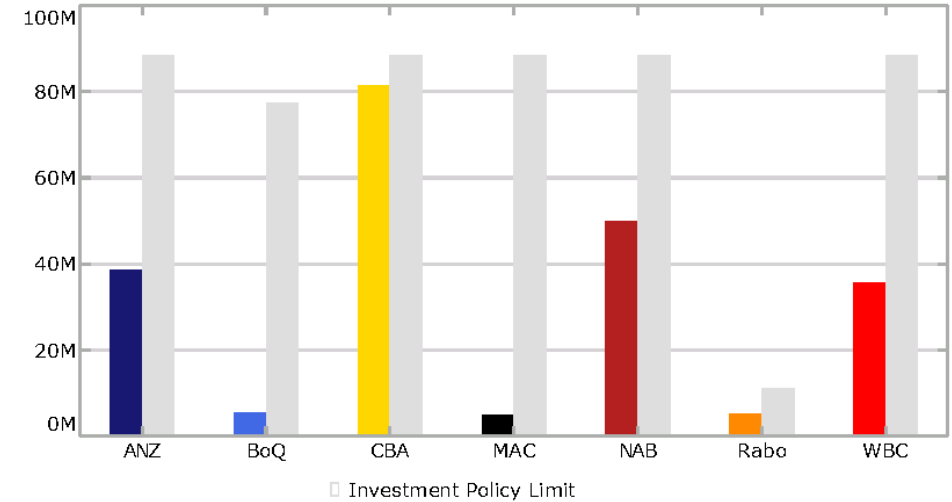
Camden Council Individual Institutional Exposures Report - August 2021



Individual Institutional Exposures

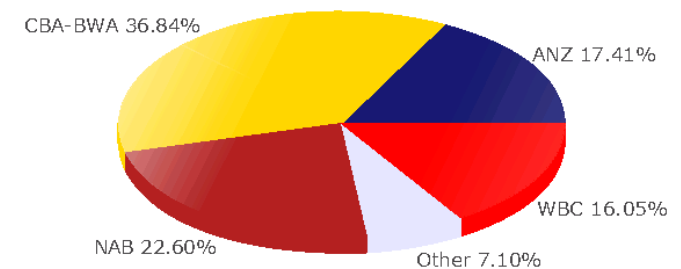
Parent Group	Exposure (\$M)	Credit Rating	Policy Limit	Actual	Capacity
ANZ Group	38.50M	A-1+, AA-	40.00%	17.41%	49.98M
Bank of Queensland	5.50M	A-2, BBB+	35.00%	2.49%	71.92M
Commonwealth Bank of Australia	81.50M	A-1+, AA-	40.00%	36.84%	6.98M
Macquarie Bank	5.00M	A-1, A+	40.00%	2.26%	83.48M
National Australia Bank	50.00M	A-1+, AA-	40.00%	22.60%	38.48M
Rabobank Aus (Foreign Sub)	5.20M	A-1*, A+*	5.00%	2.35%	5.86M
Westpac Group	35.50M	A-1+, AA-	40.00%	16.05%	52.98M
221.20M					

Individual Institutional Exposure Charts



*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 - August 2021



Interest Summary

Interest Summary as of August 2021

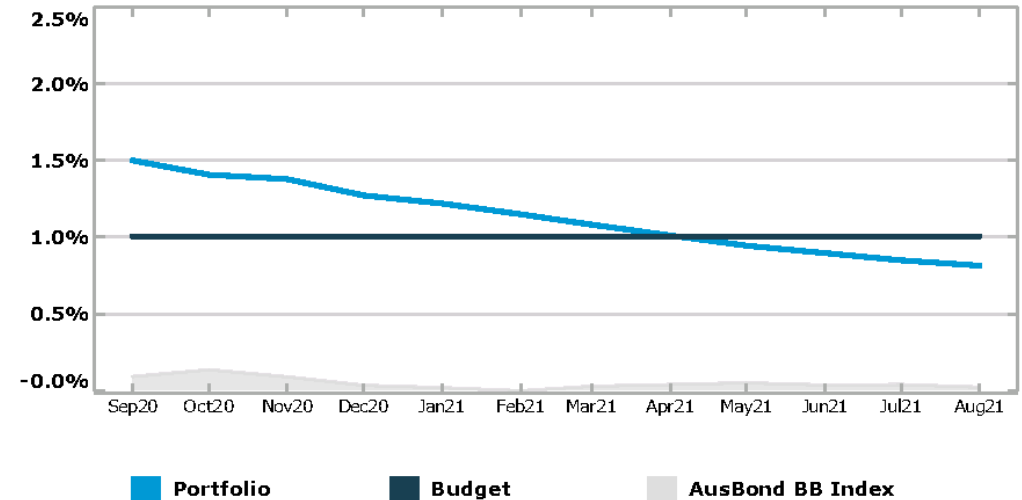
Number of Investments	160
Average Days to Maturity	258
Weighted Portfolio Yield	0.81%
CBA Call Account	0.20%
Highest Rate	3.80%
Lowest Rate	0.27%
Budget Rate	1.00%
Average BBSW (30 Day)	0.01%
Average BBSW (90 Day)	0.01%
Average BBSW (180 Day)	0.03%
Official Cash Rate	0.10%
AusBond Bank Bill Index	0.02%

Interest Received During the 2021/2022 Financial Year

	August	Cumulative	Original Budget	*Revised Budget
General Fund	\$46,769	\$78,878	\$700,000	\$700,000
Restricted	\$100,000	\$211,000	\$1,750,000	\$1,750,000
Total	\$146,769	\$289,878	\$2,450,000	\$2,450,000

*The Revised Budget is reviewed on a quarterly basis as part of the Budget Process

Investment Performance



Historical Performance Summary

	Portfolio	AusBond BB Index	Outperformance
Aug 2021	0.81%	0.02%	0.79%
Last 3 Months	0.85%	0.03%	0.82%
Last 6 Months	0.93%	0.03%	0.90%
Financial Year to Date	0.83%	0.03%	0.80%
Last 12 months	1.12%	0.04%	1.08%

Investment Performance

Council's portfolio returned 0.81%pa on a weighted average yield basis during August. This compares favourably with the Ausbond Bank Bill Index's return of 0.02% pa for the month.

Camden Council
Investment Holdings Report - August 2021



Cash Accounts

Amount (\$)	Current Yield	Institution	Credit Rating	Amount (\$)	Deal No.	Reference
5,000,000.00	0.20%	Commonwealth Bank of Australia	A-1+	5,000,000.00	535548	
5,000,000.00				5,000,000.00		

Term Deposits

Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
1-Sep-21	1,000,000.00	0.51%	Commonwealth Bank of Australia	A-1+	27-Nov-20	1,003,884.38	540612	3,884.38	At Maturity	3439
6-Sep-21	1,000,000.00	0.77%	National Australia Bank	A-1+	8-Sep-20	1,007,552.33	540213	7,552.33	At Maturity	3407
6-Sep-21	3,000,000.00	0.37%	Commonwealth Bank of Australia	A-1+	29-Jan-21	3,006,538.36	540915	6,538.36	At Maturity	3467
8-Sep-21	1,000,000.00	0.51%	Commonwealth Bank of Australia	A-1+	26-Nov-20	1,003,898.36	540607	3,898.36	At Maturity	3438
13-Sep-21	1,000,000.00	0.65%	Macquarie Bank	A-1	16-Dec-20	1,004,612.33	540711	4,612.33	At Maturity	3455
15-Sep-21	1,500,000.00	0.75%	Commonwealth Bank of Australia	A-1+	15-Sep-20	1,510,818.49	540246	10,818.49	At Maturity	3410
20-Sep-21	1,000,000.00	0.73%	Commonwealth Bank of Australia	A-1+	16-Sep-20	1,007,000.00	540252	7,000.00	At Maturity	3411
22-Sep-21	1,000,000.00	0.71%	Commonwealth Bank of Australia	A-1+	22-Sep-20	1,006,691.51	540272	6,691.51	At Maturity	3414
27-Sep-21	500,000.00	0.68%	Commonwealth Bank of Australia	A-1+	24-Sep-20	503,185.75	540269	3,185.75	At Maturity	3416
27-Sep-21	1,000,000.00	0.69%	Commonwealth Bank of Australia	A-1+	28-Sep-20	1,006,389.59	540363	6,389.59	At Maturity	3417 Green
29-Sep-21	1,500,000.00	0.70%	Commonwealth Bank of Australia	A-1+	1-Oct-20	1,509,636.99	540356	9,636.99	At Maturity	3421 Green
5-Oct-21	1,000,000.00	0.35%	National Australia Bank	A-1+	23-Apr-21	1,001,256.16	541283	1,256.16	At Maturity	3509
6-Oct-21	3,000,000.00	0.66%	Commonwealth Bank of Australia	A-1+	7-Oct-20	3,017,847.12	540389	17,847.12	At Maturity	3423 Green
11-Oct-21	2,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	6-Jan-21	2,005,216.44	540809	5,216.44	At Maturity	3461
13-Oct-21	1,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	8-Jan-21	1,002,586.30	540816	2,586.30	At Maturity	3462
18-Oct-21	1,500,000.00	0.39%	Commonwealth Bank of Australia	A-1+	13-Jan-21	1,503,702.33	540820	3,702.33	At Maturity	3463
21-Oct-21	1,000,000.00	0.60%	Commonwealth Bank of Australia	A-1+	23-Oct-20	1,005,145.21	540467	5,145.21	At Maturity	3428
25-Oct-21	1,500,000.00	0.40%	Commonwealth Bank of Australia	A-1+	15-Jan-21	1,503,764.38	540826	3,764.38	At Maturity	3464
27-Oct-21	1,500,000.00	0.53%	Commonwealth Bank of Australia	A-1+	26-Nov-20	1,506,076.85	540606	6,076.85	At Maturity	3437
1-Nov-21	1,500,000.00	0.40%	Commonwealth Bank of Australia	A-1+	18-Jan-21	1,503,715.07	540830	3,715.07	At Maturity	3465
3-Nov-21	1,500,000.00	0.37%	Westpac Group	A-1+	3-Feb-21	1,503,193.15	540920	3,193.15	At Maturity	3468

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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
8-Nov-21	1,000,000.00	0.40%	National Australia Bank	A-1+	3-Feb-21	1,002,301.37	540919	2,301.37	At Maturity	3469
8-Nov-21	500,000.00	0.38%	Commonwealth Bank of Australia	A-1+	5-Feb-21	501,082.74	540929	1,082.74	At Maturity	3471
10-Nov-21	2,000,000.00	0.38%	National Australia Bank	A-1+	8-Feb-21	2,004,268.49	540931	4,268.49	At Maturity	3472
15-Nov-21	1,500,000.00	0.37%	Westpac Group	A-1+	10-Feb-21	1,503,086.71	540939	3,086.71	At Maturity	3473
17-Nov-21	1,000,000.00	0.37%	Westpac Group	A-1+	15-Feb-21	1,002,007.12	540943	2,007.12	At Maturity	3474
22-Nov-21	1,000,000.00	0.37%	Westpac Group	A-1+	15-Feb-21	1,002,007.12	540944	2,007.12	At Maturity	3475
24-Nov-21	2,000,000.00	0.33%	ANZ Banking Group	A-1+	18-Feb-21	2,003,526.03	540952	3,526.03	At Maturity	3476
29-Nov-21	1,500,000.00	0.52%	Commonwealth Bank of Australia	A-1+	1-Dec-20	1,505,855.34	540633	5,855.34	At Maturity	3442 Green
1-Dec-21	500,000.00	0.32%	ANZ Banking Group	A-1+	19-Feb-21	500,850.41	540956	850.41	At Maturity	3478
1-Dec-21	1,000,000.00	0.33%	ANZ Banking Group	A-1+	22-Feb-21	1,001,726.85	540959	1,726.85	At Maturity	3479
1-Dec-21	3,000,000.00	0.31%	ANZ Banking Group	A-1+	22-Apr-21	3,003,363.29	541276	3,363.29	At Maturity	3505
6-Dec-21	1,500,000.00	0.31%	ANZ Banking Group	A-1+	24-Feb-21	1,502,407.81	540966	2,407.81	At Maturity	3480
6-Dec-21	3,000,000.00	0.27%	ANZ Banking Group	A-1+	1-Jul-21	3,001,375.89	541608	1,375.89	At Maturity	3556
8-Dec-21	1,000,000.00	0.48%	Commonwealth Bank of Australia	A-1+	8-Dec-20	1,003,511.23	540686	3,511.23	At Maturity	3448 Green
13-Dec-21	1,000,000.00	0.31%	ANZ Banking Group	A-1+	25-Feb-21	1,001,596.71	540974	1,596.71	At Maturity	3482
13-Dec-21	1,000,000.00	0.36%	ANZ Banking Group	A-1+	26-Feb-21	1,001,844.38	540975	1,844.38	At Maturity	3484
15-Dec-21	1,000,000.00	0.34%	ANZ Banking Group	A-1+	2-Mar-21	1,001,704.66	540999	1,704.66	At Maturity	3486
20-Dec-21	2,000,000.00	0.35%	ANZ Banking Group	A-1+	1-Mar-21	2,003,528.77	540990	3,528.77	At Maturity	3485
22-Dec-21	1,000,000.00	0.32%	ANZ Banking Group	A-1+	8-Mar-21	1,001,551.78	541091	1,551.78	At Maturity	3487
4-Jan-22	500,000.00	0.32%	ANZ Banking Group	A-1+	11-Mar-21	500,762.74	541159	762.74	At Maturity	3489
4-Jan-22	1,000,000.00	0.38%	Commonwealth Bank of Australia	A-1+	25-Mar-21	1,001,665.75	541223	1,665.75	At Maturity	3492
5-Jan-22	1,000,000.00	0.38%	Commonwealth Bank of Australia	A-1+	26-Mar-21	1,001,655.34	541225	1,655.34	At Maturity	3493
10-Jan-22	3,000,000.00	0.45%	Commonwealth Bank of Australia	A-1+	26-Feb-21	3,006,916.44	540976	6,916.44	At Maturity	3483
10-Jan-22	500,000.00	0.31%	ANZ Banking Group	A-1+	30-Mar-21	500,658.22	541229	658.22	At Maturity	3494
10-Jan-22	1,500,000.00	0.36%	Commonwealth Bank of Australia	A-1+	7-Apr-21	1,502,174.79	541253	2,174.79	At Maturity	3498
12-Jan-22	1,000,000.00	0.38%	Commonwealth Bank of Australia	A-1+	24-Mar-21	1,001,676.16	541217	1,676.16	Annually	3491

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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
17-Jan-22	1,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	31-Mar-21	1,001,687.67	541232	1,687.67	At Maturity	3495
19-Jan-22	2,000,000.00	0.37%	Commonwealth Bank of Australia	A-1+	6-Apr-21	2,003,000.55	541240	3,000.55	At Maturity	3497
24-Jan-22	1,500,000.00	0.37%	Commonwealth Bank of Australia	A-1+	7-Apr-21	1,502,235.21	541254	2,235.21	At Maturity	3499
31-Jan-22	1,500,000.00	0.38%	Commonwealth Bank of Australia	A-1+	8-Apr-21	1,502,280.00	541256	2,280.00	At Maturity	3500
1-Feb-22	1,000,000.00	3.60%	Westpac Group	A-1+	1-Feb-17	1,002,860.27	535538	2,860.27	Quarterly	2936
2-Feb-22	1,500,000.00	3.57%	Westpac Group	A-1+	2-Feb-17	1,504,254.66	535539	4,254.66	Quarterly	2937
7-Feb-22	500,000.00	0.38%	Westpac Group	A-1+	4-Feb-21	501,087.95	540927	1,087.95	At Maturity	3470
7-Feb-22	1,000,000.00	0.34%	ANZ Banking Group	A-1+	30-Apr-21	1,001,155.07	541297	1,155.07	At Maturity	3511
10-Feb-22	1,000,000.00	3.56%	Westpac Group	A-1+	10-Feb-17	1,002,145.75	535540	2,145.75	Quarterly	2938
14-Feb-22	1,500,000.00	0.37%	Commonwealth Bank of Australia	A-1+	4-May-21	1,501,824.66	541304	1,824.66	At Maturity	3512
15-Feb-22	1,500,000.00	3.75%	Bank of Queensland	A-2	15-Feb-17	1,530,513.70	535547	30,513.70	Annually	2939
21-Feb-22	1,000,000.00	0.32%	ANZ Banking Group	A-1+	5-May-21	1,001,043.29	541309	1,043.29	At Maturity	3514
22-Feb-22	2,000,000.00	3.64%	Westpac Group	A-1+	22-Feb-17	2,001,795.07	535541	1,795.07	Quarterly	2940
28-Feb-22	1,000,000.00	3.75%	Bank of Queensland	A-2	27-Feb-17	1,019,212.33	535483	19,212.33	Annually	2946
28-Feb-22	1,000,000.00	3.55%	Westpac Group	A-1+	28-Feb-17	1,000,194.52	535542	194.52	Quarterly	2950
1-Mar-22	1,000,000.00	3.58%	Westpac Group	A-1+	1-Mar-17	1,009,023.56	535543	9,023.56	Quarterly	2952
2-Mar-22	2,000,000.00	1.40%	Macquarie Bank	A-1	3-Mar-20	2,013,961.64	539519	13,961.64	Annually	3333
3-Mar-22	1,000,000.00	3.60%	Westpac Group	A-1+	3-Mar-17	1,008,876.71	535545	8,876.71	Quarterly	2954
7-Mar-22	2,000,000.00	0.35%	Macquarie Bank	A-1	18-Feb-21	2,003,739.73	540953	3,739.73	At Maturity	3477
9-Mar-22	1,000,000.00	3.61%	Westpac Group	A-1+	9-Mar-17	1,008,307.95	535546	8,307.95	Quarterly	2956
9-Mar-22	3,000,000.00	0.38%	Westpac Group	A-1+	8-Mar-21	3,002,654.79	541092	2,654.79	Quarterly	3488
14-Mar-22	1,500,000.00	0.32%	ANZ Banking Group	A-1+	13-May-21	1,501,459.73	541328	1,459.73	At Maturity	3516
15-Mar-22	1,500,000.00	0.40%	Commonwealth Bank of Australia	A-1+	22-Apr-21	1,502,169.86	541279	2,169.86	At Maturity	3508
21-Mar-22	1,500,000.00	0.32%	ANZ Banking Group	A-1+	13-May-21	1,501,459.73	541329	1,459.73	At Maturity	3517
23-Mar-22	500,000.00	3.80%	Bank of Queensland	A-2	23-Mar-17	508,432.88	535485	8,432.88	Annually	2960
23-Mar-22	500,000.00	0.37%	Commonwealth Bank of Australia	A-1+	14-May-21	500,557.53	541333	557.53	At Maturity	3520

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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
23-Mar-22	1,000,000.00	0.36%	Commonwealth Bank of Australia	A-1+	19-May-21	1,001,035.62	541352	1,035.62	At Maturity	3521
28-Mar-22	1,000,000.00	0.37%	Commonwealth Bank of Australia	A-1+	20-May-21	1,001,054.25	541355	1,054.25	At Maturity	3522
28-Mar-22	500,000.00	0.36%	Commonwealth Bank of Australia	A-1+	25-May-21	500,488.22	541365	488.22	At Maturity	3524
30-Mar-22	3,000,000.00	0.36%	Westpac Group	A-1+	31-Mar-21	3,001,864.11	541235	1,864.11	Quarterly	3496
30-Mar-22	1,000,000.00	0.36%	Commonwealth Bank of Australia	A-1+	26-May-21	1,000,966.58	541366	966.58	At Maturity	3525
4-Apr-22	500,000.00	0.36%	Commonwealth Bank of Australia	A-1+	27-May-21	500,478.36	541379	478.36	At Maturity	3526
4-Apr-22	1,000,000.00	0.43%	Commonwealth Bank of Australia	A-1+	9-Jun-21	1,000,989.59	541507	989.59	At Maturity	3535
6-Apr-22	500,000.00	0.32%	ANZ Banking Group	A-1+	9-Jun-21	500,368.22	541506	368.22	At Maturity	3534
6-Apr-22	500,000.00	0.42%	Commonwealth Bank of Australia	A-1+	10-Jun-21	500,477.53	541517	477.53	At Maturity	3536
11-Apr-22	1,500,000.00	0.40%	Commonwealth Bank of Australia	A-1+	12-Apr-21	1,502,334.25	541258	2,334.25	At Maturity	3502 Green
13-Apr-22	1,000,000.00	0.32%	ANZ Banking Group	A-1+	10-Jun-21	1,000,727.67	541518	727.67	At Maturity	3537
19-Apr-22	1,500,000.00	0.36%	National Australia Bank	A-1+	21-Apr-21	1,501,967.67	541274	1,967.67	At Maturity	3503
20-Apr-22	1,000,000.00	0.32%	ANZ Banking Group	A-1+	10-Jun-21	1,000,727.67	541519	727.67	At Maturity	3538
26-Apr-22	1,500,000.00	0.43%	Commonwealth Bank of Australia	A-1+	10-Jun-21	1,501,466.71	541521	1,466.71	At Maturity	3539
27-Apr-22	1,000,000.00	0.32%	ANZ Banking Group	A-1+	28-May-21	1,000,841.64	541416	841.64	At Maturity	3527
2-May-22	3,000,000.00	0.36%	Westpac Group	A-1+	22-Apr-21	3,001,213.15	541277	1,213.15	Quarterly	3506
2-May-22	1,500,000.00	0.31%	ANZ Banking Group	A-1+	11-Jun-21	1,501,044.66	541525	1,044.66	At Maturity	3540
4-May-22	1,000,000.00	3.60%	Bank of Queensland	A-2	8-May-17	1,011,243.84	535487	11,243.84	Annually	2971
9-May-22	1,500,000.00	0.32%	National Australia Bank	A-1+	15-Jun-21	1,501,025.75	541531	1,025.75	At Maturity	3541
11-May-22	1,000,000.00	0.39%	Commonwealth Bank of Australia	A-1+	17-Jun-21	1,000,812.05	541550	812.05	At Maturity	3543
16-May-22	1,500,000.00	0.38%	Commonwealth Bank of Australia	A-1+	16-Jun-21	1,501,202.47	541540	1,202.47	At Maturity	3542
18-May-22	1,000,000.00	0.33%	ANZ Banking Group	A-1+	18-Jun-21	1,000,678.08	541554	678.08	At Maturity	3544
23-May-22	500,000.00	0.35%	Westpac Group	A-1+	21-May-21	500,043.15	541357	43.15	Quarterly	3523
23-May-22	1,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	18-Jun-21	1,000,821.92	541555	821.92	At Maturity	3545
25-May-22	1,000,000.00	0.39%	Commonwealth Bank of Australia	A-1+	28-May-21	1,001,025.75	541424	1,025.75	At Maturity	3528
30-May-22	1,000,000.00	0.34%	ANZ Banking Group	A-1+	18-Jun-21	1,000,698.63	541556	698.63	At Maturity	3546

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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
31-May-22	500,000.00	0.35%	Westpac Group	A-1+	31-May-21	500,004.79	541442	4.79	Quarterly	3531
1-Jun-22	500,000.00	0.32%	ANZ Banking Group	A-1+	22-Jun-21	500,311.23	541562	311.23	At Maturity	3548
1-Jun-22	1,000,000.00	0.35%	ANZ Banking Group	A-1+	28-Jun-21	1,000,623.29	541588	623.29	At Maturity	3553
6-Jun-22	1,500,000.00	0.32%	ANZ Banking Group	A-1+	23-Jun-21	1,500,920.55	541566	920.55	At Maturity	3550
8-Jun-22	1,000,000.00	0.36%	National Australia Bank	A-1+	28-Jun-21	1,000,641.10	541589	641.10	At Maturity	3554
14-Jun-22	500,000.00	0.36%	ANZ Banking Group	A-1+	28-Jun-21	500,320.55	541590	320.55	At Maturity	3555
14-Jun-22	1,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	6-Jul-21	1,000,624.66	541631	624.66	At Maturity	3561
20-Jun-22	3,000,000.00	0.40%	National Australia Bank	A-1+	30-Apr-21	3,004,076.71	541293	4,076.71	Annually	3510
20-Jun-22	1,500,000.00	0.35%	National Australia Bank	A-1+	21-Jun-21	1,501,035.62	541560	1,035.62	At Maturity	3547
22-Jun-22	1,000,000.00	0.42%	Commonwealth Bank of Australia	A-1+	23-Jun-21	1,000,805.48	541565	805.48	At Maturity	3549
22-Jun-22	2,000,000.00	0.44%	Commonwealth Bank of Australia	A-1+	28-Jun-21	2,001,567.12	541587	1,567.12	At Maturity	3552 Green
27-Jun-22	1,500,000.00	2.10%	Bank of Queensland	A-2	26-Jun-19	1,505,609.59	538082	5,609.59	Annually	3242
27-Jun-22	500,000.00	0.37%	National Australia Bank	A-1+	25-Jun-21	500,344.66	541586	344.66	At Maturity	3551
28-Jun-22	1,000,000.00	0.36%	Westpac Group	A-1+	2-Jul-21	1,000,601.64	541623	601.64	Quarterly	3557
29-Jun-22	2,000,000.00	0.36%	Westpac Group	A-1+	2-Jul-21	2,001,203.29	541624	1,203.29	Quarterly	3558
30-Jun-22	2,000,000.00	0.36%	Westpac Group	A-1+	2-Jul-21	2,001,203.29	541625	1,203.29	Quarterly	3559
4-Jul-22	1,000,000.00	0.36%	Westpac Group	A-1+	2-Jul-21	1,000,601.64	541626	601.64	Quarterly	3560
4-Jul-22	500,000.00	0.47%	Commonwealth Bank of Australia	A-1+	16-Jul-21	500,302.60	541661	302.60	At Maturity	3565
6-Jul-22	1,000,000.00	0.38%	National Australia Bank	A-1+	12-Jul-21	1,000,530.96	541647	530.96	At Maturity	3564
11-Jul-22	1,500,000.00	0.41%	Commonwealth Bank of Australia	A-1+	21-Jul-21	1,500,707.67	541671	707.67	At Maturity	3566
13-Jul-22	1,000,000.00	0.39%	Commonwealth Bank of Australia	A-1+	22-Jul-21	1,000,438.08	541672	438.08	At Maturity	3567
18-Jul-22	500,000.00	0.37%	National Australia Bank	A-1+	26-Jul-21	500,187.53	541677	187.53	At Maturity	3568
18-Jul-22	1,000,000.00	0.36%	National Australia Bank	A-1+	29-Jul-21	1,000,335.34	541687	335.34	At Maturity	3571
18-Jul-22	1,000,000.00	0.27%	ANZ Banking Group	A-1+	5-Aug-21	1,000,199.73	541705	199.73	At Maturity	3575
20-Jul-22	1,500,000.00	0.41%	Commonwealth Bank of Australia	A-1+	11-Aug-21	1,500,353.84	541740	353.84	At Maturity	3578
25-Jul-22	2,000,000.00	0.38%	Commonwealth Bank of Australia	A-1+	28-Jul-21	2,000,728.77	541681	728.77	At Maturity	3569

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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
27-Jul-22	3,000,000.00	0.40%	National Australia Bank	A-1+	28-Jul-21	3,001,150.68	541683	1,150.68	At Maturity	3570
29-Jul-22	2,500,000.00	0.32%	Commonwealth Bank of Australia	A-1+	2-Aug-21	2,500,657.53	541693	657.53	At Maturity	3572
3-Aug-22	1,000,000.00	0.31%	Westpac Group	A-1+	3-Aug-21	1,000,246.30	541699	246.30	Quarterly	3574
8-Aug-22	2,000,000.00	0.36%	National Australia Bank	A-1+	9-Aug-21	2,000,453.70	541723	453.70	At Maturity	3576
10-Aug-22	1,500,000.00	0.36%	National Australia Bank	A-1+	17-Aug-21	1,500,221.92	541748	221.92	At Maturity	3579
10-Aug-22	1,500,000.00	0.35%	National Australia Bank	A-1+	18-Aug-21	1,500,201.37	541754	201.37	At Maturity	3579
16-Aug-22	1,500,000.00	0.39%	Commonwealth Bank of Australia	A-1+	20-Aug-21	1,500,192.33	541765	192.33	At Maturity	3581
23-Aug-22	1,000,000.00	0.34%	National Australia Bank	A-1+	23-Aug-21	1,000,083.84	541768	83.84	At Maturity	3582
24-Aug-22	1,000,000.00	0.35%	National Australia Bank	A-1+	25-Aug-21	1,000,067.12	541777	67.12	At Maturity	3583
29-Aug-22	1,500,000.00	0.35%	National Australia Bank	A-1+	30-Aug-21	1,500,028.77	541794	28.77	At Maturity	3586
19-Sep-22	2,000,000.00	0.27%	ANZ Banking Group	AA-	30-Aug-21	2,000,029.59	541795	29.59	At Maturity	3587
28-Sep-22	2,000,000.00	0.29%	ANZ Banking Group	AA-	27-Aug-21	2,000,079.45	541787	79.45	Annually	3585
28-Sep-22	1,000,000.00	0.43%	Commonwealth Bank of Australia	AA-	27-Aug-21	1,000,057.54	541788	57.54	SemiAnnually	3584
4-Oct-22	3,500,000.00	0.46%	Commonwealth Bank of Australia	AA-	22-Apr-21	3,502,690.92	541278	2,690.92	SemiAnnually	3507
14-Nov-22	500,000.00	0.47%	National Australia Bank	AA-	13-May-21	500,714.66	541331	714.66	Annually	3519
30-Nov-22	2,000,000.00	0.50%	National Australia Bank	AA-	31-May-21	2,002,547.95	541441	2,547.95	Annually	3530
5-Dec-22	1,500,000.00	0.40%	Westpac Group	AA-	9-Jun-21	1,501,380.82	541511	1,380.82	Quarterly	3533
7-Dec-22	1,000,000.00	0.50%	National Australia Bank	AA-	8-Jun-21	1,001,164.38	541501	1,164.38	Annually	3532
25-Jan-23	2,000,000.00	0.55%	National Australia Bank	AA-	27-Jan-21	2,006,539.73	540890	6,539.73	Annually	3466
8-Feb-23	1,500,000.00	0.52%	National Australia Bank	AA-	11-Aug-21	1,500,448.77	541739	448.77	At Maturity	3577
6-Apr-23	1,500,000.00	0.47%	Westpac Group	AA-	8-Apr-21	1,501,062.33	541257	1,062.33	Quarterly	3501
3-May-23	1,500,000.00	0.62%	National Australia Bank	AA-	5-May-21	1,503,032.05	541306	3,032.05	At Maturity	3513
8-May-23	1,500,000.00	0.60%	National Australia Bank	AA-	10-May-21	1,502,810.96	541311	2,810.96	Annually	3515
10-May-23	1,000,000.00	0.60%	National Australia Bank	AA-	13-May-21	1,001,824.66	541330	1,824.66	Annually	3518
29-May-23	1,000,000.00	0.60%	National Australia Bank	AA-	28-May-21	1,001,578.08	541423	1,578.08	Annually	3529
10-Jul-23	500,000.00	0.65%	National Australia Bank	AA-	8-Jul-21	500,489.73	541635	489.73	Annually	3562

Camden Council
Investment Holdings Report - August 2021



Term Deposits

Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
12-Jul-23	1,500,000.00	0.65%	National Australia Bank	AA-	12-Jul-21	1,501,362.33	541645	1,362.33	Annually	3563
2-Aug-23	1,500,000.00	0.65%	National Australia Bank	AA-	3-Aug-21	1,500,774.66	541698	774.66	Annually	3573
11-Dec-23	2,000,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	2,043,841.10	537431	43,841.10	Annually	3070
18-Dec-23	4,500,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	4,598,642.47	537432	98,642.47	Annually	3071
3-Jan-24	2,000,000.00	3.40%	Rabobank Australia	A+*	4-Jan-19	2,044,712.33	537443	44,712.33	Annually	3173
28-Feb-24	1,000,000.00	3.20%	Rabobank Australia	A+*	28-Feb-19	1,016,394.52	537586	16,394.52	Annually	3189
4-Mar-24	1,200,000.00	3.20%	Rabobank Australia	A+*	4-Mar-19	1,219,042.19	537601	19,042.19	Annually	3192
27-Mar-24	1,000,000.00	3.00%	Rabobank Australia	A+*	29-Mar-19	1,012,821.92	537765	12,821.92	Annually	3200
24-Feb-25	500,000.00	0.80%	Westpac Group	AA-	24-Feb-21	500,087.67	540967	87.67	Quarterly	3481
216,200,000.00						216,849,063.69		649,063.69		

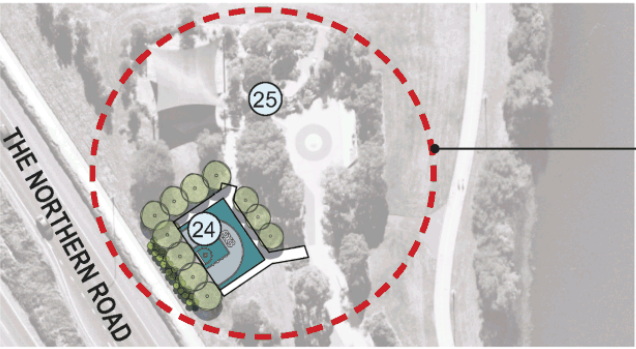


HARRINGTON PARK RESERVE
DRAFT MASTERPLAN

- LEGEND
- 01 PROPOSED SPORTS FACILITY BUILDING
 - 02 SOCCER FIELDS INCLUDING:
F1 - Min. NATIONAL / REGIONAL LEVEL (100 x 68m)
F2 - Min. LOCAL LEVEL (90 x 45m)
F3 - UNDER 8 AND 9 AGES (40 x 30m)
F4 - UNDER 6 AND 7 AGES (30 x 20m)
F5 - YOUNGER USER GROUP
 - 03 EXISTING FLOODLIGHTS x 6. TWO FLOODLIGHTS TO BE RELOCATED
 - 04 PROPOSED SHELTERS
 - 05 PROPOSED WALKING - SEATING LAKESIDE DECKING PATH AND PLATFORM
 - 06 PROPOSED OUTDOOR EXERCISE AREA / SPORTS HUB AS SPATIAL INTERFACE BETWEEN SPORTS RELATED RECREATION AND LAKESIDE PASSIVE RECREATION
 - 07 EXISTING OUTDOOR EXERCISE AREA
 - 08 PROPOSED DESIGNED THRESHOLD AND ACCESS FROM SPORTS FACILITY BUILDING TO LAKESIDE PASSIVE RECREATION AREA
 - 09 REDIRECTED EXISTING SHARED PATH
 - 10 PROPOSED SHARED PATH INCLUDING SEATING AREAS AND LIGHTS FORM THE NORTHERN ROAD
 - 11 PROPOSED BIKE RACKS
 - 12 EXISTING SHARED PATH CONNECTION
 - 13 EXISTING LIGHT POLES ALONG EXISTING SHARED PATH
 - 14 EXISTING LAKESIDE SHARED PATH
 - 15 EXISTING MOUNDS TO REMAIN
 - 16 EXISTING AND EXTENDED CARPARKS
 - 17 PROPOSED PLAYGROUND
 - 18 PROPOSED SHELTERS AND BARBECUE AREA
 - 19 PROPOSED TOILET BLOCK
 - 20 EXISTING BUBBLER
 - 21 PROPOSED SEATING AREA
 - 22 PROPOSED TREES FOR AMENITY AND SHADE
 - 23 EXISTING TREES TO REMAIN
 - 24 PROPOSED 3X3 BASKETBALL HARDCOURT (INDICATIVE LOCATION)
 - 25 EXISTING YOUTH SPACE



KEY PLAN



NOT TO SCALE
REV A
02/07/2021

NON-SPORT CONCENTRATED RECREATION AREA INCLUDING EXISTING YOUTH SPACE AND PROPOSED 3X3 BASKETBALL HARDCOURT (INDICATIVE LOCATION)





Cover Art
untitled | Chanel Bohol

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ACKNOWLEDGMENT

Camden Council acknowledges the Dharawal people as the traditional custodians of this land and pay our respect to their Elders past, present and emerging.

RAFT

MAYORAL MESSAGE

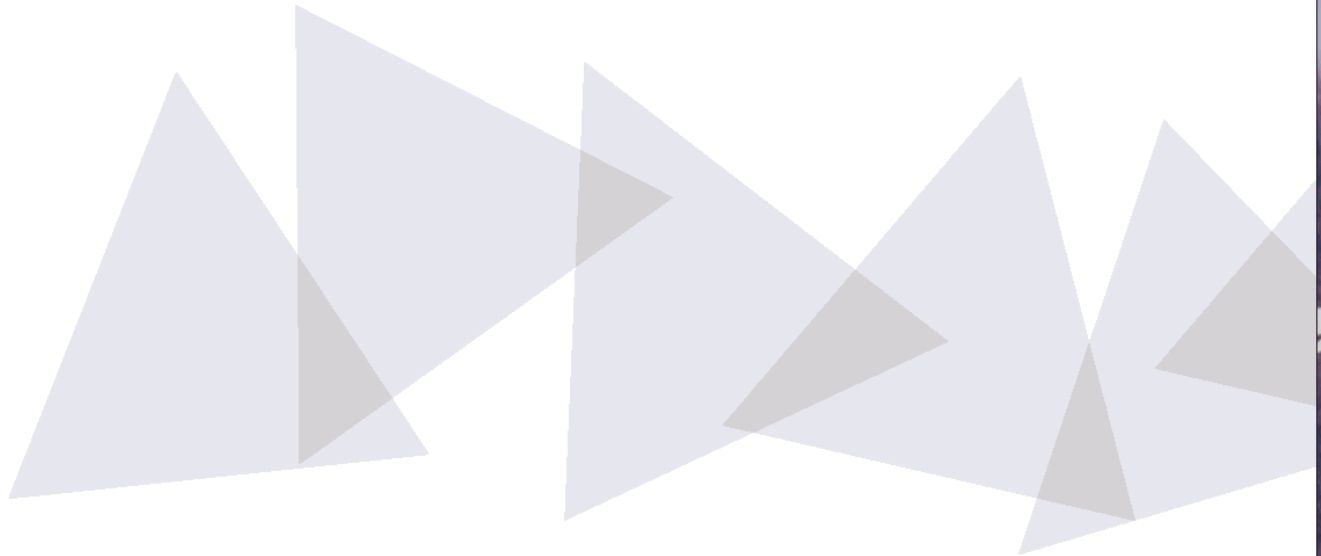
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Lorem Ipsum
Mayor of Camden

DRAFT





INTRODUCTION

The NSW Government Cultural Infrastructure Plan 2025 defines culture as ‘the production, distribution and participation in creativity by the New South Wales community and visitors, and the reflection and expression of its customs, traditions, heritage and social character’. It includes the visual arts, crafts, media arts, performing arts, heritage, museums, archives, libraries, publishing, sound recording, film, audio visual, television, radio and digital arts. It also includes creativity in the public realm, such as design of the built environment and public spaces.¹

However, culture means different things to different people and for the purpose of this strategy we define ‘Cultural Activation’ as the means of engaging the community with culture in everyday life. This includes delivering opportunities for connection through high quality events and programs that are vibrant and culturally diverse, and the provision of well-resourced facilities and support for the cultural community.

¹ NSW Government (2021) Cultural Infrastructure Plan

The Camden Local Strategic Planning Statement (LSPS) establishes a vision for Camden over the next 20 years with reference to Camden's evolving character and unique heritage. Key to realising the vision of vibrant and connected centres and creative spaces, as laid out in the LSPS, is a plan to deliver on cultural infrastructure provision, promotion and delivery of cultural education programs, increased opportunities for social connection, and increased activation of Camden's places, both urban and rural.

The purpose of this strategy is to provide a framework which supports arts and cultural activity in Camden and to identify how Council will foster innovation, curate high quality cultural experiences, support cultural development and enterprise, and showcase cultural talent within Camden.

This strategy also outlines avenues for space provision, programs to support vibrant and connected places across the Camden LGA, and pathways to advocate for infrastructure provision for arts and culture, contributing to the realisation of the vision to create town centres and cultural spaces which are inclusive, and well utilised as Camden grows.

THE FOUR KEY PILLARS

"Within Local Government culture encompasses our diverse heritage and avenues of expression through arts, architecture, history, language, education, the built and natural environment, leisure, work and daily life. People use culture to express their fundamental character and aspirations."

- ALGA Arts and Culture Position Statement 2020



Cultural Activation

The role that Council will play to support cultural activity in Camden including the development of a program of activations, local production of temporary and permanent public art, and provision of spaces for creative enterprises.

Cultural Development

As Camden grows supporting emerging communities, arts and cultural groups and existing arts and cultural practitioners is essential.

Support will include a program of professional development that builds skills and sector capacity, and networking opportunities to assist our creative community to realise their aspirations.

Cultural Destination

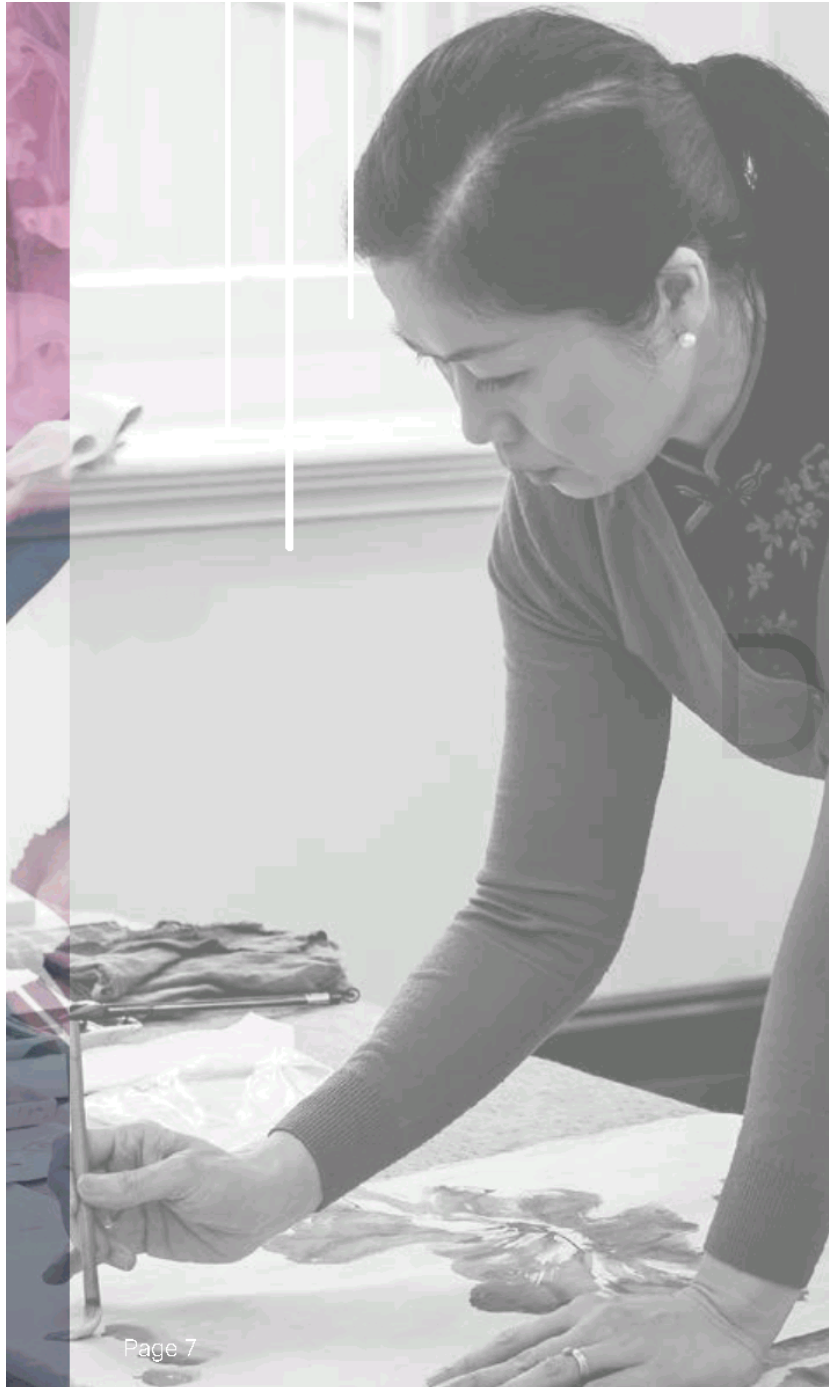
Develop and promote Camden LGA as a key destination for a diverse range of cultural tourism experiences from heritage to contemporary.

This will include locally made cultural product, workshops and programs, exhibitions and services to create a visitor marketing approach consistent with broader Camden destination marketing.

Cultural Advocacy

Council will deliver our vision for culture through collaboration and partnerships with community, business, education and the arts and cultural sector.

We will proactively advocate for infrastructure provision, revitalisation of existing cultural and community facilities, servicing and funding for arts and culture in Camden at a local, regional, state and federal level.



CONSULTING ON CULTURE

In preparing the Cultural Activation Strategy, feedback from the community has been considered through consultations undertaken as part of major strategy development and capturing feedback from the general public and creatives through event surveys and engagement in the last three years.

Engagement undertaken included:

- Regular Artist Network consultation;
- Public and stakeholder surveys at events and workshops;
- Feedback through public programs;
- Consultation and engagement activities at large community events;
- Direct one on one consultations; and
- Informal and formal stakeholder engagement.

The engagement provided insight into the local communities' needs, and the following key themes were identified:

- Desire for increased entertainment options including both day and night-time activity;
- The value of history and heritage for Camden and the promotion of contemporary Camden as a destination with rural landscapes, trails, history and culture;
- Support and development of creative and arts networks;
- Re-imagining and revitalising existing cultural events and facilities;
- Local cultural production to support the production, curation of works that are relevant and reflect community values building on and attracting new audiences;
- Profiling and promotion of creative industry;
- Expansion of a diverse cultural and public program which provides opportunity for all ages to engage with the arts and arts education;
- Creation of exciting public spaces, providing affordable and accessible art making spaces; and
- Opportunities for partnerships which support growth and development of the arts through re-purposing and re-imagining of public and private space.



ABOUT CAMDEN

The traditional custodians of Camden's land are the Dharawal people and their spiritual and cultural connection to Country is acknowledged as a fundamental part of the area and cultural context for Camden.

Camden sits at the intersection of three Aboriginal Nations boundaries including the Darug to the north, the Gundungurra to the west and south and the Dharawal to the south and east. This connection long pre-dates European settlement and despite modification of the land through urban development, many places of significance remain.

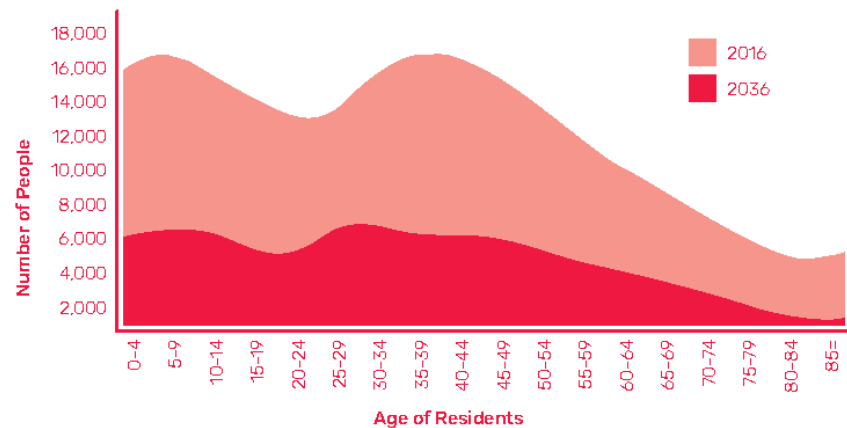
Camden today is known for its heritage features and sprawling rural landscapes juxtaposed with the rapid growth which sees Camden as one of the fastest growing local government areas (LGAs) in Australia.

Camden LGA is located on the outskirts of Sydney approximately 60kms from the Sydney CBD and only 20 kms from the new Nancy-Bird Walton Airport and associated Bradfield Aerotropolis.

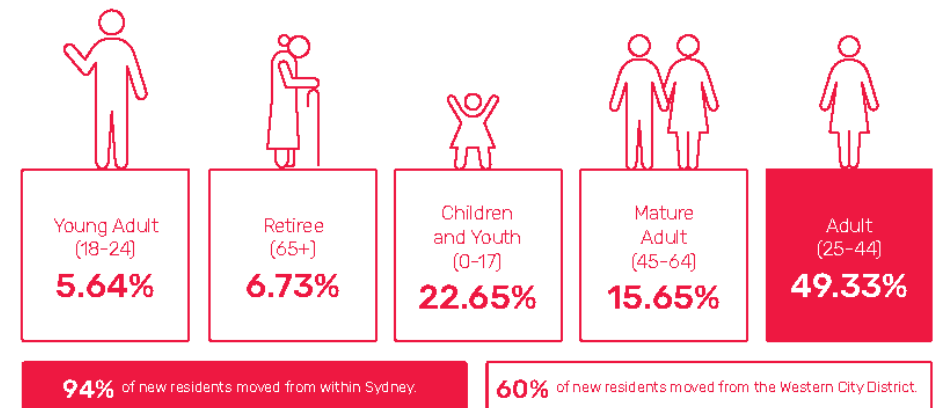
The South West Growth Area (SWGA) is located within Camden's northern boundary with Leppington identified as a strategic centre in the Western Sydney District Plan.

Camden's rapid growth is accompanied by an increasing diversity which presents opportunities to showcase and support the development of increasingly diverse cultural expression, contributing to Camden's evolving community identity.

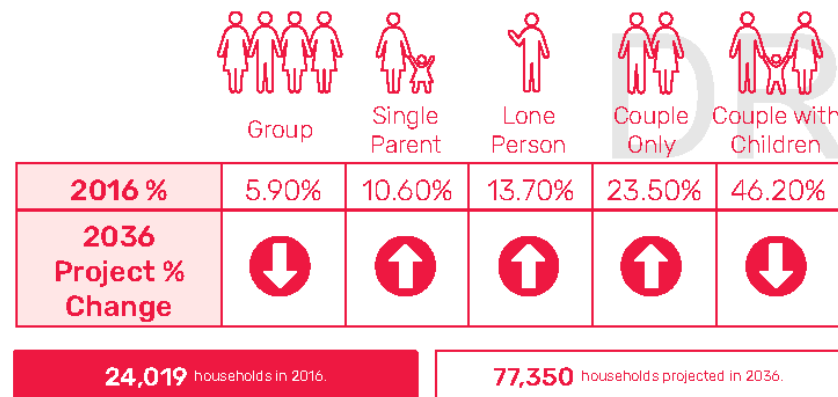
Age Profile (2016 & 2036)



New Residents (NET 2011-2016)



Projected Household Structure (2016 & 2036)



Diversity



Education (2016)

	Camden	Camden Trend	Western City
University Qualification	12.4%	↑	11%
Vocational Educational Training	26.4%	↑	23%

Source: Camden Council Local Strategic Planning Statement (March 2020)



STRATEGIC CONTEXT

A document review identified key recurrent themes across local, state and federal government policies of supporting social inclusion, employment generation, improved health and mental wellbeing, place activation and economic growth.

The strategy aligns with the key principles identified in the following key documents developed at a local, state and federal government level:

- Camden Community Strategic Plan
- Camden Local Strategic Planning Statement 2020
- Camden Destination Management Plan 2016
- Camden Town Centre Urban Design Framework 2018
- Create NSW Arts and Cultural Policy Framework 2015
- Create NSW Cultural Infrastructure Plan 2025
- ALGA Arts and Culture Position Statement 2020
- Mapping Arts and Culture in Western Sydney 2018 - Prepared for Create NSW

CONTEXT WITHIN THE ARTS

In 2020, ALGA released a position statement outlining the pivotal role Local Government plays in the development of the Creative sector as an essential element to the livability and economic sustainability of all Australian communities.

The statement reiterates that arts, culture and creative industry are highly valued by Local Government as an essential economic driver for visitor, regional and night-time economies, as well as community mental health and social cohesion means of building community resilience.

Acknowledged within the statement is the value of local government investment in culture and heritage, to support and finance galleries, libraries, performing arts centres, museums, festivals, place activations and local artists and arts organisations. Also of relevance is the support for arts opportunities as an alternative engagement for the young people who are not engaged in traditional activities such as sport.

This investment delivers important economic, social, cultural and health outcomes that bring richness and meaning to individuals' lives and strengthens communities by:

- Building community cohesion, wellbeing, and resilience;
- Creating attractive places to live, work and visit;
- Helping to retain populations where drift to cities is a tendency; and
- Highlighting creative talents, natural assets, and unique cultures.

In 2018, Create NSW released the Mapping Arts and Culture in Western Sydney report which identifies the gaps and barriers within the cultural landscape of Western Sydney. Although this report is regional, the gaps identified are relevant for Camden. These include:

- The need for making spaces – all types of making spaces;
- Building a vibrant and robust private sector to relieve reliance on public sector and help diversify opportunity for artists;
- Developing audiences – both in Western Sydney and elsewhere;
- Improving the transport network – in order to decrease travel times across the arts and culture network;
- Training and development of business skills and acumen of artists.

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“...culture, cultural infrastructure and cultural precincts are key to creating great places that bring people together – great places to live, work, visit and do business.”

- Create NSW Cultural Infrastructure Plan 2021

HOW CULTURE IS SUPPORTED BY COUNCIL

With an understanding that culture is integral for visitor, regional and night-time economies, Council funds facilities such as Camden Civic Centre, Camden Libraries, The Alan Baker Art Gallery, and delivers public programs such as exhibitions, workshops and activities that celebrate culture and bring people together.

In partnership with local community arts groups, special interest networks, individual artists and creatives, Council supports initiatives that offer opportunities for the growing population and culturally diverse people to engage with the arts, to create places of interest and communities that are cohesive and connected.

Camden celebrates festivals of place, large community activations, and smaller place activations that bring people together, build the local and visitor economy, provide opportunity

for artists to gain employment, develop new skills, engage in creative industry, raise awareness of product and develop connections with local business.

Council will continue to deliver:

- Programs that support education and development of new skills;
- Activations that reflect the people, history and culture of Camden;
- Community celebrations that bring our diverse community together;
- Opportunities to enjoy healthy living within our built and natural landscape; and
- Opportunities to engage, participate, learn and celebrate.

PILLAR 1: CULTURAL ACTIVATION

The role that Council will play to support cultural activity in Camden including the development of a program of activations, production of temporary and permanent public art, and provision of spaces for creative enterprise.

Program of Activations and Events

- Delivery of a high-quality program of activations across the Camden LGA which reflect the Camden community (existing and emerging) including events, live music, temporary public art and pop-up activations.
- Identify spaces across the Camden LGA for pop-up activations, including vacant or underutilised public spaces.
- Proactively identify opportunities for activations outside the Camden Town Centre.
- Develop programs which support mutually beneficial cultural activity in private enterprise.
- Leverage off major events in the Camden LGA.
- Support local artists and creative and cultural networks in the delivery of the program, offering opportunities to curate programs, and create employment opportunities in Council-coordinated activities and through community partnerships.
- Develop partnerships with key stakeholders to reinvigorate and support existing cultural events and exhibitions.

Delivery of Public Art

- Develop a Public Art Strategy and Implementation Plan for temporary and permanent public art across the Camden LGA, which supports the creation of a public art trail.
- Inclusion of temporary public art in the program of activations.
- Research links and stories to ensure delivered public art is reflective of the Camden community and its cultural heritage.
- Build on existing relationships with key internal and external stakeholders to support the Public Art Policy Framework.
- Reinvigorate the Civic Centre through a capital works program and rebrand of the venue to identify as a cultural hub for Camden.
- Investigate the role that Camden's libraries play as spaces of cultural activation.
- Identify and prioritise opportunities to expand the cultural precinct, network and cultural infrastructure through partnerships with government, community and private sectors.
- Collect developer and council funds to deliver required infrastructure in greenfield areas of Camden LGA.

Develop and Enhance Camden's Cultural Infrastructure

- Better understand Camden's Cultural Infrastructure requirements through the development of a Cultural and Social Infrastructure Plan.
- Investigate opportunities to repurpose existing council infrastructure to support cultural activity and programs including, but not limited to, artist in residence initiatives.



Priority Projects

Reinvigorate the Civic Centre to provide more accessible, affordable, flexible spaces for the delivery of high-quality cultural programs and activities that engage new audiences.

Develop a Public Art Strategy and Implementation Plan for temporary and permanent public art across the Camden LGA.

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Priority Projects

Activate Camden's high streets through the extension of the #camdenlive project, establishing a regular Kerbside Exhibition and Live Performance program including temporary art installations to showcase local creative and artistic talent.



Page 20

PILLAR 2: CULTURAL DEVELOPMENT

As Camden grows, support for established and emerging communities, arts and cultural groups and existing arts and cultural practitioners is essential. Support will include a program of professional development that builds skills and sector capacity, and networking opportunities to assist our creative community to realise their aspirations.

Understanding Our Creative Community

- Seek to better understand Camden's local creative community and their needs through a structured program of engagement.
- Expand the Artist Register to better understand the skills and services offered by Camden's creative community.

Supporting Our Creative Community

- Seek opportunities for partnership for the delivery of a program of cultural development including opportunities for networking, business establishment and professional development.
- Effectively communicate to the community through the Artist Register, and more broadly, the available opportunities for development.
- Develop a Cultural Grants Program which includes seed funding for programs and events which support cultural development.

Celebrating Our Creative Community

- Proactively engage with local creatives in the establishment of content for activations and tourism projects.
- Development of a creative@camden website which showcases Camden's creative community and connects them with opportunities for engagement and development.

Priority Projects

Develop the Camden Artists Register as an online resource that captures details of the cultural landscape, providing a resource that links artists with opportunities for skill development, local employment, and collaboration between creative enterprises and private businesses.

Develop a program for seed funding programs which support cultural development and establishment of cultural and creative businesses.

Develop a website which facilitates easy engagement of local creatives and showcases their talents and available services to encourage mutually beneficial connections with local businesses and enterprises.



PILLAR 3: CULTURAL DESTINATION

Develop and promote Camden LGA as a key destination for a diverse range of cultural tourism experiences from heritage to contemporary. This will include locally made cultural products, workshops and programs, exhibitions and services to create a visitor marketing approach consistent with broader Camden destination marketing to promote Camden.

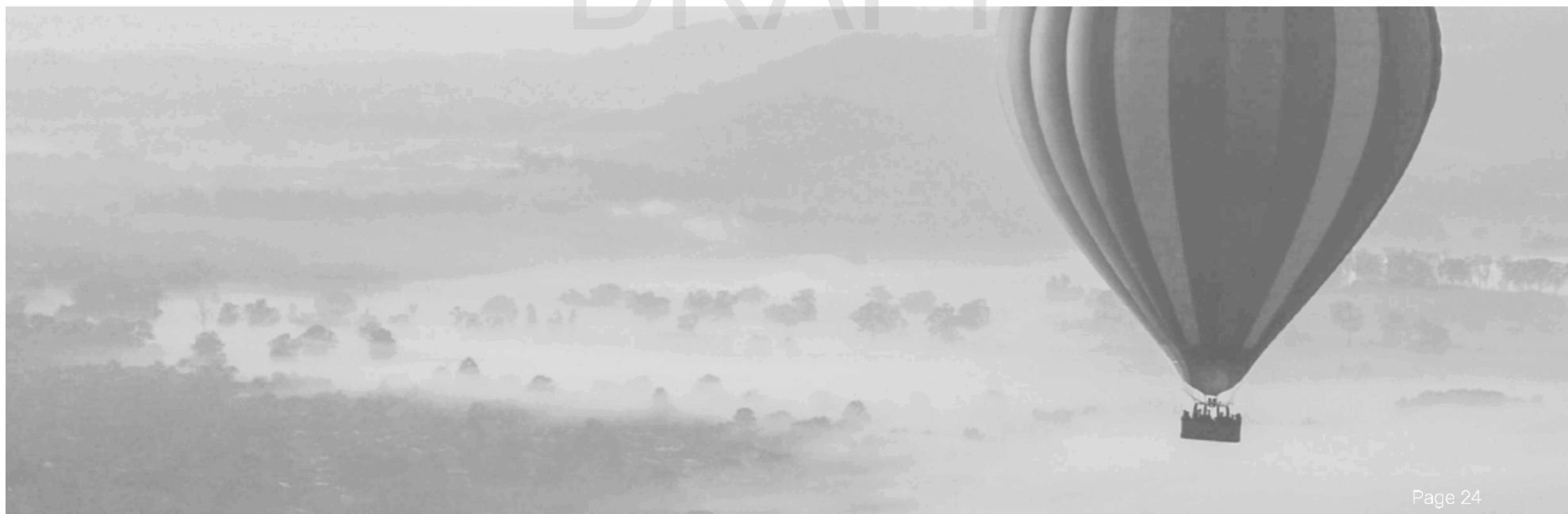
- Develop new channels for communication and promotion through social media for key cultural assets including the Alan Baker Art Gallery and Camden Civic Centre.
- Further develop the #camdenlive tagline for use in promotion of cultural activations, facilities and products to encourage greater awareness of local product and create a signature identity for Camden that attracts activity and supports city marketing.
- Development of Camden specific collateral and communication channels including the development of online resources that support cultural tourism, including Camden tourism website and Camden Visitor Guide.
- Work collaboratively with the local creative and arts community to facilitate the development of packages that promote unique cultural products and services to encourage cultural tourism.
- Develop programs of activation in consultation with key community stakeholders at Camden's open space assets including Camden Town Farm and Camden Bicentennial Equestrian Park.

Priority Projects

Further develop #camdenlive, building on the #camdenmade, #camdenlove and #camdenbought campaigns that connect, promote and encourage awareness of local products, facilities and activities.

Develop new channels for communication and promotion of Camden's cultural assets.

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PILLAR 4: CULTURAL ADVOCACY

Council will deliver our vision for culture through collaboration and partnerships with community, business, education and the arts and cultural sector. We will proactively advocate for infrastructure provision, revitalisation of existing cultural and community facilities, servicing and funding for arts and culture in Camden at a local, regional, state and federal level.

- Advocate for purpose built cultural and creative infrastructure in new growth areas, engaging with key government bodies and agencies, leveraging relationships developed through the Western Sydney City Deal.
- Advocate for the inclusion of meaningful public art within new developments, with public art delivery integrated into the development of new infrastructure and public spaces.
- Proactively contribute to strategy development at a state and federal government level to ensure Camden's cultural priorities are considered.
- Advocate for increased funding for the cultural sector, within Camden and more broadly for Western Sydney, to support improved programs and opportunities for the Camden community.
- Advocate for policy and regulatory changes which support cultural activations, activities and development.
- Seek partnership opportunities with key peak bodies, industry stakeholders and government departments including, but not limited to CreateNSW and TAFENSW.
- Develop evidence-based business cases to support advocacy initiatives.



Priority Projects

Establish a stronger relationship with Create NSW and Western Sydney Arts Alliance to raise the profile of Camden's cultural landscape and network of artists, advocating to increase funding and resources.

Proactively engage with strategy development at a State and Federal government level.

KEY CULTURAL ASSETS

Camden Town Centre Cultural Precinct

The Urban Design Framework identified an area in the Camden Town Centre as the ideal place for a cultural hub. The hub consists of key Council-owned assets, including the Camden Civic Centre, Alan Baker Art Gallery, Camden Library and Museum and Memorial Park. The precinct is surrounded by heritage building façades and historic open space elements which contribute to the heritage feel of the space.

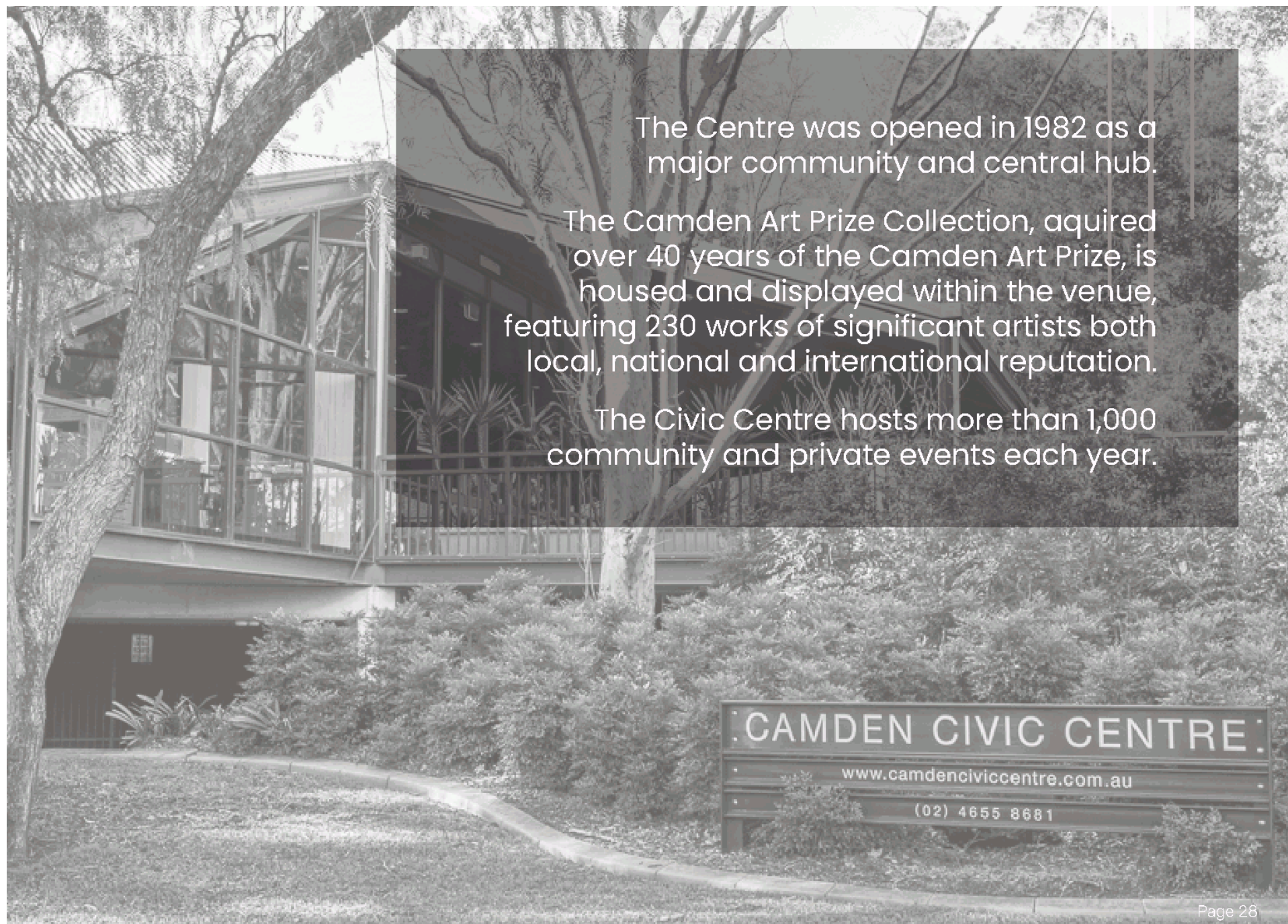
The precinct is well positioned to support and grow community events, cultural activations and cultural enterprise, being a five-minute walk from the Camden Town Farm and Bicentennial Equestrian Park and central to the vibrant Camden Town Centre with its bustling café and food culture.

Camden Civic Centre

Camden Civic Centre is well positioned as Camden's flagship cultural and entertainment facility, boasting an extensive program including live cultural performance events with a reputation for comedy, local, national and international promoters of quality entertainment, and an emerging program of art exhibitions.

The centre is home to the Camden Art Prize which seeks entrants nationally to showcase art and culture to the local community. The prize started in 1975 and the collection now houses over 200 works.

As well as the cultural offering, the multi-purpose Civic Centre provides facilities for flexible, affordable and accessible hire for up to 600 people, making it home to many of the Camden communities' largest celebrations and events.





Alan Baker Art Gallery

Housed within the Historic Macaria Building, the Alan Baker Art Gallery showcases the life works of 20th century Australian artist Alan D Baker (1914-1987). The collection narrates the story of Australian life, culture and the artist's journey to becoming an established and renowned portrait artist.

Through its exhibition and public workshop program, the Gallery has established itself as a vibrant part of Camden's Town Centre, fostering and promoting arts practice in Baker's tradition.

The gallery is managed by Macaria Gallery Ltd who oversee gallery operations to support the collection, promotion and preservation of the arts through programs which facilitate arts education and exhibitions for the broader community.

Macaria is a grand gothic inspired building of historic significance, built by Henry Thomson in 1859.

Baker was a prolific artist renowned for his raw and realistic still life florals, seascape, landscape, nudes and portraits.

Library Services

Camden's libraries are vibrant spaces serving as a meeting place for Camden's community to learn, connect and discover. Camden Library is co-located with Camden Museum and Camden Area Family History.

Each library boasts a unique focus; Camden known for its unique heritage and charm is home to the Camden Museum and Camden Family History, Narellan specialising in study hubs, including The

Space digital recording and technology space, and Oran Park for its state of the art 3D printing, smart boards, computer and technology hubs.

Through partnership programs, the libraries support the delivery of regular and pop-up programs with a diverse range of cultural and community networks. Both Narellan and Oran Park have outdoor spaces which can be activated.

Each of the libraries feature an artist of the month program to exhibit and showcase local artists.

Camden Bicentennial Equestrian Park

Camden Bicentennial Equestrian Park is on the outskirts of the Camden Town Centre and consists of approximately 200 acres of open space, catering for local equestrian groups and major equestrian, school and community events.

The Park caters for equestrians, walkers, recreation seekers and visitors alike, open to the public every day with all 200 acres, available for use by

recreational horse riders and horse carriage drivers most days of the year.

Camden Bicentennial Equestrian Park also contains part of the Camden RSL Memorial Walkway. The walkway meanders for about 5.3 kilometres through the Park, and includes picnic areas, recreational precincts with views of the park and the surrounding rural and urban areas.

The Camden Bicentennial Equestrian Park presents a unique opportunity for open space activations and events only five minutes from the Camden Town Centre. Already home to the popular major event, Paws in the Park, there is opportunity to further leverage established equestrian events and seek opportunities for additional complementary major events within the grounds.

Camden Town Farm

Located in historic Camden and set in a picturesque rural landscape, Camden Town Farm, on Exeter Street, was originally a 52-hectare dairy farm that was bequeathed to the local community by the late Miss Llewella Davies.

The farm continues to operate as a working farm by breeding and growing cattle and fodder production. It also houses the Camden Community Garden; showcasing Camden's rich agricultural history.

Camden Town Farm also contains the Miss Llewella Davies memorial walkway which is 2.4 kilometres of walking path through Farm which takes visitors past historic, cultural and natural interests.

The farm is home to major events including Taste Camden and the popular weekly Camden Fresh Produce Market. There is opportunity for further activation and educational activities within the grounds which build on the existing program and deliver Council's adopted vision for the Camden Town Farm.

Julia Reserve Youth Precinct

Within the Julia Reserve Youth Precinct, the community centre is an emerging hub for young people in Camden. Located in Oran Park, the centre provides flexible spaces for indoor and outdoor performances. The centre is co-located with a range of youth-based services and home to an emerging program of youth targeted activities and events.



Camden Bicentennial Equestrian Park and Camden Town Farm Committees comprise of committed groups of volunteers who are instrumental in the operation and management of the Park and Town Farm.



camden council



70 Central Avenue,
Oran Park NSW 2570



02 4654 7777



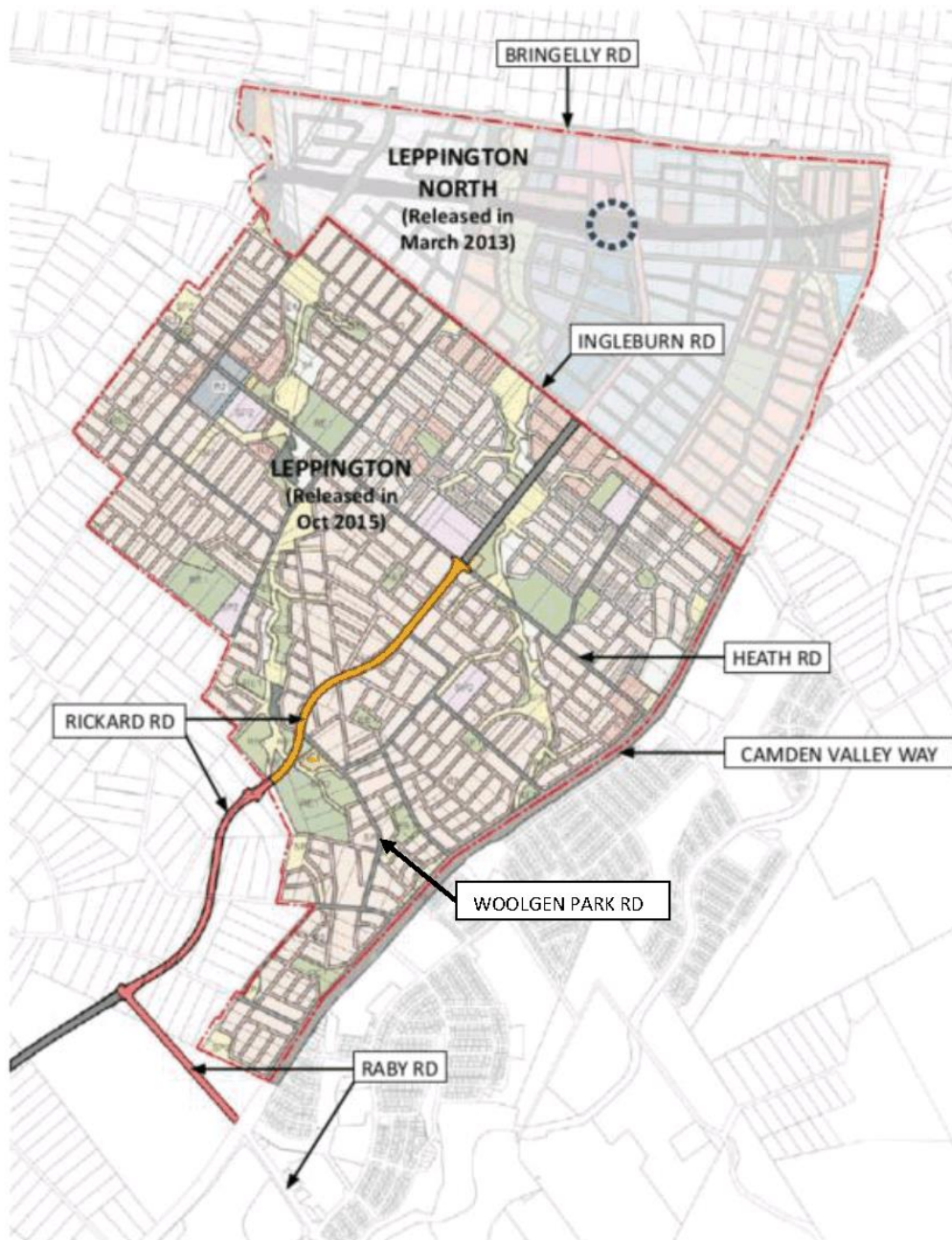
mail@camden.nsw.gov.au



PO Box 183,
Camden NSW 2570



www.camden.nsw.gov.au



Rickard Road Concept / Detail Design Section Map

LEGEND

- SIC FUNDED AREA FOR CONCEPT & DETAIL DESIGN SECTION
- FUTURE SECTION
- LEPPINGTON STATION

ORD12

Attachment 1



Camden Council Minutes

**Audit, Risk and Improvement Committee
Meeting**
24 May 2021

**Executive Boardroom
Camden Council
Administration Building
70 Central Avenue
Oran Park
4:30 PM**



AUDIT, RISK AND IMPROVEMENT COMMITTEE

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Voting Members Present:

Elizabeth Gavey	Independent Member (Chair)
John Gordon	Independent Member
Bruce Hanrahan	Independent Member

Attendees:

General Manager
 Manager Safety and Risk
 Chief Financial Officer (Left 6:06 pm)
 Internal Audit Coordinator
 Internal Audit Analyst

Invitees:

Director Customer and Corporate Strategy
 Director Community Assets
 Director Planning and Environment
 Manager Corporate Performance and Customer Experience (Left 4:52 PM)
 Corporate Performance Coordinator (Left 4:52 PM)
 Manager Waste and City Presentation (Arrived 4:51 PM and Left 5:05 PM)

Penelope Corkill	Director Risk & Assurance, Centium Pty Ltd (Attended remotely via MS Teams – Arrived 5:39 PM and Left 5:58 PM)
Caroline Karakatsanis	External Auditor – The Audit Office of NSW (Attended remotely via MS Teams – Left 6:50 PM)
Rochele Antolin	External Auditor – The Audit Office of NSW (Attended remotely via MS Teams – Left 6:50 PM)

Apologies

Cr Lara Symkowiak	Camden Council Councillor
Cr Paul Farrow	Camden Council Councillor
Director Sport, Community and Activation	

The Committee meeting commenced at 4:30 pm.

BUS01 ApologiesRECOMMENDED

That leave of absence be granted.

DECISION

Leave of absence granted to Cr Paul Farrow and Cr Lara Symkowiak.

BUS02 Declaration Of InterestRECOMMENDED

That the Audit, Risk and Improvement Committee declarations be noted.

DISCUSSION

Ms Gavey advised the following declaration:

- appointment to the Office of Independent Review Audit and Risk Committee as an independent member.

No further declarations were made.

DECISION

The Audit, Risk and Improvement Committee noted the declarations.

BUS03 Minutes To The 31 March 2021 Audit, Risk And Improvement Committee MeetingRECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. approve the minutes to the 31 March 2021 Audit, Risk and Improvement Committee meeting; and
- ii. note the status of actions included in the actions list.

DISCUSSION

The Committee Chair acknowledged the Manager Strategic Planning (tour guide) and the Workshop Mechanic (Driver) for providing a very informative tour of the Local Government Area prior to the commencement of the meeting.

The Internal Audit Coordinator discussed the actions list. It was advised that the separate presentations session held with the Committee on 26 April 2021 addressed a number of actions with presentations on asset management and valuation; impacts of COVID-19 on long-term financial planning; Council's Digital Innovation Strategy; and Council's progress in implementing the Essential8.

The Committee requested future agendas include the dates of the Audit, Risk and Improvement Committee meetings for the year in the cover report to this item.

DECISION

The Audit, Risk and Improvement Committee:

- i. approved the minutes to the 31 March 2021 Audit, Risk and Improvement Committee meeting;
- ii. noted the status of actions included in the actions list;
- iii. raised the following action:
 - a. requested future agendas include the dates of the Audit, Risk and Improvement Committee meetings for the year in the cover report to this item.

Moved: John Gordon

Seconded: Bruce Hanrahan

BUS05 Business Improvement - The Innovation Space Program

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Innovation Space Program presentation.

DISCUSSION

The Director Customer and Corporate Strategy introduced the Manager Corporate Performance and Customer Experience and the Corporate Performance Coordinator and provided a high level summary of Council's Innovation Space Program.

The Corporate Performance Coordinator advised that The Innovation Space was launched in July 2020 as a project within Council's Organisational Strategic Plan and is designed to promote continuous improvement. Since inception 79 ideas have been logged and 15 of these ideas have been completed.

The Corporate Performance Coordinator provided some examples of completed innovation space improvements. Staff satisfaction with the program was also highlighted.

The General Manager highlighted the value of the initiative in celebrating good ideas and involving the staff member with the idea in their implementation. The Committee commended Council for the staff engagement in this process.

The Committee asked for a few examples of how The Innovation Space is reducing business risks. The Corporate Performance Coordinator provided examples.

The Committee also discussed Council's process mapping software – Promapp, and the value in discussing their approach with another Council that has used the same process in the past. Mr Gordon advised he could provide a relevant Council contact.

The Committee suggested considering inclusion of 'innovation' training in staff development to assist with continuing the innovation path.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Innovation Space Program presentation.

Manager Corporate Performance and Customer Experience and Coordinator Corporate Customer left after this item.

BUS06 Project 24 Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Project 24 update.

DISCUSSION

The Director Planning and Environment introduced the Manager Waste and City Presentation.

Manager Waste and City Presentation provided an update on Project 24. It was advised that the contract commencement was still intended to be June 2024 however issuing of the Request for Tender was subject to the release of the Waste Strategy expected in June 2021. Industry consultation that had occurred was also outlined and it was also advised that one Council had withdrawn from the agreement however the project had still been assessed as viable.

The Committee asked about the Councils involved in the project. The Manager Waste and City Presentation discussed some challenges in the project and reminded the Committee of the four Councils that are part of the project.

The Committee asked about the arrangements in place due to the delay in the release of the Waste Strategy. The Manager Waste and City Presentation advised that there is no option to extend the current contract, however, it was expected that 'interim services' would be provided from June 2024 as part of the new contract until final arrangements could be made.

The Committee requested an updated risk register be provided to the Audit, Risk and Improvement Committee once the 20 years strategy is finalised.

The General Manager also advised they had been advocating for the finalisation of the Strategy with the relevant Minister.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the Project 24 Update Report;
- ii. raised the following action:
 - a. requested an updated risk register for Project 24 be provided to the Committee after the 20 Year Waste Strategy is finalised.

The Manager Waste and City Presentation left after this item.

BUS07 Enterprise Risk ManagementRECOMMENDED

That the Audit, Risk and Improvement Committee note the Enterprise Risk Management update.

DISCUSSION

The Manager Safety and Risk provided an update on Enterprise Risk Management and added that Council's risk register is looking different from week to week as a result of continuous monitoring.

The Manager Safety and Risk outlined Council's approach to identifying emerging risks and the intention to include emerging risks in future reports.

The Manager Safety and Risk presented Council's top 12 risks and the Director Customer and Corporate Strategy outlined the changes to the risk register since last reporting. The Committee requested more detailed information on the new risk (suppliers not accepting ownership of rectification or remediation actions) and the Director Customer and Corporate Strategy provided a detailed explanation.

The Committee suggested that as Council's risk management matures the use of risk velocity indicators should be considered.

The Committee raised the chain of responsibility on heavy vehicles risk that was being identified by some Councils. The Manager Safety and Risk reminded the Committee of Council's dedicated project which covers this. The Committee requested an update on the heavy vehicles project be provided to a future Committee meeting.

The Committee suggested Council consider financial sustainability as a higher risk as this is common at other Councils.

The Committee requested future reports to the Committee include the 'target risk' and risk matrix used to assess the risk. The future report should also include the controls and their effectiveness and any risk treatments attached to the top risks.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the Enterprise Risk Management Report;
- ii. raised the following actions:
 - a. requested an update on the chain of responsibility heavy vehicles project be presented to a future meeting;
 - b. requested future reports on top risks include controls and their effectiveness and any risk treatments;
 - c. requested the "Target Risk" be included for each top risk in future reports and the risk matrix used to assess the risk be provided.

BUS08 External Audit UpdateRECOMMENDED

That the Audit, Risk and Improvement Committee note the Engagement Plan for the external audit for the year ended 30 June 2021.

DISCUSSION

Ms Karakatsanis from the Audit Office of NSW provided a high-level summary of the external audit Engagement Plan for the year ended 30 June 2021. Key focus areas were outlined including the impacts of COVID-19, asset revaluations, capital expenditure, developer contributions, growth risks and Information Technology computer controls.

The Committee asked about Council's preparedness for the completion of the financial statements. The Chief Financial Officer advised Council's finance team is well resourced and prepared. The Director Community Assets outlined Council's improvements in relation to assets and the work currently being undertaken on the valuation of assets.

The Committee asked whether the revaluation will be completed by 30 June 2021. The Chief Financial Officer responded that most of the revaluations have been initiated and will be completed by 31 July 2021.

The Committee asked if the 3rd bullet point on the page 7 of the Engagement Plan which includes Audit, Risk and Improvement Committee members as "those charged with governance" was correct. It was suggested the bullet point should be a separate item as the Committee function is 'advisory' in nature and is misleading to say they are 'charged' with governance. This question was taken on notice.

Ms Karakatsanis advised that the report to Parliament on Local Government for 2020 will soon be released. Ms Karakatsanis also advised the focus areas for the 2021 report to Parliament that include cyber security risks, the impact of local government elections, COVID-19, natural disasters and the role of Audit, Risk and Improvement Committees.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee;

- i. noted the external audit update;
- ii. raised the following action:
 - a. respond to the question taken on notice to clarify whether the 3rd bullet point on page 7 of the Engagement Plan can be moved to a separate item to remove Audit, Risk and Improvement Committees from being considered 'charged with governance'.

BUS09 Update On The Policy And Procedure RegisterRECOMMENDED

That the Audit, Risk and Improvement Committee note the update on the Policy and Procedure Register.

DISCUSSION

The Director Customer and Corporate Strategy provided an update on the Policy and Procedure Register and advised there are only minimal items overdue for review.

The Committee asked about the process to ensure legislative changes are captured in policies and procedures. The Director Customer and Corporate Strategy outlined the process and Council's Internal Audit Coordinator reminded the Committee that this matter had been previously raised and is scheduled for reporting to the 23 August 2021 Committee meeting. The Committee advised there is a compliance management standard *AS ISO 19600:2015 Compliance Management Systems – Guidelines* which Council should consider assessing against in responding to this action.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the Policy and Procedure Register;
- ii. raised the following action:
 - a. requested Council consider *AS ISO 19600:2015 Compliance Management Systems – Guidelines* in responding to the current Audit, Risk and Improvement Committee Action 97.

BUS04 Tendering And Procurement Internal AuditRECOMMENDED

That the Audit, Risk and Improvement Committee note the Tendering and Procurement Internal Audit Report.

DISCUSSION

Ms Corkill from Centium Pty Ltd provided a summary of the report and highlighted a number of positive findings. It was advised that of the 21 audit recommendations from past procurement and tendering audits, 18 were complete and 3 were partially complete.

Ms Corkill also highlighted four findings and one improvement opportunity identified in the current audit.

The Committee advised the audit report is comprehensive and well written. The Committee Chair invited the Chief Financial Officer to provide his comments on the audit. The Chief Financial Officer commented that significant improvements have been made in managing Council's procurement and he was satisfied with the audit results.

The Committee asked if the Audit Office of NSW performance audit report on procurement in local government had been considered as part of the audit. Ms Corkill advised it had and the Internal Audit Coordinator advised the contract management elements included in the Audit Office report were out of scope.

The Committee asked about Council's mechanism to flag contracts under the tender limit threshold that subsequently exceed the tender threshold through contract variations. The Chief Financial Officer outlined Council's regular expenditure analysis that assists with this. The Internal Audit Coordinator explained the evaluation process for tenders and significant quotations and the Director Community Assets outlined the processes in place for finalising and executing a contract and for managing variations.

The Audit, Risk and Improvement Committee praised the positive Internal Audit Customer Satisfaction survey results.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Tendering and Procurement Internal Audit Report.

Ms Penelope Corkill from Centium Pty Ltd left after this item.

BUS10 Audit Report Recommendations - Implementation Status Update - April 2021

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Audit Recommendations Implementation Status Update for 30 April 2021.

DISCUSSION

The Internal Audit Coordinator provided an update on the implementation status of audit recommendations for 30 April 2021 and advised there are only 15 outstanding recommendations of which 5 are not yet due. Two recommendations with proposed revised dates were explained.

The Committee commended Management on the number of recommendations that continue to be implemented.

The Committee asked about the recruitment of the Cyber Security Advisor position and the position terms were explained.

The Committee asked about Council's process for managing excessive leave balances and the Director Customer and Corporate Strategy and General Manager outlined the process and the reporting received by the Executive Leadership Group. It was advised that staff at Council with excessive leave balances were minimal.

The Committee asked if there were any concerns that recommendations marked complete may not be in place. Council's Internal Audit Coordinator outlined the process for checking implemented recommendations and also highlighted the schedule of follow up audits with the recent procurement audit verifying that implementation had occurred.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Audit Recommendations Implementation Status Update for 30 April 2021.

BUS11 Internal Audit Plan Status Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the internal audit plan status update.

DISCUSSION

The Internal Audit Coordinator provided an update on progress against the internal audit plan. It was advised that a number of audits had either commenced or were nearing completion. It was advised that the program was slightly behind schedule however it was expected to be back on track in coming months.

The Internal Audit Coordinator explained the increased time spent facilitating the Audit, Risk and Improvement Committee for the period and also noted that direct internal audit time had increased.

The Committee asked if outsourced auditors time could be captured to more accurately demonstrate time spent on audit activities. It was recommended a table be included showing days spent on tasks and that a further graph be included that includes the 'outsourced auditor' time.

The Committee asked about the Family Day Care internal audit scope. The Internal Audit Coordinator advised the audit was to assess compliance with the National Quality Framework. The Committee highlighted the high risks associated with childcare services and to ensure these risks were being managed. The Internal Audit Coordinator advised the intention of the audit was to assess that Council is appropriately managing these risks.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the internal audit plan status update;
- ii. raised the following actions:
 - a. requested the number of days from graphs also be included in a table in future reports, including outsourced auditors days; and
 - b. requested an additional graph be included in future reports that includes outsourced audit days in actual internal audit time.

BUS12 Update On Reports From Authoritative BodiesRECOMMENDED

That the Audit, Risk and Improvement Committee note the update on reports from authoritative bodies.

DISCUSSION

The Internal Audit Coordinator provided a summary of a recently released report from ICAC that investigated the conduct of Councillors and others at the former Canterbury City Council (Operation DASHA). It was advised that the majority of recommendations included in the report are directed towards the Department of Planning, Industry and Environment (DPIE).

The Internal Audit Coordinator advised a gap analysis against the report has commenced and will be reported to the next Committee meeting.

The Internal Audit Coordinator advised the Committee of recommendations that certain activities be included on Council's internal audit program. The Committee were advised that the internal audit of Clause 4.6 (in Council's LEP) will be included in the scheduled development applications audit and that an audit of senior staff recruitment was not currently on the Plan and would be considered as part of the gap analysis.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the update on reports from authoritative bodies.

BUS13 Internal Audit Manual And Quality Assurance And Improvement Program

RECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. approve the Internal Audit Manual; and
- ii. approve the Internal Audit Quality Assurance and Improvement Program.

DISCUSSION

The Internal Audit Coordinator provided a high level summary of the Internal Audit Manual and Quality Assurance and Improvement Program and asked for feedback from Committee members.

The Committee advised of a number of recommended changes to the Manual that had been discussed in detail prior to the meeting and were to be included as actions in the minutes to this meeting.

The Committee asked how Council's internal audit function is ensuring compliance with International Internal Auditing Standards given the limited resources and absence of audit software. The Internal Audit Coordinator advised there is a checklist completed that assesses each audit program and work performed against the required Standards.

The Committee asked about Council's process for ensuring the quality of internal audits. The Internal Audit Coordinator advised internal audit completes a self-assessment annually and is subject to an external quality assessment process every five years.

The Committee asked about the self-assessment exercise and asked who conducts a quality review of work undertaken by the Internal Audit Coordinator. The Internal Audit Coordinator confirmed the review is a self-assessment and that external review is conducted as part of the five year quality assessment. It was also advised that the majority of in-house internal audits are conducted by the internal audit analyst and reviewed by the Internal Audit Coordinator.

The Audit, Risk and Improvement Committee requested that the internal audit manual be revised in line with discussions and sent to Committee members for circular resolution with the required changes.

The Committee commended the Quality Assurance and Improvement Program highlighting they had not seen this at other Councils.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the Internal Audit Manual;
- ii. approved the Internal Audit Quality Assurance and Improvement Program.
- iii. raised the following actions:

- a. requested the Internal Audit Manual be revised in line with the following amendments proposed and circulated to Committee members for circular resolution out of session
 - i. include a requirement for Council's Internal Audit Coordinator to provide an annual statement of compliance with Institute of Internal Auditors (IIA) Standards to the Audit, Risk and Improvement Committee;
 - ii. include a requirement that outsourced audit firms include a statement in all audit reports that they complied with IIA Standards and have no conflicts of interest;
 - iii. include a reference to the consideration of 'other assurance' in developing the strategic audit plan;
 - iv. add the type of audits and definitions in the Strategic Audit Planning section;
 - v. include a statement in the Risk and Controls Analysis section that outsourced audits shall include a risk and control matrix the same in substance as inhouse audits even if different formats are used;
 - vi. add a requirement that at the end of each audit a checklist demonstrating compliance with IIA Standards will be completed; and
 - vii. add the process for monitoring gap analysis actions within the audit recommendations section.

Moved: Elizabeth Gavey
 Seconded: Bruce Hanrahan

BUS14 Checklist Of Compliance With Committee Requirements

RECOMMENDED

That the Audit, Risk and Improvement Committee note the checklist of compliance with the Audit, Risk and Improvement Committee Charter and TPP 15-03 for the 2021 calendar year.

DISCUSSION

The Internal Audit Coordinator informed the Committee that the revised Charter will go to Council in June 2021 and once approved the Checklist of Compliance will be updated in line with the revisions to the Charter.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the checklist of compliance with the Audit, Risk and Improvement Committee Charter and TPP 15-03 for the 2021 calendar year.

BUS15 General Business

RECOMMENDED

That the Audit, Risk and Improvement Committee note any General Business items discussed.

DISCUSSION

The General Manager provided an update on the local government elections in September 2021 and advised the Committee could be provided a copy of Council's elections checklist.

The General Manager outlined the induction process for the newly elected Council and also the review of Council's organisational framework required within the first six months.

The General Manager highlighted the work to be undertaken to revise Council's Community Strategy Plan with the new Council.

The Internal Audit Coordinator advised the Committee that as a result of the caretaker period commencing early August, Cr Farrow and Cr Symkowiak will not be able to attend the August Committee meeting. The Committee independent members formally thanked the Councillor members for their contribution.

The Committee held an 'in-camera' session with the Executive Leadership Group and Internal Audit Coordinator post meeting. It was agreed that the Committee would be briefed 'in-camera' on any significant legal matters as required.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the General Business items discussed.
- ii. raised the following action:
 - a. requested the local government upcoming elections checklist be provided out of session.
 - b. Requested briefings be held with Committee members 'in-camera' for any significant legal matters as required.

Next Meeting:

The next meeting of the Audit, Risk and Improvement Committee is scheduled for Monday, 23 August 2021 at the Oran Park Executive Board Room, commencing at 4.30pm.