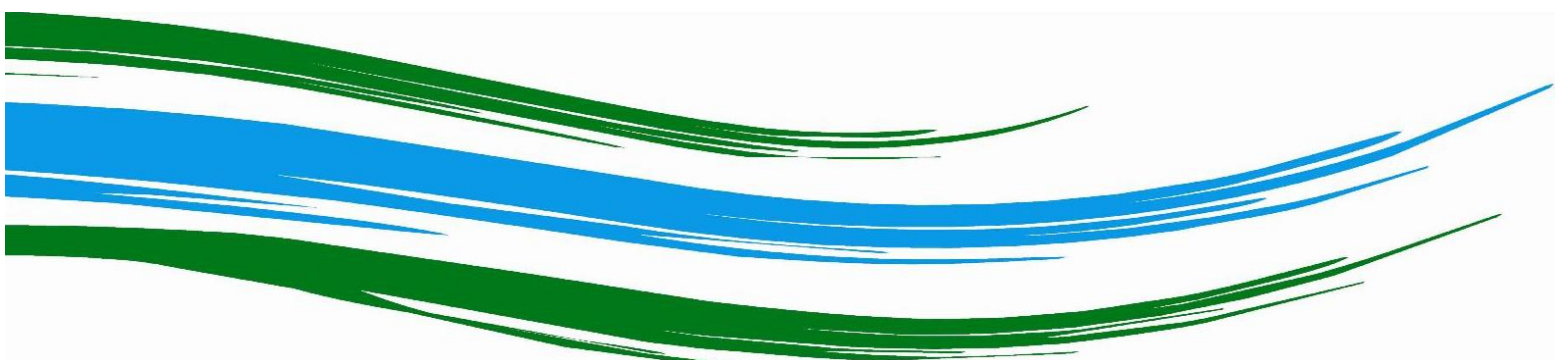




Camden Council

Attachments

Ordinary Council Meeting
14 September 2021



ORDINARY COUNCIL

ATTACHMENTS - ORDINARY COUNCIL

ORD01	Draft Community Participation Plan - Post Exhibition	
	Attachment 1: Draft Community Participation Plan 2021 - Final version	4
	Attachment 2: Draft Camden DCP - Exhibition Version for replacement by draft CPP	36
	Attachment 4: Council Report & Resolution - Draft CPP 14 April 2020	60
	Attachment 5: Submissions Response Table - General - CPP	68
	Attachment 6: Sample of e-subscription email.....	73
ORD03	Investment Monies - July 2021	
	Attachment 1: Investment Report - July 2021	74
ORD05	Hilder Reserve, Elderslie - Masterplan	
	Attachment 1: Hilder Reserve Masterplan - Revised	87
	Attachment 2: Hilder Reserve Masterplan - Exhibited	88
	Attachment 3: Hilder Reserve Masterplan - Summary of Submissions.....	89



ORD01

Attachment 1

Camden Community Participation Plan 2021



camden
council



Contents

1.0	ABOUT OUR COMMUNITY PARTICIPATION	2
1.1	How to use the Camden Community Participation Plan	3
1.2	What is Camden's CPP?	3
1.3	Limitations of the Community Participation Plan	5
1.4	Our Community Participation Objectives	5
1.5	What to Expect When you Participate?	7
2.0	COMMUNITY PARTICIPATION IN STRATEGIC PLANNING	9
2.1	Planning Proposals	12
2.2	Amendment to DCP	15
2.3	Contribution Plans	15
2.4	Local Strategies	15
2.5	How to participate in Strategic Planning matters?	15
2.6	Future Legislative Changes	17
3.0	COMMUNITY PARTICIPATION IN DEVELOPMENT ASSESSMENT	18
3.1	Notification of Development Applications	19
3.2	Advertising of Development Applications	26
3.3	Re-notification/Advertisement	26
3.4	How to Participate in Development Assessment?	27
3.5	Camden Local Planning Panel	28
3.6	Sydney Western City Planning Panel	29
3.7	Future Legislative Changes	29

ORD01

Attachment 1

1.0

ABOUT OUR COMMUNITY PARTICIPATION

1.1 How to use the Camden Participation Plan

The Camden Community Participation Plan (Camden CPP) is separated into three parts:

1.0 About Our Community Participation

This part explains the intent of the CPP, where it applies, the community participation principles of the EP&A Act, the community participation objectives that Council has developed and what to expect when you get involved in community participation.

2.0 Community Participation in Strategic Planning

This part explains Council's approach to community participation for strategic planning functions, such as Planning Proposals, amendments to Development Control Plans (DCPs), Contribution Plans and Local Strategies. It includes the minimum exhibition periods required under Schedule 1 of the EP&A Act and the local approach to community participation for strategic planning.

3.0 Community Participation in Development Assessment

This part explains Council's approach to community participation for development assessment functions. It includes the minimum exhibition periods required under Schedule 1 of the EP&A Act .

1.2 What is Camden's CPP?

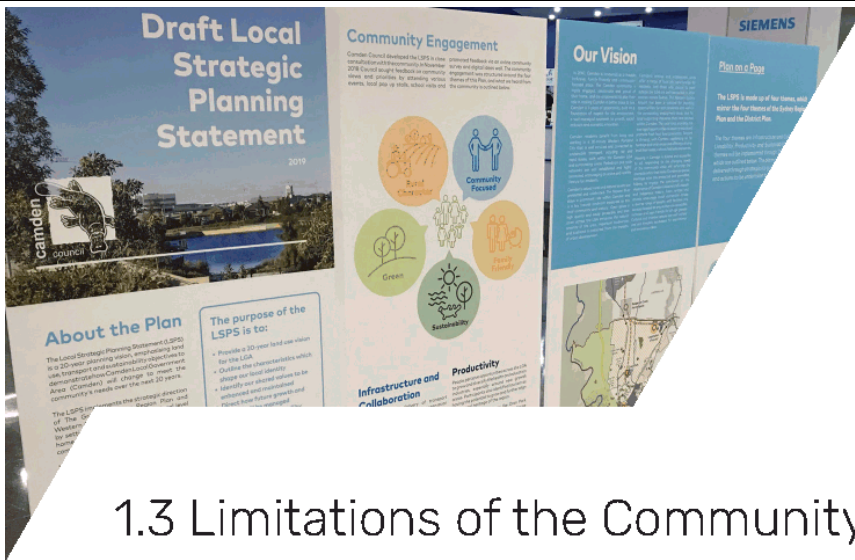
The CPP is designed to make community participation in planning matters easier and clearer for the community within the Camden Local Government Area (LGA). The Plan aims to identify how and when Council will inform, engage, and consult with the community on a variety of planning functions.



Table 1: Functions to which the CPP Applies

FUNCTIONS TO WHICH THE CPP APPLIES	
Strategic Planning and Plan Making	Strategic planning projects such as: <ul style="list-style-type: none"> • Planning Proposals to amend Council’s Local Environmental Plan 2010 (Camden LEP) and the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP); • Planning Proposals to amend Camden LEP to reclassify public land under the LG Act; • Amendments to Development Control Plans; • Contribution Plans; and • Local Strategies.
Development Assessment	Assessment of: <ul style="list-style-type: none"> • Development Applications • Modification Applications • Review Applications

Council recognises that it can achieve better planning outcomes by engaging with its local community. Council is committed to making it easier for the community to engage in planning matters, most notably through enhancements in e-services and web functionality. The CPP outlines the various forms and mediums in which the community can actively participate in the local planning system.



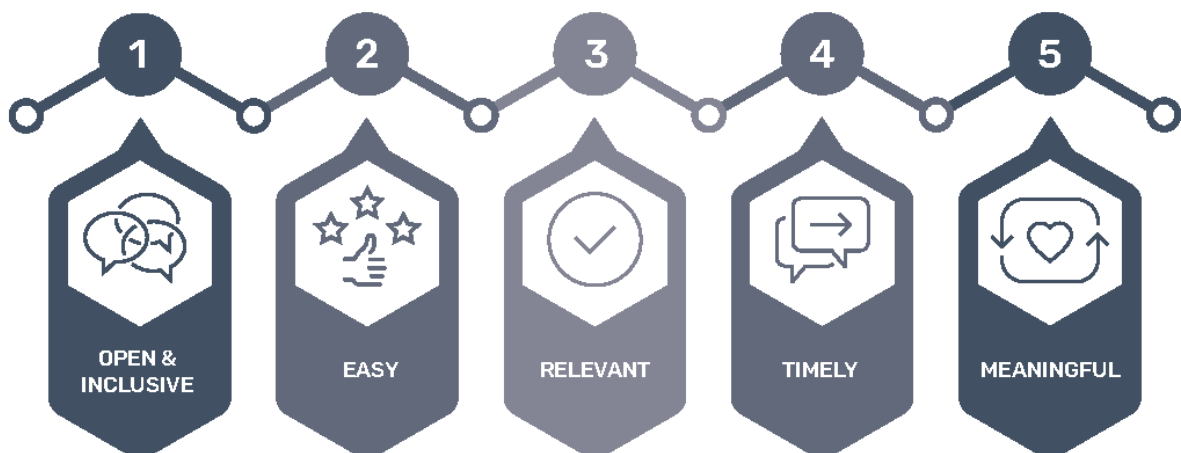
1.3 Limitations of the Community Participation Plan

This CPP does not outline Council's engagement strategies for the delivery of other Council services, functions or infrastructure. Community engagement for these activities are conducted considering the requirements of Council's Communications and Community Engagement Strategy.

Planning matters that fall under the responsibility of other planning authorities (such as State Significant Development assessed by the Department of Planning, Industry and Environment) are subject to the relevant CPP prepared by that authority.

1.4 Our Community Participation Objectives

Our community participation objectives are to encourage open and inclusive, easy, relevant, timely and meaningful opportunities for community participation.



1

OPEN & INCLUSIVE

Objective:

Opportunities for community participation is frequent, available to everyone and supported by relevant and accurate information.

Commitment:

We will:

- Simplify the methods/ mediums in which the community can engage on planning matters;
- Provide alternative means for people with additional needs to provide feedback; and
- Tailor our approach to account for our diverse community.

2

EASY

Objective:

Community participation helps guide the direction and growth of the LGA through an understanding of shared knowledge, experiences and ideas.

Commitment:

We will:

- Provide opportunities for the community to 'have a voice' in the planning system;
- Be active in our community for Strategic Planning projects (project dependent):
 - Hosting workshops and information sessions; and
 - Being present in local events.
- Utilise a range of media sources to inform the community of the purpose and operation of the planning system as well as any changes to legislation and 'key facts' affecting landowners;
- Ensure our information systems are current, concise and relevant to the needs of the community; and
- Ensure our information is provided in plain English with access to translation services.

3

RELEVANT

Objective:

Community participation in the planning system is encouraged and feedback is valued and utilised.

Commitment:

We will:

- Inform the community of how and when they can participate in planning matters and ensure the community is engaged at the earliest possible opportunity;
- Notify submitters when decisions are made;
- Respond to enquiries and provide reasons when decisions are made;
- Remove the barriers that prevent the community from participating; and
- Consult the community as early as possible for all relevant planning proposals.

4

TIMELY

Objective:

Our planning system pioneers best practice and adapts to the needs of our growing community.

Commitment:

We will:

- Start community engagement as early as possible; and
- Champion new ways to capture the interest of all demographics through paper and digital mediums.

5

MEANINGFUL

Objective:

Our planning system is clear, thorough and informative for all.

Commitment:

We will:

- Deliver on our legislative requirements for public participation, in regards to:
 - Public exhibition periods (Strategic Planning projects); and
 - Public notification and advertising periods (Development Assessment); and
- Ensure information on the planning system is easy to understand.

1.5 What to expect when you participate?

We promote respectful conduct by all

At times we may have different opinions about a planning matter or how Camden's growth should be managed. It is important that we are respectful of other views and ideas as we have different experiences and insights to share. In any consultation or engagement, we will encourage people to participate in a respectful manner towards each other.

We will provide a safe environment to hear from you

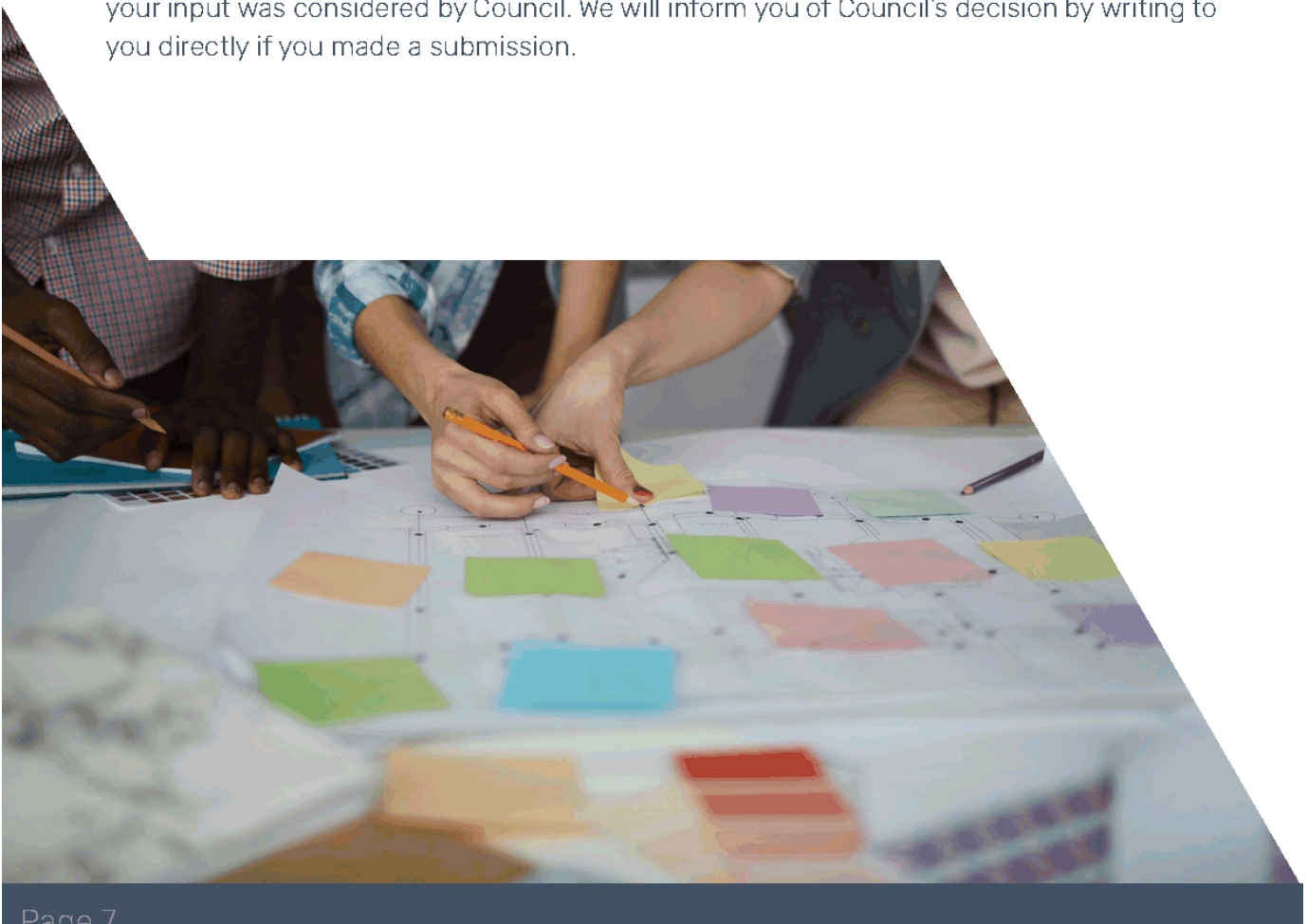
Your safety, and the safety of council staff, is paramount. The location selected for community participation will be accessible and safe.

We will deliver timely community participation

Council recognises that many people in our community are time poor however still want to have their say in local planning matters. We will make community consultation or engagement meaningful and balance our legislative requirements with providing the community sufficient time to provide input.

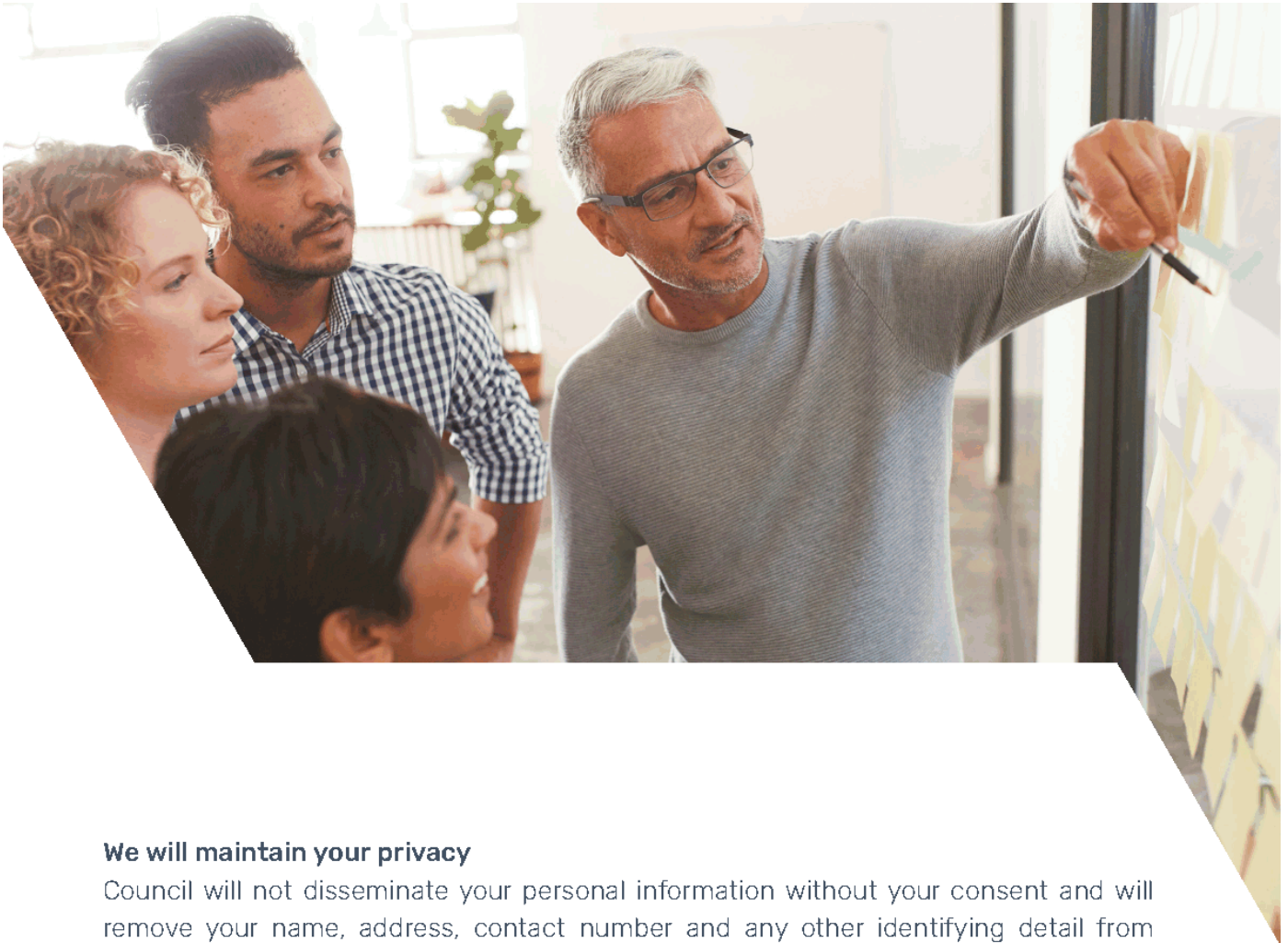
We will provide feedback on how your input was considered

If you have given up your time to provide us with your feedback, we will let you know how your input was considered by Council. We will inform you of Council's decision by writing to you directly if you made a submission.



ORD01

Attachment 1



We will maintain your privacy

Council will not disseminate your personal information without your consent and will remove your name, address, contact number and any other identifying detail from any publicly available reports. We do however have to operate within the Government Information (Public Access) (GIPA) Act 2009. At times, we may have to release your submission on a development, modification or review application or planning proposal including your identifying details if a GIPA application is lodged.

2.0

COMMUNITY PARTICIPATION IN STRATEGIC PLANNING

Strategic Planning involves preparing and amending a number of local strategies and plan making functions. For example, these include:

- Local Environmental Plans;
- Development Control Plans;
- Development Contribution Plans; and
- Local Planning Strategies

In line with our community participation objectives, we encourage open and inclusive, easy, relevant, timely and meaningful opportunities for community participation. To achieve this, we will design our participation and engagement approach so that the community are well informed. We are committed to making it easier for the community to participate in the planning system through enhancements in e-services and website functionality. The below table details the types of community engagement in Council's strategic planning functions.

	WHAT	WHEN	EXAMPLES
INFORM	We will provide you with accurate and relevant information about strategic planning projects.	As soon as practical, with updates at key stages accurately captured.	In writing (letter, email); notice on Council's website; social media and site notices (project dependent).
ENGAGE	We will invite community input to inform the development of plans and policies.	As soon as practical following: <ul style="list-style-type: none"> • initiation of policies and local strategies; and • public exhibition and notification periods. 	Workshops and engagement activities (project dependent); drop in sessions; pop up stores; public meetings (Council Meetings and Public Hearings); Council's website
CONSULT	We will provide you the opportunity to raise comments and concerns.	Once proposals or policies are initiated, we will exhibit them and ask for your feedback.	Public exhibition; drop in sessions; pop up stores; social media; Council's website
DECISION	We will notify you of strategic planning decisions and how your views were considered in reaching a decision.	As soon as practical following a decision.	Online updates; letters to submitters; Council Meeting Minutes; notices of decisions on Council's website.

Council is required to publicly exhibit strategic planning projects identified in Table 2-1 below in accordance with Schedule 1 of the EP&A Act. During the exhibition period, relevant information will be available on Council's website as well as at Council's Administration building and libraries.



The availability of information at Council's Administration Building and Libraries is subject to the requirements of the COVID-19 Public Health Order. In response to COVID-19, Council has improved the functionality of its website to engage with the community on planning matters.

Table 2-1: Exhibition Periods - Strategic Planning Projects

Plan	Minimum Timeframe
Community Participation Plan	28 days
Planning Proposals for Local Environmental Plans or Growth Centres SEPP	28 days or in accordance with Gateway Determination
Development Control Plans	28 days
Development Contribution Plans	28 days
Public Hearings <i>Note: Public Hearings are a requirement of the Local Government Act 1993 for reclassification of public land.</i>	After the exhibition period has ended, at least 21 days notice is to be given prior to a public hearing being held.
Local Planning Strategies	28 days

Note: The information provided in the above table is accurate as at the time of publishing this Plan and may have changed because of legislative updates post-publication.



Exhibition periods may extend over the period between 20 December and 10 January (inclusive). However, this period is excluded from the calculation of the minimum exhibition periods for both strategic planning and development assessment functions (Schedule 1 of EP&A Act).



2.1 Planning Proposals

Planning Proposals can be initiated by Council or lodged by applicants where an amendment to the Camden LEP or Growth Centres SEPP is sought.

Notification will vary depending on the size and/or complexity of the proposal. Landowners within the notification area will be informed in writing of the public exhibition period. Notwithstanding the requirements of this CPP, Council officers may, where it is deemed necessary expand notification requirements and timeframes if it is in the public interest to do so.

Planning Proposals which have insufficient and incomplete information and/or a lack of strategic planning merit may not be initially notified at the discretion of Council officers.

2.1.1 Initial Notification

Council may undertake an initial notification prior to reporting the Planning Proposal to Council and pursuing a Gateway Determination. The purpose of the initial notification is to gauge the views of the local community early in the process. The minimum period of initial notification is 14 days.



2.1.2 Gateway Report to Council

Whether or not a Planning Proposal has demonstrated strategic merit, a report will be prepared for Council's consideration. If a Planning Proposal demonstrates strategic merit, the Gateway Report to Council will recommend a suite of community participation methods for the public exhibition period (subject to Council endorsement and the receipt of a favourable Gateway Determination). These methods may include (depending on the complexity and potential impact of the proposal):

- The extent of notification letters to be sent to adjoining / surrounding landowners;
- Site Signage (with the number and size of signs to be dependent on the size of the site and the number of road frontages); and
- Social media directing the community to information on Council's website.

2.1.3 Public Exhibition

As a mandatory community participation requirement in EP&A Act, Planning Proposals that have demonstrated strategic merit and received a favourable Gateway Determination from the Department of Planning, Industry and Environment (DPIE) must be exhibited for a minimum of 28 days (unless an alternate period is prescribed in the Gateway Determination).

Forms of Notification

Notification Letter

The following information will be included in the notification letter:

1. A description of the Planning Proposal;
2. The address (if applicable) subject of the Planning Proposal;
3. Advice that the Planning Proposal may be viewed on Council's website, and either electronically or in hard copy (by request) at Council's offices and libraries (availability subject to the COVID-19 Public Health Order) during business hours;
4. How to make a submission; and
5. The public exhibition period.

Signage

Signage will be placed on the site (if applicable) providing the same information as contained in the notification letters (described above). The number and size of signs on the site will be dependent on the size of the site; the number of road frontages; and/or the complexity of the proposal.

Use of Social Media/Website

During the notification period, a Planning Proposal will be publicly available on Council's website. Council may provide updates on Planning Proposals through its social media platforms. The use of social media will be dependent on the scale and nature of the proposal. Social media platforms will provide links to Council's website where information on the proposal and associated documents will be provided.

2.1.4 Public Hearing

In addition to a public exhibition of a Planning Proposal, a Gateway Determination may stipulate that a public hearing is required. Public hearings are generally required where a reclassification of land is being sought.

At least 21 days notice is to be given for a public hearing. This notice will be placed on Council's website. A copy of the Public Hearing report will be made publicly available on Council's website no later than four (4) days after it has been received.

2.2 Amendment to Development Control Plans

Planning decisions in the Camden LGA are guided by a number of Development Control Plans (DCP). A DCP can be amended to introduce new controls relating to specific development types, to reflect legislation changes, or to clarify the intent of an existing control.

Amendments to DCPs will be publicly exhibited for a minimum of 28 days.

2.3 Contribution Plans

Section 7.11 (formally Section 94) of the EP&A Act, enables local councils or other consent authorities to levy contributions for public amenities and services required as a consequence of development.

Amendments to Contributions Plans will be publicly exhibited for a minimum of 28 days.

2.4 Local Strategies

Council prepares local strategies to inform the future development of the Camden LGA. These strategies can include but are not limited to Rural Land, Housing and Employment Strategies.

When preparing local strategies, Council will identify the Engagement Strategy specific to the project and the forms of engagement may include community/ stakeholder workshops, local shopping centre drop ins, public information sessions and formal public exhibition, and information available on Council's website.

2.5 How to participate in Strategic Planning matters?

There are a number of ways to get involved in Strategic Planning Matters:

- Make a formal submission to a proposal;
- Visit Council's Administration Centre, website www.camden.nsw.gov.au or libraries to access public exhibition documents.
- Subscribe to receive updates when matters are placed on public exhibition.
- Attend drop-in sessions (if they are organised) to discuss the plans/proposal with Council staff.
- Contact a Council officer should you require further information.



Making A Submission

Form of Submission

Submissions made in relation to strategic planning matters such as Planning Proposals must be:

- In writing and addressed to the General Manager (marked attention to the relevant Council officer);
- Clearly indicate the name, address, contact telephone number and e-mail address (where available) of the person making the submission; and
- Clearly specify the grounds of the submission (objection/issue/support).

Submissions must be lodged with Council by the conclusion of the exhibition period as specified in Table 2-1.

Consideration of Submissions

All submissions will be considered in the assessment of strategic planning matters.



Council officers will endeavour to successfully mediate submission issues. However, in some circumstances this may not be possible, and the issues will be further considered as part of the assessment. In the case of Planning Proposals, concerns raised in submissions may be forwarded to the applicant for their response or consideration. The names and addresses of objectors will not be disclosed to the applicant where the person/s who make the submission specifically requests that their names and addresses not be disclosed to the applicant.

For a submission to be counted as an individual submission it would need to be in substance unique, distinctive or unlike any other submission. By way of example, form letters and petitions are only counted as one unique submission. Similarly, a single submission signed by 10 people or identical submissions received from the same address would count as one unique submission.

One household could potentially submit multiple unique submissions. Separate unique submissions can be made in relation to the same issue. Council officers assessing the proposal will determine whether a submission is 'unique'.

Council officers will acknowledge the receipt of a submission and advise the date that Council will consider a report on a strategic planning project.

2.6 Future Legislative Changes

The provisions in this plan are consistent with the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000 at the time of publishing. In the event of any future legislative changes, those legislative changes will override the provisions of this plan to the extent of any inconsistency.

ORD01

Attachment 1

3.0

COMMUNITY PARTICIPATION IN DEVELOPMENT ASSESSMENT

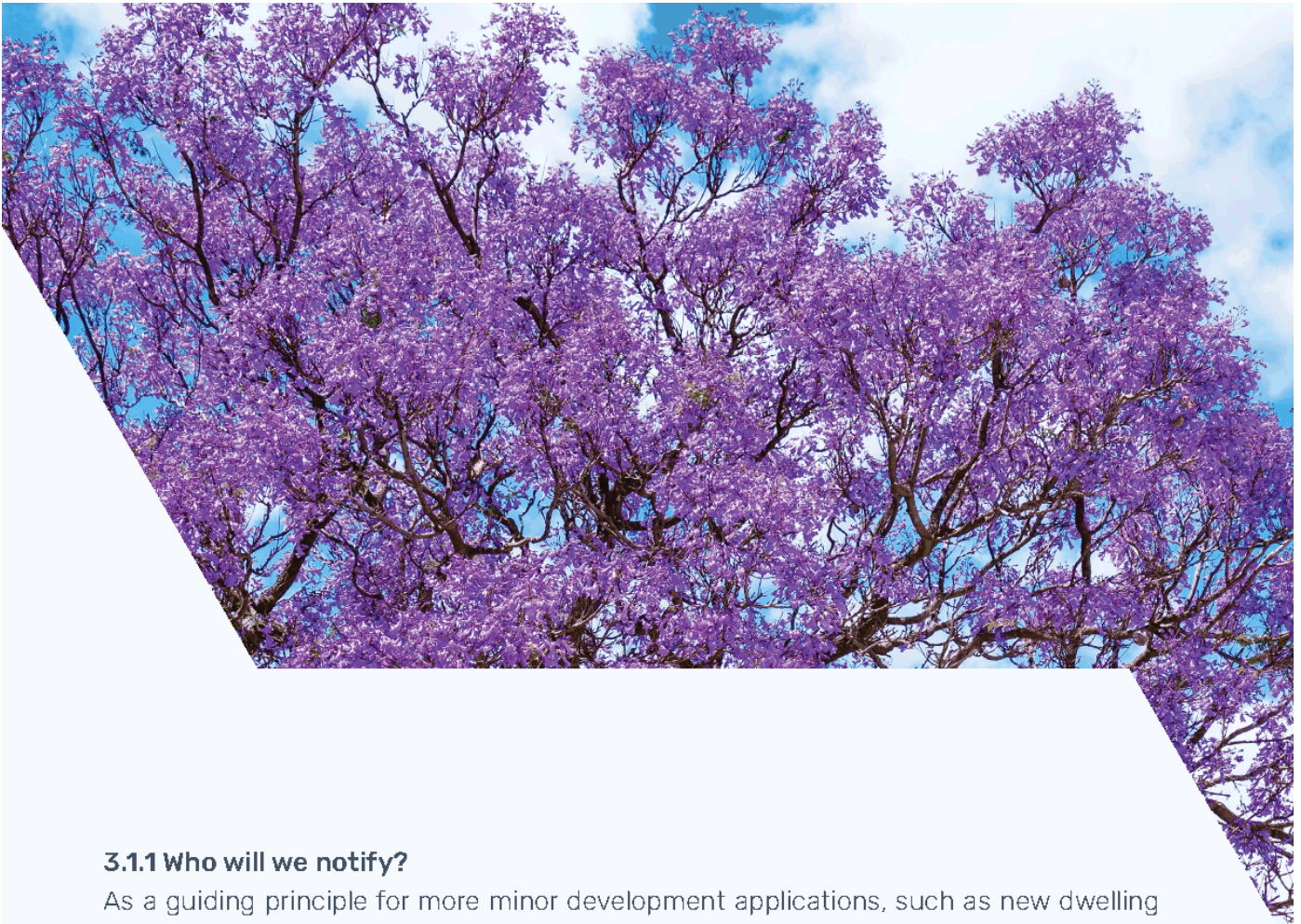
In line with our community participation objectives, we encourage open and inclusive, easy, relevant, timely and meaningful opportunities for community participation. To achieve this, we design our participation and consultation approach so that the community is well informed. We are committed to making it easier for the community to participate in the planning system through enhancements in e-services and website functionality. The below table details the levels of community participation in the development assessment functions of Council.

	WHAT	WHEN	EXAMPLES
INFORM	We will provide you with accurate and relevant information about applications.	As soon as practical following their lodgment, with updates at key stages accurately captured.	Application tracker tool; letter mail outs to adjoining land owners; notices on Council's website or site notices.
CONSULT	We will provide you the opportunity to raise comments and concerns regarding applications.	Once applications are lodged for certain types of development, we will exhibit them and ask for your feedback.	Public exhibition.
DECISION	We will notify you of decisions regarding development proposals and how your views were considered in reaching a decision.	As soon as practical following a decision.	Online updates; letters to submitters or notices of decisions on Council's website.

3.1 Notification of Applications

Notification is where Council writes to those people identified as requiring notification (e.g. adjoining and surrounding landowners, community groups etc), advising of the lodgment of an application. Notification is for a minimum period of 14 days.

Development applications which are deemed to have insufficient and incomplete information and/or lack planning merit may not be notified at the discretion of Council officers.



3.1.1 Who will we notify?

As a guiding principle for more minor development applications, such as new dwelling houses and alterations and additions to dwelling houses, Council will limit neighbour notification to those adjoining properties within the vicinity of a proposal as shown in Figures 1-6. However, for larger, more complex and/or potentially contentious applications a more extensive notification area will be applied at the discretion of Council.

For neighbour notified development, the following (as a minimum) will happen:

The owners of land adjoining or opposite a proposed development including properties separated by only a walkway, driveway or laneway will be notified as shown in Figures 1-6 and the following approach will be taken:

1. Where the proposed development affects the entire site, owners of properties shaded in grey will be notified as shown in Examples 1-3;
2. Where the proposed development affects only the rear of the site (such as a rear yard garage, swimming pool, rear dwelling additions/alterations, etc.), owners at the sides and rear will be notified as shown in Example 4. Owners on the opposite side of the road will not be notified. Similar notification will occur where development is proposed at the front of the site as shown in Example 5.



Figure 1: Example 1



Figure 2: Example 2

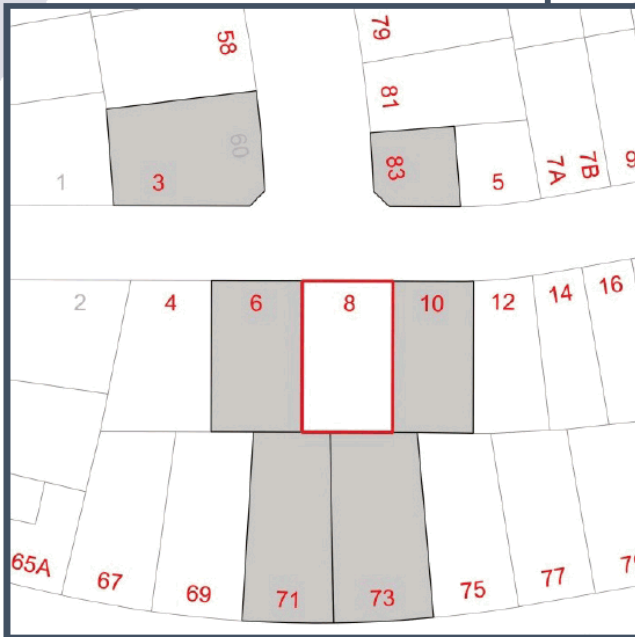


Figure 3: Example 3



Figure 4: Example 4 - Rear of Site

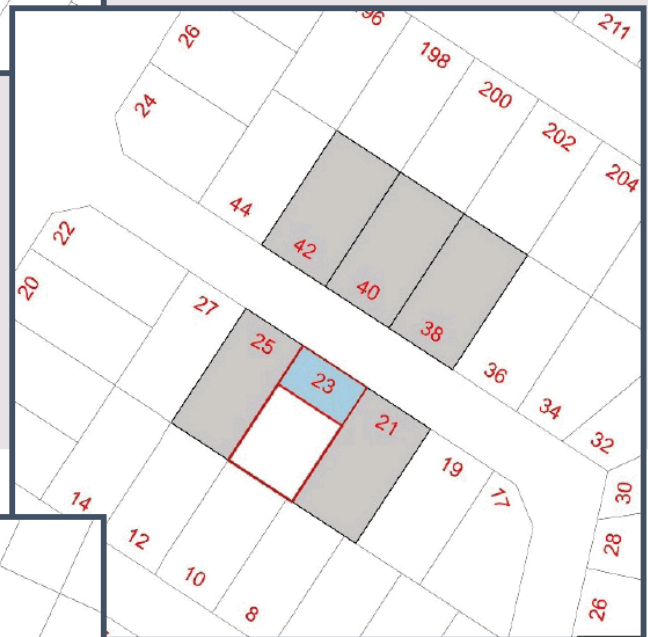


Figure 5: Example 5 - Front of Site

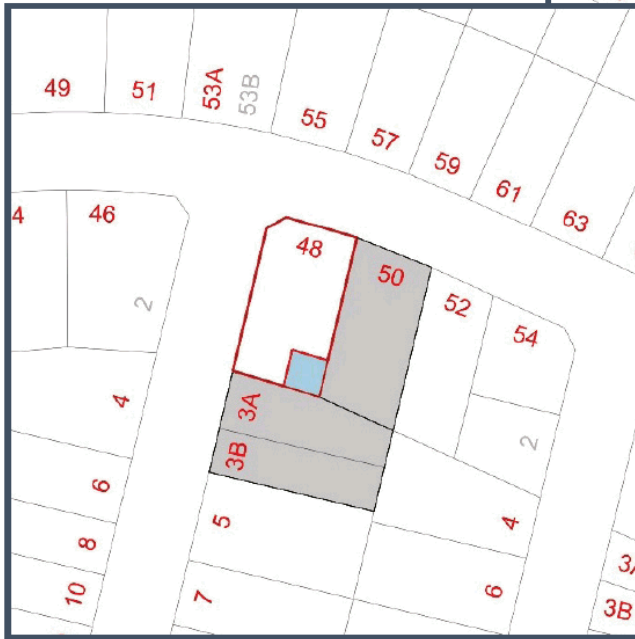


Figure 6: Example 6 - Rear Corner of Site

Notification of Community Groups

Council will consider notifying community groups of applications in their area.

Strata Schemes

If land is a lot in a strata scheme (within the meaning of the Strata Schemes Act 2015), a notice to the owners corporation is taken to be notice to the owner or occupier of each lot within the strata scheme.

If land is a lot in a leasehold strata scheme (within the meaning of the Strata Schemes Act 2015), a notice to the lessor under the leasehold strata scheme and to the owners corporation is taken to be notice to the owner or occupier of each lot within the strata scheme.

Multiple Owners or Occupiers

If land is owned or occupied by more than one person, a notice to one owner or one occupier is taken to be notice to all the owners and occupiers of that land.

3.1.2 Notification Timeframes

Council will notify applications for the following types of development as listed:

Table 3-1: Notification Periods (Non-Advertised)

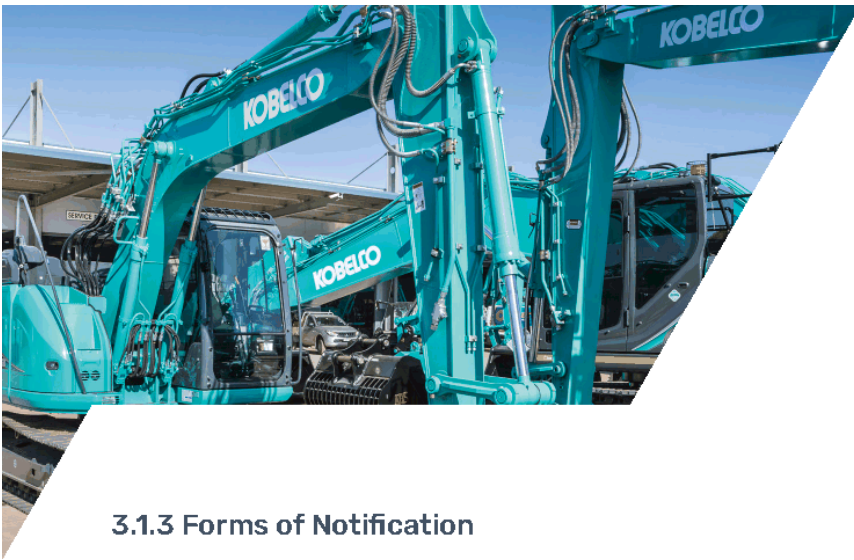
Development Type	Minimum Timeframe
Category 1 Remediation Work	28 days
Industrial and Commercial Developments (excluding fit-outs and/or uses of existing buildings)	14 days
Centre-based Child Care Facilities	14 days
Alterations/Additions to Educational Establishments and Hospitals	14 days
Residential Accommodation (excluding single storey dwellings/rural worker's dwellings, two storey dwellings/rural worker's dwellings in rural zones with significant separation distance to neighbouring properties and secondary dwellings)	14 days
First Floor Additions to Existing Dwellings	14 days
Subdivision of Land (excluding Strata Title Subdivision, the creation of residue lots and boundary adjustments)	14 days
Sex Services Premises and Restricted Premises	14 days



Development Type	Minimum Timeframe
Major Bulk Earthworks and Land-forming Operations	14 days
New Road Construction (excluding minor road works and upgrades)	14 days
Telecommunication Facilities	14 days
Tree Removal and Pruning that is likely to significantly impact on local amenity	14 days
Developments deemed by Council as being in the public interest to notify	14 days
Section 4.55(2) Modifications	14 days
Section 4.56 Modifications not of minimal environmental impact	14 days
Section 8.2 Reviews	14 days

DID YOU KNOW?

Exhibition periods may extend over the period between 20 December and 10 January (inclusive). However, this period is excluded from the calculation of the minimum exhibition periods for both strategic planning and development assessment functions (Schedule 1 of EP&A Act).



3.1.3 Forms of Notification

Notification Letter

The following information will be included in the notification letter:

1. A description of the proposed development;
2. The address of the development site;
3. Advice as to whether the development is designated, nominated integrated, threatened species development or Class 1 aquaculture development;
4. Advice as to whether the development is integrated development and details of the approvals that are required from which approval bodies;
5. The name of the applicant to carry out the work;
6. The name of the consent authority;
7. Advice that the application and accompanying documents may be inspected on Council's website, and electronically at Council's offices during business hours;
8. How to make a submission; and
9. The public exhibition period.

Signage

Signage will be placed on the development site indicating details of the proposed development. For major development proposals, where deemed necessary, multiple and/or larger signs may be placed on the site. Multiple signs will be considered where the site has more than one road frontage.

Examples of applications which may require larger signs include applications that are required to be determined by the Camden Local Planning Panel or the Sydney Western City Planning Panel, centre-based child care facilities, group homes and multi dwelling housing developments.

Use of Social Media/Website

During the notification period, applications will be publicly available on Council's website. Council may provide updates on applications through its social media and website platforms. Updates regarding certain applications which are considered major will be determined at the discretion of Council officers.

3.2 Advertising of Applications

Advertising is where Council, in addition to writing to those people required to be notified, publishes notice of the application on Council's website advising of the lodgment of a development application. Advertising is for a minimum of 14 days unless otherwise specified by legislation or Environmental Planning Instruments.

Council will advertise the following types of developments as listed in Table 3-2.

Table 3-2: Advertising Periods

Development Type	Minimum Timeframe
Nominated Integrated Development	28 days
Threatened Species Development	28 days
Designated Development	28 days
Class 1 Aquaculture Development	14 days
New Hospitals	14 days
Developments deemed by Council as being in the public interest to advertise	14 days
Section 4.55(2) Modifications and Section 4.56 Modifications to designated development	14 days
All other Section 4.55(2) Modifications*	14 days
Section 4.56 Modifications not of minimal environmental impact*	14 days
Section 8.2 Reviews*	14 days

*Section 4.55(2) Modifications, Section 4.56 Modifications not of minimal environmental impact and Section 8.2 Reviews will only be advertised where the original development application was advertised.

3.3 Re-Notification/Re-Advertisement

Where an application has been amended by the applicant prior to determination, the Council officer will re-notify or re-advertise the application if, in the opinion of Council, the environmental impact of the development has been significantly increased. Re-notification/re-advertisement of applications will be for a minimum period of 14 days.

3.4 How to participate in Development Assessment?

There are a number of ways to get involved in the Development Assessment Process:

- Visit the application tracker on Council's website;
- Subscribe to receive weekly updates via Council's e-subscription service;
- Make a formal submission to a proposal; and
- Contact a Council officer should you require further information.

Making A Submission

Form of Submission

Submissions made in relation to Development Applications must be:

In writing and addressed to the General Manager (marked attention to the relevant Council officer);

- Clearly indicate the name, address, contact telephone number and e-mail address (where available) of the person making the submission; and
- Clearly specify the grounds of the submission (issue/objection/support).

Submissions should be lodged with Council by the conclusion of the exhibition periods as specified in Tables 3-1 and 3-2. Notwithstanding, any submission received prior to the final determination of an application will be considered as part of the assessment process.

Consideration of Submissions

All submissions will be considered in the assessment of applications.

Council officers will endeavour to successfully mediate submission issues. However, in some circumstances this may not be possible and the issues will be further considered as part of the assessment.

Concerns raised in submissions may be forwarded to the applicant for their response or consideration. The names and addresses of objectors will not be disclosed to the applicant where the person/s who make the submission specifically requests that their names and addresses not be disclosed to the applicant.

For a submission to be counted as an individual submission it would need to be in substance unique, distinctive or unlike any other submission. By way of example, form letters and petitions are only counted as one unique submission. Similarly, a single submission signed by 10 people or identical submissions received from the same address would count as one unique submission.



One household could potentially submit multiple unique submissions. Separate unique submissions can be made in relation to the same issue. Council officers assessing the application will determine whether a submission is 'unique'. Council will give notice of the determination of an application to each person who makes a written submission. For a submission containing multiple signatories, the first signatory will be advised.

3.5 Camden Local Planning Panel (CLPP)

Local Planning Panels are in place so that the process of assessment and determination of applications that are sensitive, contentious, depart from a development standard or where there is a potential conflict of interest, is carried out in a transparent and accountable manner. Please refer to CLPP's operational procedures on Council's website for information regarding the consideration of submissions and public address requirements. In making a determination, the CLPP will have regard to the Council staff assessment report, public submissions made during exhibition, relevant planning legislation and policies and the views heard from the community at any public meetings.



3.6 Sydney Western City Planning Panel (SWCPP)

Sydney Planning Panels are in place so that the process of assessment and determination of applications that are of a higher value, sensitive and/or of strategic importance is carried out in a transparent and accountable manner.

In making a determination, the SWCPP will have regard to the Council staff assessment report, public submissions made during exhibition, relevant planning legislation and policies and the views heard from the community at any public meetings.

For further information regarding the SWCPP please refer to the Regional Planning Panel Operations and Procedures Manual on the Sydney and Regional Planning Panels website.

3.7 Future Legislative Changes

The provisions in this plan are consistent with the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000 at the time of publishing. In the event of any future legislative changes, those legislative changes will override the provisions of this plan to the extent of any inconsistency.

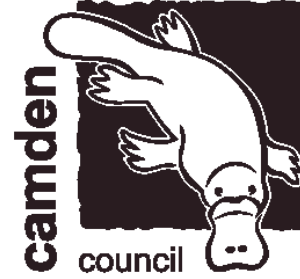
Glossary

Planning Term	Definition
State Environmental Planning Policy (SEPP)	An environmental planning instrument (EPI) developed by the Department of Planning, Industry and Environment (DPIE), that relates to planning matters that are of state significance or are applicable across all or large areas of the state.
Codes SEPP	An EPI developed by DPIE which sets out pre-determined development standards for Exempt and Complying Development. Exempt and Complying Development does not require a development application.
Sydney Region Growth Centres SEPP (Growth SEPP)	An EPI developed by DPIE which sets out the planning framework for land identified as part of the South West Growth Area.
Camden Local Environment Plan 2010 (Camden LEP 2010)	Council's principal EPI which sets out the planning framework for the LGA (excluding the South West Growth Area).
Local Strategic Planning Statement (LSPS)	Council's vision for the LGA. The LSPS is to be reviewed every 7 years. It covers strategic planning matters as well as identified planning priorities which are supported with actions to help achieve the overall vision for the LGA.
Contribution Plans	A plan developed by Council for gaining financial contributions from new developments towards the cost of new and upgraded public amenities and/or services required to accommodate the new development.
Development Control Plans	A plan that provides detailed planning and design guidelines to support planning controls in an EPI.
Planning Proposal	An application to amend planning controls in Camden LEP 2010 or the Growth SEPP. A Planning Proposal could include the change in zoning on the site, the type of permitted land uses allowed to be undertaken or development standards applied to certain properties.
Gateway Determination	A Gateway Determination is issued by DPIE following an assessment of the strategic merit of a planning proposal. Once conditions of a Gateway Determination are met, Council can proceed to public exhibition.
Camden Local Planning Panel (CLPP)	Camden's Local Planning Panel is a panel of three independent expert members and a community member who determine certain applications made to Council. The Panel is also required to provide advice on Planning Proposals prior to proceeding to a Gateway Determination (if endorsed by Council).
Development Application	An application that proposes the development of land which is assessed against the Camden LEP 2010 or the Growth SEPP, Development Control Plans and any other policies relevant to the proposal.
Designated Development	Development classed as 'designated' requires particular scrutiny of its nature or potential environmental impacts. Designated development includes development that has high potential to have adverse impacts because of its scale or nature or because of its location near sensitive environmental areas. Schedule 3 of the EPA&A Regulation 2000 lists designated development types.
Nominated Integrated Development	Nominated integrated development is development that requires an approval from an external authority under the following legislation: <ul style="list-style-type: none"> the Heritage Act 1977 the Protection of the Environment Operations Act 1997 the Water Management Act 2000
Complying Development	Complying development combines planning and construction approval for any development that meets pre-determined standards identified in the Codes SEPP. Either a Council certifier or a private certifier will need to assess whether your proposal is complying development and, if it is, will issue a complying development certificate.



ORD01

Attachment 1



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

ORD01

Draft Camden Development Control Plan 2019

Attachment 2



Table of Content

camden
council

Contents

INTRODUCTION	8
1.1 Preliminary	8
1.1.1 What is the Name of this DCP?	8
1.1.2 What date did the DCP commence?	8
1.1.3 Where does this DCP apply?	8
1.1.4 What does this DCP seek to achieve?	9
1.1.5 Relationship between this DCP and Camden LEP 2010	9
1.1.6 Revocation of Camden DCP 2011	9
1.1.7 Relationship between this DCP and Council's Engineering Specifications	9
1.1.8 Structure of this DCP	10
1.1.9 How to Use this DCP	11
1.1.10 Where do I find the Relevant Controls?	12
1.1.11 Does the entire DCP apply from the Date of Commencement	12
1.1.12 What are the standard application requirements?	12
1.2 Notification and Advertising Requirements	13
 1.2.1 Background	13
 1.2.2 Notification of Applications	13
 1.2.3 Advertising of Applications	14
 1.2.4 Advertised development	14
 1.2.5 Nominated Integrated Development	14
 1.2.6 Designated Development	14
 1.2.7 Re-notification/advertisement	15
 1.2.8 Protocol for neighbour notification and advertising	15
 1.2.9 Notification of Owner's Corporations	15
 1.2.10 Notification period over Christmas/Now Year	16
 1.2.11 Submissions	16
 1.2.12 Notification Areas	17
GENERAL LAND USE CONTROLS	21
2.1 Earthworks	21
2.2 Salinity Management	23
2.3 Water Management	26
2.4 Trees and Vegetation	28
2.5 Environmentally Sensitive Land	33
2.6 Riparian Corridors	36
2.7 Bush Fire Risk Management	37
2.8 Flood Hazard Management	39
2.9 Contaminated and Potentially Contaminated Land Management	40
2.10 Development near Camden Airport	42
2.11 Development affected by the Western Sydney Airport	43
2.12 Acoustic Amenity	44
2.13 Air Quality and Odour	52
2.14 Waste Management	53
2.15 Development adjoining Upper Canal System	56
2.16 Environmental Heritage	58
2.16.1 Aboriginal Culture and Heritage	58
2.16.2 Heritage Concepts	59
2.16.3 General Heritage Provisions	61
2.16.4 Camden Heritage Conservation Area	68



2.16.5	View Street Workers Cottages	72
2.16.6	Struggletown Heritage Conservation Area, Narellan	73
2.16.7	St Thomas Chapel, Narellan – View Corridors	75
2.16.8	Cross References	77
2.16.9	Culturally Significant Places	77
2.17	Signage	88
2.17.1	General Requirements for Signage	90
2.17.2	Commercial and Mixed Use Zones	91
2.17.3	Additional Controls for the Narellan Town Centre	92
2.17.4	Signage on Heritage Items or in Heritage Conservation Areas	93
2.17.5	Residential, Rural and Environmental Zones	95
2.17.6	Industrial Zones	96
2.17.7	Open Space Zones (Public and Private Recreation)	97
2.17.8	Estate Development – Place Entry Sign	97
2.17.9	Exhibition Homes, Villages & Unit Signs	98
2.17.10	Child Care Centres	99
2.17.11	Service Stations	100
2.18	Traffic Management and Off-Street Parking	101
2.18.1	Access to Classified Roads and Sub Arterial Roads	102
2.18.2	Off Street Car parking rates/requirements	102
2.18.3	Car parking design criteria	122
2.19	Landscape Design	125
RESIDENTIAL SUBDIVISION CONTROLS		128
3.1	Introduction	128
3.2	General Subdivision Controls in Residential Areas	132
3.2.1	Introduction	132
3.2.2	Lot Dimensions	132
3.2.3	Street Block and Lot Configuration	136
3.2.4	Street Network	138
3.2.5	Additional Controls for Street Network within Urban Release Areas	140
3.2.6	Street Trees	142
3.2.7	Parks and Open Space	143
3.3	Subdivision in Large Lot Residential Areas	143
3.3.1	Lot Sizes and Dimensions	144
RESIDENTIAL DWELLING CONTROLS		146
4.1	Introduction	146
4.1.1	Background	146
4.1.2	How to use this part?	146
4.1.3	What Chapters apply for my development?	146
4.2	General Residential Development Controls	149
4.2.1	Site Analysis	149
4.2.2	Cut and Fill	149
4.2.3	Streetscape and Architectural Design	151
4.2.4	Setbacks	152
4.2.5	Height, Site Coverage and Siting	158
4.2.6	Landscaped Area	160
4.2.7	Principal Private Open Space	161
4.2.8	Solar Access	162
4.2.9	Visual and Acoustic Privacy	163



4.2.10	Parking, Garages and Site Access	164
4.2.11	Fencing	167
4.2.12	Waste Storage Areas and Waste Collection Areas	168
4.3	Secondary Dwellings	170
4.4	Dual Occupancies and Semi Detached Dwellings	171
4.5	Attached Dwellings	174
4.6	Multi Dwelling Housing	178
4.7	Large Lot Residential Areas (R5 Zones)	185
4.8	Residential flat buildings and shop top housing	189
4.9	Seniors Housing	198
4.10	Outbuildings	199
CENTRES DEVELOPMENT CONTROLS		203
5.1	Introduction	203
5.2	General Controls Applying to all Business Zone Areas	204
5.3	Camden Town Centre Development Controls	210
5.3.1	Camden – B2 Local Centre	210
5.3.2	Camden Heritage Conservation Area – B2 and B4 Zoned Land	211
5.3.3	Camden – B4 Mixed Use	211
5.4	Narellan – Town Centre	214
5.4.1	Narellan B2 Local Centre	214
5.4.2	Somerset Avenue, Narellan	238
5.4.3	Narellan Business Park – B5 Business Development	241
SPECIFIC LAND USE CONTROLS		245
6.1	Introduction	245
6.2	Rural Land Uses	246
6.2.1	Landscape Setting and Land Use Conflict	247
6.2.2	Rural Accommodations, Dwellings, Secondary Dwellings and Outbuildings	248
6.2.3	Secondary Dwellings	250
6.2.4	Farm Buildings	251
6.2.5	Agricultural Development	252
6.2.6	Non-Agricultural Development	253
6.2.7	Keeping of Trucks	254
6.2.8	Support Infrastructure	254
6.3	Industrial Land Uses	258
6.3.1	Introduction	258
6.3.2	Built Form and Design	259
6.3.3	Landscaped Area and Public Domain	260
6.3.4	Multi-Unit Industrial Developments	261
6.3.5	Fencing	263
6.3.6	Stormwater	263
6.3.7	Liquid & Solid Waste	264
6.3.8	Vibration	266
6.3.9	Air Quality	266
6.3.10	Hazardous Goods and Materials	267
6.3.11	Parking and Access	267
6.3.12	Opposite, Adjacent or in the Vicinity of a Residential Area	269
6.3.13	Retailing in Industrial Areas	270
6.4	Site Specific Industrial Controls	271
6.4.1	Narellan IN2 Land	271



6.4.2	Smeaton Grange	272
6.4.3	Ironbark Avenue, Camden South	275
6.5	Specific Land Uses Controls	280
6.5.1	Child Care Facility (Child Care Centres)	280
6.5.2	Restricted Premises	283
6.5.3	Sex Service Premises	283
6.5.4	Exhibition Homes and Villages	285
6.5.5	Home Business and Home Industry	288
6.5.6	Domestic Solid Fuel Burning Appliances (Wood Fired Heaters)	290
Appendix A – Glossary		292
Appendix B – Landscape Design Principles and Submission Requirements		296

Figures

Figure 1-1: Where this DCP applies	8
Figure 1-2: Camden DCP Structure	11
Figure 1-3: Example 1	17
Figure 1-4: Example 2	17
Figure 1-5: Example 3	18
Figure 1-6: Example 4 – Rear of site	18
Figure 1-7: Example 5 – Front of site	19
Figure 1-8: Example 6 – Rear corner of site	19
Figure 2-1: How to Mitigate Impacts from Road and Rail	46
Figure 2-2: Noise from Road and Rail Noise	47
Figure 2-3: Upper Canal System	57
Figure 2-4: Camden Heritage Conservation Area	69
Figure 2-5: View Street, Camden	72
Figure 2-6: Struggletown Heritage Conservation Area, Narellan	74
Figure 2-7: St Thomas Chapel, Narellan – View Corridors	76
Figure 2-8: Elderslie Cultural and Visual Landscapes	85
Figure 2-9: Spring Farm Cultural and Visual Landscapes	86
Figure 2-10: Inappropriate Signage	89
Figure 2-11: Acceptable Signage	89
Figure 2-12 Design features of car park	123
Figure 3-1: Map of Schedules	129
Figure 3-2: Residential Subdivision Flow Chart	130
Figure 3-3: Examples of locations of battle-axe lots	135
Figure 3-4: Subdivision, Lot Orientation and Lot Frontage Variation Principle	137
Figure 4-1: Maximum height of voids within residential lots	151
Figure 4-2: Setbacks	155
Figure 4-3: Setbacks for Battle-axe blocks and dual occupancies	156
Figure 4-5: Landscaped Area	161
Figure 4-6: Fencing Controls	168



Figure 4-7: Dual Occupancy with 18 metre frontage	173
Figure 4-8: Multi dwelling housing setbacks and PPOS	183
Figure 5-1: Camden Local Centre	210
Figure 5-2: Camden Mixed Use	212
Figure 5-3: Narellan Local Centre	214
Figure 5-4: Town Centre Structure Plan	216
Figure 5-5: Views	220
Figure 5-6: Transport and Access	224
Figure 5-7: Built Form	228
Figure 5-8: Somerset Avenue Narellan	240
Figure 5-9: Narellan Business Park	241
Figure 6-1: Driveways in Industrial Developments	268
Figure 6-2: Narellan IN2 Zoned Land	271
Figure 6-3: Smeaton Grange Industrial Area	272
Figure 6-4: Drainage and Riparian Map	273
Figure 6-5: Location of Ironbark Avenue Precinct	276
Figure 6-6: Ironbark Avenue Precinct Landscape Concept (Streetscape)	279

Tables

Table 1-1: Summary of the content of each of the sections and the appendices	10
Table 1-2: Guide to which parts apply to different developments	11
Table 1-3: Table of Amendments	12
Table 2-1: Description of Heritage Concepts	59
Table 2-2: Culturally Significant Place – Built Environment	78
Table 2-3: Culturally Significant Place– Cultural Landscape	82
Table 2-4: Culturally Significant Place - Archaeological Sites	87
Table 2-5: Schedule of Car, Bicycle, and Motorcycle Parking Requirements	104
Table 2-6: Schedule showing Service Vehicle Requirements	120
Table 3-1: Subdivision Approval Pathway for Integrated Development	131
Table 3-2: Minimum Lot Dimensions	132
Table 4-1 Summary of Key Residential Dwelling Controls	146
Table 4-2: Setbacks	154
Table 4-3: Site Coverage	159
Table 4-4: Principal Private Open Space	162
Table 4-5: Controls for Dual Occupancies and Semi-Detached Dwellings	172
Table 4-6: Controls for Attached Dwellings	176
Table 4-7: Controls for Multi Dwelling Housing	183
Table 4-8: Dwelling Setback Controls for Large Lot Residential Lots	186
Table 6-1: Setbacks	252
Table 6-2: Spillway size	256
Table 6-3: Minimum Size of Service Vehicle	268
Table 6-4: Setbacks for Child Care Facilities	281



ORD01

Attachment 2



 70 Central Ave,
Oran Park NSW 2570

 PO Box 183, Camden 2570

 4654 7777

 ABN: 31 117 341 764

 mail@camden.nsw.gov.au

 camden.nsw.gov.au

 www.facebook.com/camdencouncil

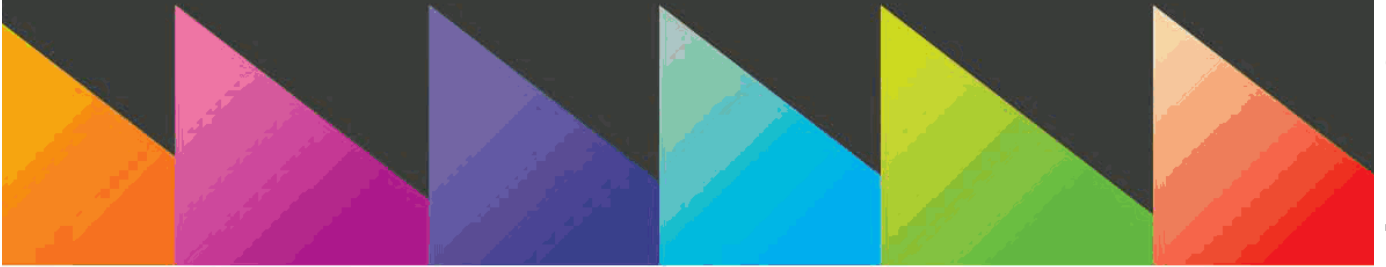


camden
council

Draft Camden Development Control Plan 2019

ORD01

Attachment 2



camden
council

ORD01

Attachment 2

Introduction



Contents

INTRODUCTION	8
1.1 Preliminary	8
1.1.1 What is the Name of this DCP?	8
1.1.2 What date did the DCP commence?	8
1.1.3 Where does this DCP apply?	8
1.1.4 What does this DCP seek to achieve?	9
1.1.5 Relationship between this DCP and Camden LEP 2010	9
1.1.6 Revocation of Camden DCP 2011	9
1.1.7 Relationship between this DCP and Council's Engineering Specifications	9
1.1.8 Structure of this DCP	10
1.1.9 How to Use this DCP	11
1.1.10 Where do I find the Relevant Controls?	12
1.1.11 Does the entire DCP apply from the Date of Commencement	12
1.1.12 What are the standard application requirements?	12
1.2 Notification and Advertising Requirements	13
1.2.1 Background	13
1.2.2 Notification of Applications	13
1.2.3 Advertising of Applications	14
1.2.4 Advertised development	14
1.2.5 Nominated Integrated Development	14
1.2.6 Designated Development	14
1.2.7 Re-notification/advertisement	15
1.2.8 Protocol for neighbour notification and advertising	15
1.2.9 Notification of Owner's Corporations	16
1.2.10 Notification period over Christmas/New Year	16
1.2.11 Submissions	16
1.2.12 Notification Areas	17

Figures

Figure 1-1: Where this DCP applies	8
Figure 1-2: Camden DCP Structure	11
Figure 1-3: Example 1	17
Figure 1-4: Example 2	18
Figure 1-5: Example 3	18
Figure 1-6: Example 4 - Rear of site	19
Figure 1-7: Example 5 - Front of site	19
Figure 1-8: Example 6 - Rear corner of site	20

Tables

Table 1-1: Summary of the content of each of the sections and the appendices.	10
Table 1-2: Guide to which parts apply to different developments	11
Table 1-3: Table of Amendments	12

INTRODUCTION

1.1 Preliminary

1.1.1 What is the Name of this DCP?

This DCP is known as the Camden Development Control Plan 2019 (DCP).

1.1.2 What date did the DCP commence?

This DCP was made under Section 3.43 of the [Environmental Planning and Assessment Act 1979](#) (EP&A Act) and Part 3 of the [Environmental Planning and Assessment Regulation 2000](#). The DCP was adopted by Council on 13 August 2019. The DCP came into force 16 September 2019.

1.1.3 Where does this DCP apply?

This DCP applies to all land within the Camden Local Government Area (LGA) and zoned under *Camden Local Environmental Plan 2010*. The DCP does not apply to land zoned under [State Environmental Planning Policy \(Sydney Region Growth Centres\) 2006](#), unless referred to within the respective DCPs. It is noted that as further land is rezoned under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, this DCP will not apply, unless referred to within the respective DCPs.

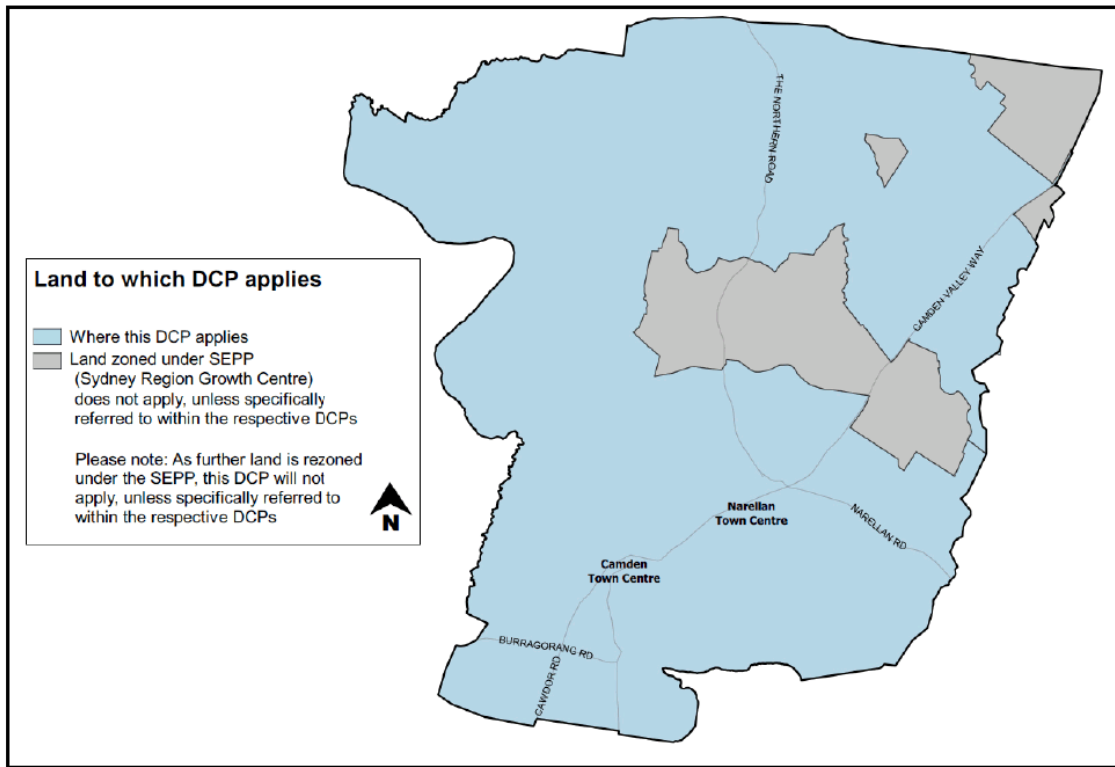


Figure 1-1: Where this DCP applies

1.1.4 What does this DCP seek to achieve?

The objectives of this DCP are to ensure that:

- a. Camden LGA retains its valued heritage qualities and scenic landscapes whilst providing for sustainable urban growth;
- b. New communities are planned and developed in an orderly, integrated and sustainable manner;
- c. Impacts from development on the natural environment are minimised and overall improvements to the natural systems in Camden LGA are achieved;
- d. New developments are integrated with existing and planned transport systems and promote sustainable transport behaviour in Camden LGA;
- e. Appropriate housing opportunities are provided for all existing and future residents of Camden LGA at all stages of their life cycle;
- f. New developments deliver upon the desired future character of the places in Camden LGA;
- g. New development is designed and located to ensure the health, safety and security of people and property in Camden LGA;
- h. Identified and potential Aboriginal and European heritage places are conserved and respected;
- i. New developments are planned and constructed to contribute to the social, environmental and economic sustainability of Camden LGA.
- j. The agricultural production potential of rural lands within Camden is protected and fragmentation of rural land is prevented.

1.1.5 Relationship between this DCP and Camden LEP 2010

This DCP is to be read in conjunction with Camden Local Environmental Plan 2010 (CLEP 2010). In the event of an inconsistency between the provisions of the two documents, the provisions of CLEP 2010 will prevail to the extent of the inconsistency.

1.1.6 Revocation of Camden DCP 2011

Pursuant to Section 3.43(4) of EP&A Act, the Camden Development Control Plan 2019 revokes Camden Development Control Plan 2011 which covered land for which this development control plan now applies.

1.1.7 Relationship between this DCP and Council's Engineering Specifications

This DCP must be read in conjunction with Council's Engineering Design and Construction Specifications and the Camden Open Space Design Manual.

1.1.8 Structure of this DCP

The main body of this DCP is structured in six Parts containing objectives and controls which apply to all development in Camden. The DCP also contains Schedules for site specific areas.

In the event of an inconsistency between a Schedule and the main body of this DCP, the Schedule prevails.

Part	Summary
1 – Introduction	Sets out the aims and objectives of the DCP, identifies the land to which the DCP applies, explains the structure of the document and the relationship of the DCP to other planning documents.
2 – General Planning Controls	Sets out the controls that apply to all development types in the Camden LGA. Part 2 contains the objectives and controls that underpin the orderly and sustainable development of the Camden LGA. Accordingly, this part of the DCP must be consulted in the first instance.
3 – Residential Subdivision	Sets out the controls that apply to development applications which involve the subdividing of residential land in the Camden LGA.
4 – Residential Development	Provides the objectives and controls that guide residential development, including dwelling houses, semi-detached, attached dwellings, multi dwelling housing, secondary dwellings, dual occupancies and residential flat buildings. Also, covers residential amenity controls such as streetscape, safety, privacy, sustainable building design and fencing.
5 – Centres Development	Provides objectives, controls and design principles for commercial development, including Narellan and Camden.
6 – Specific Land Use Controls	Provides controls to guide the development of rural areas and industrial areas. This section also contains controls applying to specific land uses such as child care centres, restricted premises, sex service premises, exhibition homes and villages, home businesses and home industry and wood fired heaters.
Appendix A - Glossary	Explains the terms used in the DCP.
Appendix B – Landscape Design Principles and Submission Requirements	Provides landscape design principles, submission requirements and recommended street tree planting.
Site Specific Schedules	Site specific schedule provides additional objectives and controls which are specific to a specific area.

Table 1-1: Summary of the content of each of the sections and the appendices.

Each **Part** is subdivided into **Chapters** and **Sections** as illustrated in Figure 1-2. Each Chapter contains sections. In order to ensure the proposed development is compliant, the sections must be read, and the objectives and controls followed. Generally, the sections are broken down into:

Background – contains information that is essential to understanding the objectives and controls.

Objectives – state what is to be achieved and covers the range of desired outcomes to achieve a goal.

Controls – contain standards in order to achieve the objectives.

Further Information – provide supplementary references which also need compliance e.g. Camden Council's Engineering Specifications.

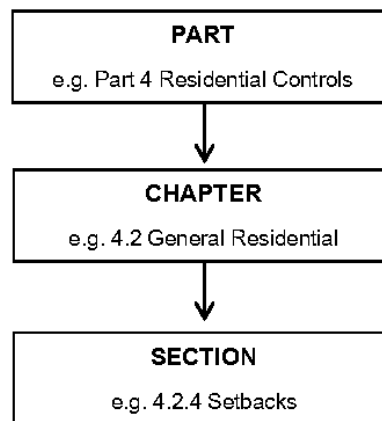


Figure 1-2: Camden DCP Structure

1.1.9 How to Use this DCP

Table 1-2 summarises the Parts of the DCP that apply to the main types of development that are permissible under CLEP 2010.

Table 1-2: Guide to which parts apply to different developments

Relevant DCP Parts	Residential Subdivision	Industrial Subdivision	Dwelling House	Dual Occupancy	Attached Dwellings	Semi-Detached Dwellings	Multi-Dwelling Housing	Residential Flat Buildings	Non-Residential Development	Shop Top Housing	Retail / Commercial Development	Industrial Development
Part 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Part 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Part 3	✓				✓	✓	✓					
Part 4			✓*	✓*	✓*	✓*	✓*	✓*		✓*		
Part 5									✓	✓	✓	
Part 6		✓							✓		✓	✓
Appendices	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Specific Schedules*	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*Additional site specific controls may also be contained within relevant Schedules

1.1.10 Where do I find the Relevant Controls?

The Table of Contents located at the beginning of the DCP provides a list of all matters covered by the DCP. In addition, Table 1-2 (above) is a tool to cross-reference the specific Parts of the DCP which apply to certain development types.

1.1.11 Does the entire DCP apply from the Date of Commencement (Transitional Provisions)?

This DCP does not apply to an application under EP&A Act which was lodged with Council but not finally determined before the commencement of this DCP. Any application lodged before the commencement of this DCP will be assessed in accordance with any relevant previous DCPs or other Council's policy which applied at the time of application lodgement.

1.1.12 What are the standard application requirements?

Each development application submitted to Council must include all information outlined in the relevant Development Application Checklist. Specific [Development Application Checklists](#) apply to certain types of development.

If a development is "Integrated Development" as detailed in Section 4.46 of EP&A Act, approvals may be required from one or more authorities.

Throughout this DCP specific submission requirements may be detailed with the controls relating to specific land uses or specific sites in Camden.

Amendment No.	Adopted Date	Description of Changes
Original	16 September 2019	Camden DCP 2019 came into effect.
1	7 January 2020	Schedule 13 – 190 Raby Road came into effect.

Table 1-3: Table of Amendments

1.2 Notification and Advertising Requirements

Note: This section is to be replaced by the adopted Camden Community Participation Plan.

4.2.1 Background

Council will give notice in accordance with Part 1.2.2 of this DCP, to owners of land adjoining or opposite the land to which any development application relates. As a guiding principle, Council will limit neighbour notification to those adjoining properties affected by a proposal as shown in Figures 1-3 to 1-8.

Modifications to development applications under section 4.55(2) of EP&A Act will be notified for a maximum of 14 days.

Notwithstanding the requirements of this DCP, Council officers may, where it is deemed necessary, expand notification requirements and timeframes if, it would be in the public interest to do so.

It is advised that a fee is payable at the time of lodgement of a development application for both notification and advertising. The fee charged is in accordance with Council's adopted Fees and Charges at the time of lodgement.

Note: Camden's Community Participation Plan will come into force in December 2019, as required by EP&A Act. Notifications of DA and Modifications must comply with the Community Participation Plan once enforced.

4.2.2 Notification of Applications

Notification is where Council writes to those people identified as requiring notification, advising of the submission of a development application. Notification is for a minimum period of 14 days. Council will also place a notification sign on the development site during the notification period.

1. Council will notify:
 - a. major industrial and commercial developments that are generally not in keeping with the established scale and character of surrounding development;
 - b. centre based child care facilities;
 - c. multi dwelling housing and residential flat buildings;
 - d. two storey dwellings (excluding dwellings in rural zones with significant separation distance in the opinion of Council to neighbouring properties);
 - e. first floor additions to existing dwellings;
 - f. subdivision of land (excluding Strata title subdivisions, boundary adjustments and the creation of residue lots);
 - g. major bulk earthworks and landforming operations;
 - h. new road construction (excluding minor roadworks/upgrades);

- ~~i. telecommunication facilities;~~
- ~~j. applications for the removal of trees which may significantly impact on local amenity; and~~
- ~~k. development where, in the opinion of Council, it would be in the public interest to notify the application.~~

~~1.2.3 Advertising of Applications~~

~~Advertising is where Council, in addition to writing to those people required to be notified, places an advertisement in a local newspaper advising of the submission of a development application. Advertising is for a minimum period of 14 days unless otherwise specified by legislation or Environmental Planning Instruments in the case of Nominated Integrated, Designated and Advertised Developments.~~

~~Council will advertise:~~

- ~~a. New hospitals;~~
- ~~b. Any development that is classed as either Nominated Integrated, Designated or Advertised Development in accordance with any legislation, Environmental Planning Instrument or DCP; and~~
- ~~c. Development where, in the opinion of Council, it would be in the public interest to advertise the application.~~

~~1.2.4 Advertised development~~

~~The form of notice for advertised development will include the requirements under the *Environmental Planning and Assessment Regulation 2000*.~~

~~1.2.5 Nominated Integrated Development~~

~~Nominated Integrated Development is development that requires an approval from an external authority under the following legislation:~~

- ~~a. the Heritage Act 1977;~~
- ~~b. the Protection of the Environment Operations Act 1997; and~~
- ~~c. the Water Management Act 2000.~~

~~All Nominated Integrated Developments must be advertised for a minimum period of 30 days.~~

~~1.2.6 Designated Development~~

~~Development classed as 'designated' requires particular scrutiny because of its nature or potential environmental impacts. Designated development includes development that has a high potential to have adverse impacts because of their scale or nature or because of their location near sensitive environmental~~

~~areas. Schedule 3 of the Environmental Planning and Assessment Regulation 2000 lists designated development types.~~

~~All Designated Developments must be advertised for a minimum period of 30 days and in accordance with the special advertisement procedures listed in the Environmental Planning and Assessment Regulation 2000.~~

~~4.2.7 Re-notification/advertisement~~

~~Where a Development Application has been amended by the proponent prior to determination, the application will be re-notified or advertised if, in the opinion of Council, it is considered that there is a significant overall increase in the impact of the development.~~

~~Where there is a reduction of impacts, or no impact due to the change/s, the application does not need to be re-notified/advertised.~~

~~4.2.8 Protocol for neighbour notification and advertising~~

~~For neighbour notified and advertised development, the following procedures will apply:~~

- ~~a. the owners of land adjoining or opposite a proposed development including properties separated by only a walkway, driveway or laneway will be notified as shown in Figures 1-3 to 1-8 and the following approach will be taken:

 - ~~i. where the proposed development affects the entire site, owners of properties marked shaded in grey will be notified as shown in Examples 1-3;~~
 - ~~ii. where the proposed development affects only the rear of the site (such as a rear yard garage, swimming pool, rear dwelling additions/alterations), owners at the sides and rear will be notified as shown in Example 4. Owners on the opposite side of the roadway will not be notified. Similar notification will occur where development is proposed at the front of a premises as shown in Example 5;~~~~
- ~~b. a sign will be placed on the development site indicating the details of the proposed development;~~
- ~~c. the plans of the proposed development will be available for inspection, online at www.camden.nsw.gov.au;~~
- ~~d. submissions to Council must be in writing and be received by Council on or before the last day of notification;~~
- ~~e. all written submissions will be considered by Council as part of the assessment of the application; and~~
- ~~f. Council will give notice of the determination of an application to each person who makes a written submission. For a submission containing multiple signatories, the first signatory will be advised.~~

~~1.2.9 Notification of Owner's Corporations~~

~~A notice to an association for a community, precinct or neighbourhood parcel within the meaning of the Community Land Development Act, or to an Owner's Corporation for a parcel within the meaning of the Strata Schemes Management Act, is taken to be a notice to the owner of each lot within the parcel concerned.~~

~~1.2.10 Notification period over Christmas/New Year~~

~~When notifying applications over the Christmas/New Year periods, the notification/advertising period must be consistent with the requirements of the Community Participation Plan upon it being enforced. Please contact Council for further information regarding extended notification periods.~~

~~1.2.11 Submissions~~

~~Form of Submission~~

~~Submissions made in relation to a development application, including an application for modification of a development consent and an application for review made under Division 8.2 of the EP&A Act, must be:~~

- ~~— In writing and addressed to the General Manager;~~
- ~~— Clearly indicate the name, address, contact number and e-mail address (where available) of the person making the submission; and~~
- ~~— Clearly include the grounds of objection.~~

~~Submissions must be lodged with Council by the conclusion of the notification period.~~

~~Consideration of submissions~~

~~Council officers will endeavour to resolve issues raised during the notification period. However, in some circumstances this may not be possible and will be addressed as part of the assessment.~~

~~All submissions will be considered as part of the assessment of a development application including an application for modification of development consent and an application made under Division 8.2 of the EP&A Act.~~

~~Concerns raised in submissions to the development application may be forwarded to the applicant for their response or consideration. The names and addresses of objectors will not be disclosed to the applicant where the person/s who make the submission specifically requests that their names and addresses not be disclosed to the applicant.~~

~~Submissions may be summarised in assessment reports. The report may include names and addresses of those who made submissions.~~

~~Where multiple persons within the one household lodge separate submissions, they will be considered as separate submissions.~~

~~A petition is counted as a single submission despite the number of signatures contained on the petition.~~

~~4.2.12 Notification Areas~~

~~The notification areas will generally comply with Figures 1-3 to 1-8 unless council officers identify the requirement for extended notification, based on an individual application or site specific characteristics.~~



Figure 1-3: Example 4



Figure 1 4: Example 2



Figure 1 5: Example 3



Figure 1.6: Example 4 – Rear of site

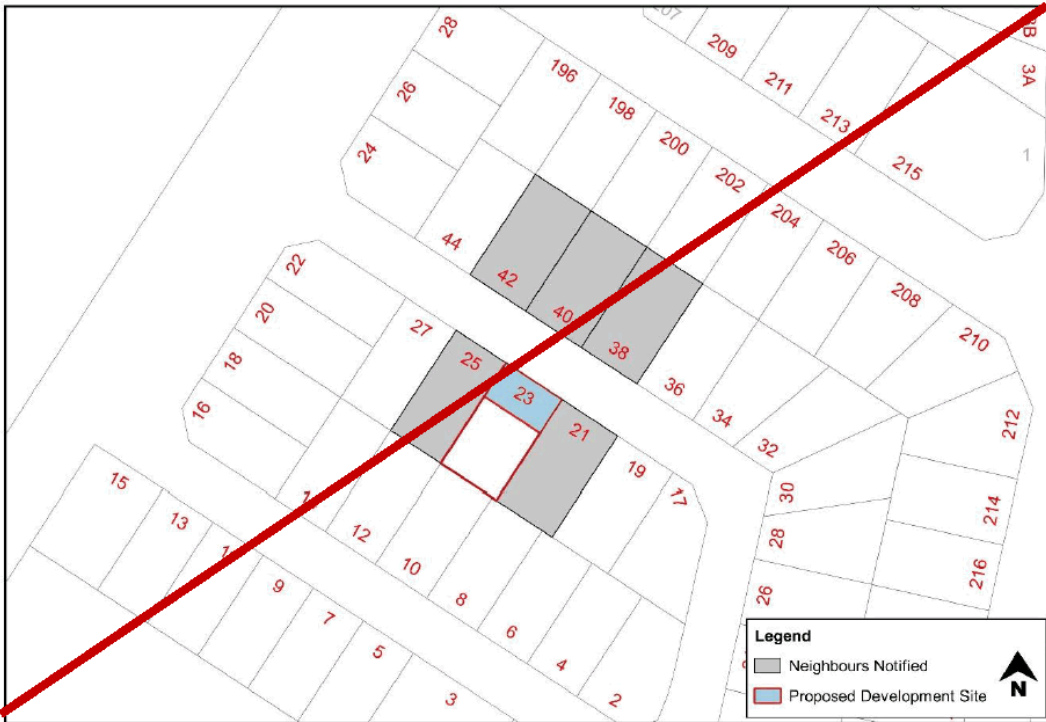


Figure 1.7: Example 5 – Front of site

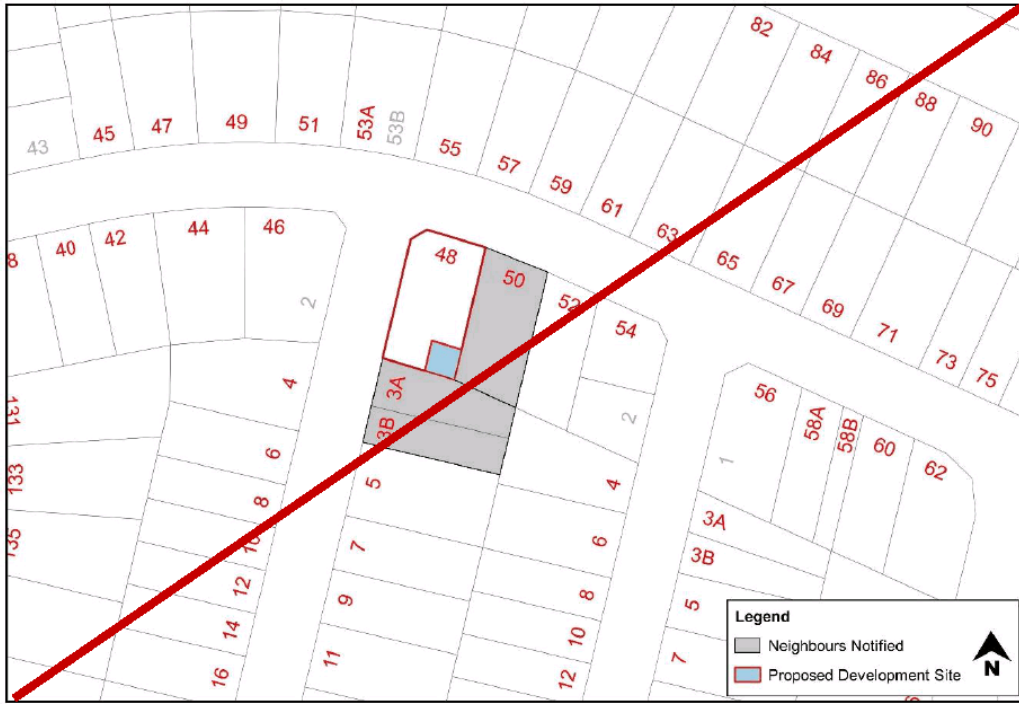



Figure 1-8: Example 6 – Rear corner of site

-End of Part-

 70 Central Ave,
Oran Park NSW 2570

 PO Box 183, Camden 2570

 4654 7777

 ABN: 31 117 341 764

 mail@camden.nsw.gov.au

 camden.nsw.gov.au

 www.facebook.com/camden council



camden
council



ORD01

Attachment 4

ORD03

ORDINARY COUNCIL

ORD03

SUBJECT: DRAFT COMMUNITY PARTICIPATION PLAN - PLANNING FUNCTIONS

FROM: Director Planning and Environment

TRIM #: 19/317597

PURPOSE OF REPORT

The purpose of this report is for Council to consider the draft Community Participation Plan (CPP) and to provide information on a notice of motion in relation to notification signage for planning matters. It is recommended that Council endorse the draft CPP and associated amendments to the Camden Development Control Plan 2019 (Camden DCP 2019) to be placed on public exhibition.

The draft CPP and associated amendments to the Camden DCP 2019 are provided as an **attachment** to this report.

BACKGROUND

Draft Community Participation Plan

In March 2018, the *Environmental Planning and Assessment Act 1979* (EP&A Act) was amended to include a requirement to prepare a Community Participation Plan (CPP).

CPPs must include the community participation provisions of the EP&A Act including minimum exhibition, notification and advertising requirements and the principles for community participation in the planning system. A template Community Participation Plan has been prepared by the Department of Planning, Industry and Environment (DPIE) and was used in the development of Council's draft CPP. A copy of the template is provided as an **attachment** to this report.

The guidance from DPIE is that the draft CPP replace the existing notification provisions within the adopted Development Control Plans (DCPs). As such the draft CPP will replace the provisions of Section 1.2 – Notification and Advertising Requirements of the Camden DCP 2019.

Councillor briefings were provided on the draft CPP on 27 August 2019, 10 September 2019 and 11 February 2020.

Response to Notice of Motion – Notification Signage for Planning Matters

On 24 September 2019, Council considered a notice of motion:

'That Council receive a report that considers amending the relevant policies and practices to ensure notification signage is erected on the subject site for any major development applications, planning proposals, rezonings of land etc. and that the signage is easily visible on the subject land whilst travelling past in a vehicle and is displayed on multiple road frontages if required'.

A copy of the notice of motion is provided as an **attachment** to this report. A response to the notice of motion was briefed to Council on 11 February 2020.

This is the report submitted to the Ordinary Council held on 14 April 2020 - Page 37

ORD03



ORD01

Attachment 4

MAIN REPORT

What planning functions does the draft CPP apply to?

The draft CPP sets out how Council will engage with the community on planning functions (strategic planning and development assessment). The draft CPP is distinct from Council's adopted Communications and Community Engagement Strategy which applies to other forms of communication and engagement that Council undertakes.

The draft CPP applies to strategic planning and development assessment functions that are undertaken by Council as identified in Table 1.

Planning matters that fall under the responsibility of other planning authorities such as State Significant Development, assessed by the DPIE, are subject to the CPP prepared by that authority.

FUNCTIONS TO WHICH THE DRAFT CPP APPLIES	
STRATEGIC PLANNING AND PLAN MAKING	<p>Strategic planning projects such as:</p> <ul style="list-style-type: none"> • Planning Proposals to amend Camden Local Environmental Plan 2010 (including proposals to reclassify community land); • Planning Proposals to amend the Growth Centres SEPP; • Development Control Plans; • Contribution Plans; and • Local Strategies
DEVELOPMENT ASSESSMENT	<p>Assessment of:</p> <ul style="list-style-type: none"> • Development Applications.

Table 1: Planning functions to which the draft CPP applies

Structure of the draft CPP

The draft CPP is divided into three sections:

Part 1 – About our Community Participation

Part 1 explains the intent of the CPP, where it applies, the community participation principles of the EP&A Act and the community participation objectives that Council has developed.

Part 2 – Community Participation in Strategic Planning

Part 2 details Council's approach to community participation for strategic planning functions.

Part 3 – Community Participation in Development Assessment

Part 3 details Council's approach to community participation for development assessment functions.

Each of these sections is discussed in further detail below.



Part 1 - About our Community Participation Plan

Community Participation Principles

The EP&A Act outlines the Community Participation Principles that underpin the draft CPP, as summarised below:

- The community has a right to be informed.
- Council should provide meaningful opportunities for community participation.
- Planning information should be in plain language and easily accessible.
- The community should be given opportunities to participate early as possible;
- Participation should be inclusive.
- Planning decisions should be made in an open and transparent way

Community Participation Objectives

In response to these principles, Council officers have developed Community Participation Objectives as listed in **Table 2**. The community participation objectives have been developed with commitments to ensure the community has a right to be informed about planning matters that impact the amenity, liveability and future growth of the LGA.

OBJECTIVES	
1. Open and Inclusive	Opportunities for community participation is frequent, available to everyone and supported by relevant and accurate information.
2. Easy	Community participation aids in guiding the direction and growth of the LGA through an understanding of shared knowledge, experiences and ideas.
3. Relevant	Community participation in the planning system is encouraged and feedback is valued and utilised.
4. Timely	Our planning system pioneers best practices and adapts to the needs of our growing community.
5. Meaningful	Our planning system is clear, thorough and informative for individuals of all demographics and learning styles.

Table 2: Council's Community Participation Objectives

Part 2 - Community Participation Approach to Strategic Planning

This part includes the minimum exhibition requirements for strategic planning functions identified in Schedule 1 of the EP&A Act. The strategic planning functions include Planning Proposals, amendments to Development Control Plans, Contributions Plans, and local strategies such as the Local Strategic Planning Statement. This part also includes the form and consideration of submissions.

ORD03



ORD01

Attachment 4

Public Exhibition of Planning Proposals

As a mandatory community participation requirement in EP&A Act, Planning Proposals that demonstrate merit and have subsequently received a favourable Gateway Determination from DPIE must be made publicly available for a minimum of 28 days or subject to the timeframe identified in the Gateway Determination.

The draft CPP sets out the forms of notification for Planning Proposals during the public exhibition period including:

- Notification letters;
- Signage;
- Local newspaper notice (as required by the EP&A Act); and
- Use of social media / website.

In reporting a Planning Proposal to Council for Gateway Determination, Council officers will identify the proposed community participation methods to be undertaken during public exhibition. The community engagement methods will be dependent on the scale and nature of the Planning Proposal and may include notification letters, on-site signage and the use of the social media and Council's website.

Notification Letter

The draft CPP sets out the information that is placed on the notification letter. This includes a description of the Planning Proposal, the subject address (if applicable), advice on where to access the Planning Proposal (Council's website, Administration Office and Libraries) and details on how to make a submission.

It is noted that during the current COVID-19 pandemic, Planning Proposals will not be available for viewing at Council's Administration Office and Libraries.

Signage

The draft CPP requires that an A1 sized (841mm x 594mm) sign will be placed on the Planning Proposal site (if applicable) indicating details of the proposed development which will include the same information included on the notification letter. The number of signs on the site will be dependent on the site and/or complexity of the proposal.

Local newspaper notice

A notice will be placed in the local newspaper advising of the public exhibition of a Planning Proposal.

Use of social media / website

Given the prevalent use of social media and the web, these platforms have the ability to engage with a broad spectrum of the community. For example, Council's Facebook page has the ability to reach over 20,000 residents.

The draft CPP identifies the use of social media and Council's website to engage with the community on Planning Proposals including:

- Providing the Planning Proposal and associated documents on Council's website; and



- Social media updates directing the community to the information available on Council's website.

Part 3 - Community Participation Approach to Development Assessment

This part includes the minimum exhibition requirements for development assessment identified in Schedule 1 of the EP&A Act. The draft CPP sets out both the notification and advertisement requirements for Development Applications. This part also includes the form and consideration of submissions. As indicated previously the draft CPP will replace the provisions of Section 1.2 – Notification and Advertising Requirements of the Camden DCP 2019.

Notification Requirements

Notification of DAs will generally be conducted for a minimum period of 14 days and will be carried out in accordance with the details contained in the draft CPP.

The draft CPP identifies that as a guiding principle for smaller/simpler DAs (such as new dwelling houses and alterations and additions to existing dwelling houses), Council will limit neighbour notification to those adjoining properties within the vicinity of the proposal. However, for larger, more complex and/or potentially contentious DAs, a wider/more extensive notification area will be applied at the discretion of Council. The draft CPP also sets out that the Christmas/New Year period is excluded from the calculation of exhibition timeframes in line with the EP&A Act.

The forms of notification are dependent on the complexity of a development proposal and may include the following:

- Notification letter;
- Signage; and
- Use of social media / website.

Notification Letter

The draft CPP sets out the information that is placed on the notification letter. This includes a description of the DA, the subject address, the name of the applicant, advice on where to access the DA plans (Council's website and Administration Office) and details on how to make a submission.

It is noted that during the current COVID-19 pandemic, DA plans will not be available for viewing at Council's Administration Office.

Signage

The draft CPP identifies that an A3 sized (450mm x 320mm) sign will be placed on the DA site indicating details of the proposed development which will include the same information included on the notification letter.

For larger and potentially contentious DAs, where deemed necessary, an A1 sized (841mm x 594mm) sign will be placed on the site. Multiple signs will be considered where more than one road frontage exists.

The following are examples of potentially contentious DAs where an A1 sized sign may be required:

This is the report submitted to the Ordinary Council held on 14 April 2020 - Page 41

ORD03



ORD01

- Any development for which the Sydney Western City Planning Panel is the determining authority;
- Any development for which the Camden Local Planning Panel is the determining authority;
- Any development involving the loss of a temporary park or community facility;
- Brothels and restricted premises;
- Group homes;
- Childcare centres;
- Multi dwelling housing development containing more than 3 dwellings;
- Developments within the Camden Town Centre (with the exception of minor DAs such as change of use or single storey extensions to existing buildings); and
- Any development identified at the discretion of Council officers.

For consistency and to ensure the community is appropriately notified on major and potentially contentious DAs, a Practice Direction will be developed outlining the types of developments where an A1 sized sign will be required. This Practice Direction will identify the above-described categories of development as requiring the larger (A1) sign. It is considered to be more appropriate to include this detail in a Practice Direction, rather than within the CPP itself, to allow it to be updated / amended as required.

Use of social media / website

The draft CPP identifies the use of social media and Council's website to engage with the community on DAs including:

- Providing the weekly DA received list on Council's website and social media; and
- Social media updates directing the community to the information available on Council's DA tracker.

Amendments to Camden DCP 2019

Section 1.2 – Notification and Advertising Requirements of the Camden DCP 2019 currently contains the requirements for Notifying and Advertising of Development Applications. As the CPP will replace the content of this section, it is relevant to amend the Camden DCP 2019 as part of this process. A note will be included in the draft DCP to indicate that the notification and advertising requirements for DAs will now be contained within the adopted CPP.

Next Steps

Subject to Council's endorsement, the draft CPP and the amendments to the Camden DCP 2019 will be placed on public exhibition for 42 days.

At the conclusion of the exhibition period, and if no unresolved submissions are received, the CPP will be submitted to the NSW Planning Portal and published on Council's website and the amendments to the Camden DCP 2019 will be adopted. If unresolved submissions are received, a further report will be prepared for Council to consider the results of the public exhibition.

Attachment 4



FINANCIAL IMPLICATIONS

There are no direct financial implications as a result of this report.

CONCLUSION

All councils and State agencies with planning functions are required to prepare a CPP. The draft CPP aligns with the community participation principles of Division 2.6 of the EP&A Act and is closely guided by DPIE's template CPP.

The draft CPP sets out the minimum exhibition, notification and advertising periods for the strategic planning and development assessment functions as specified in the EP&A Act and the Camden DCP 2019.

Subject to Council endorsement, the draft CPP and amendments to the Camden DCP 2019 will be placed on public exhibition for a minimum of 42 days.

RECOMMENDED

That Council:

- i. **endorse the draft Community Participation Plan and associated amendments to the Camden Development Control Plan 2019 for public exhibition for a period of 42 days, in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*; and**
- ii. **if no unresolved submissions are received at the conclusion of the public exhibition period:**
 - a. **submit the Community Participation Plan to the NSW Planning Portal for publication and publish on Council's website;**
 - b. **grant delegation to the General Manager to adopt the amendments to the Camden Development Control Plan 2019; and**
 - c. **publicly notify the adoption of the amendment to the Camden Development Control Plan 2019 in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*; or**
- iii. **if any unresolved submissions are received at the conclusion of the public exhibition period, receive a further report outlining the results the outcomes of the public exhibition.**

ATTACHMENTS

1. Draft Community Participation Plan - Council Version 3/4/2020
2. Draft Camden DCP - Exhibition Version for replacement by draft CPP
3. DPIE Exhibited Template - Community Participation Plan
4. Notice of Motion - Notification Signage for Planning Matters

This is the report submitted to the Ordinary Council held on 14 April 2020 - Page 43

ORD02 PLANNING PROPOSAL - 33 MORSHEAD ROAD, MOUNT ANNAN

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

- i. endorse the draft Planning Proposal for land at 33 Morshead Road, Mount Annan to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination and advise that Council will be using its delegation pursuant to Section 2.4 of the *Environmental Planning and Assessment Act 1979*; and
- ii. subject to receiving a Gateway Determination from the Department of Planning, Industry and Environment, proceed to public exhibition in accordance with the requirements of the Gateway Determination; and
- iii. subject to no unresolved submissions being received, forward the draft Planning Proposal for Lot 71 DP 702819, 33 Morshead Road, Mount Annan to the Department of Planning, Industry and Environment for the plan to be made; or
- iv. if unresolved submissions are received, consider a further report outlining the results of the public exhibition; or
- v. should the draft Planning Proposal not receive a Gateway Determination, notify the proponent that the draft Planning Proposal will not proceed.

ORD39/20 THE MOTION ON BEING PUT WAS LOST

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

ORD03 DRAFT COMMUNITY PARTICIPATION PLAN - PLANNING FUNCTIONS

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

- i. endorse the draft Community Participation Plan and associated amendments to the Camden Development Control Plan 2019 for public exhibition for a period of 42 days, in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*; and
- ii. if no unresolved submissions are received at the conclusion of the public exhibition period:
 - a. submit the Community Participation Plan to the NSW Planning Portal for publication and publish on Council's website;
 - b. grant delegation to the General Manager to adopt the amendments to the Camden Development Control Plan 2019; and
 - c. publicly notify the adoption of the amendment to the Camden Development Control Plan 2019 in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*; or
- iii. if any unresolved submissions are received at the conclusion of the public exhibition period, receive a further report outlining the results the outcomes of the public exhibition.

ORD40/20 THE MOTION ON BEING PUT WAS CARRIED

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

Draft Community Participation Plan – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action
<p>A self-managed subscription service is requested to allow interested parties to subscribe and receive notification of planning matters.</p>	1	<p>The draft CPP recognises engagement methods such as utilising Council's social media platforms and website to increase awareness and engage on planning matters.</p> <p>Council is implementing improvements to its e-services and website for public exhibitions. The website will allow the community to access all matters on exhibition in a centralised location, including planning matters. The website will also allow the community to subscribe and receive email updates when new matters are placed on public exhibition.</p> <p>In addition, an e-subscription service has been developed which will allow customers to subscribe and receive weekly email updates on development (and associated) applications on exhibition. This weekly email update will identify all applications placed on exhibition with hyperlinks to Council's Application Tracker to view the plans and documents associated with the application.</p>	<p>Since public exhibition of the draft CPP, the functionality of Council's e-services and website has been enhanced to make it easier for the community to be informed on planning matters and exhibitions.</p> <p>These enhancements are scheduled to be publicly available in late September 2021.</p> <p>It is recommended that the draft CPP be updated to reflect these enhancements.</p>
<p>The CPP needs to be revised to include an improved method for the initial consultation phase. This should be considered particularly for plans and projects that involve significant and/or large sites, impact</p>	2	<p>One of the commitments in the draft CPP is that Council will start community engagement as early as possible. For example, before preparing local strategic planning policies and strategies, Council may host online webinars and workshops to inform the community of the</p>	<p>Since public exhibition of the draft CPP, the functionality of Council's e-services and website has been enhanced to make it easier for the community to be informed on planning matters and exhibitions.</p>

Draft Community Participation Plan – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action
<p>on a wide area, or affect the community in general.</p> <p>Further, applicants should inform the community Development Application's prior to lodgement.</p>		<p>project and invite their input on the development of the policy or strategy.</p> <p>For Planning Proposals, initial notification may be undertaken prior to reporting the proposal to Council for consideration. The purpose of undertaking initial notification is to gauge community views early in the assessment process.</p> <p>For development applications, in accordance with the EP&A Act, applicants are not required to consult with neighbours or the community prior to lodging an application. During pre-DA meetings for large proposals, Council officers encourage applicants to consult with the local community prior to lodging their application. However, Council cannot require that pre-lodgement consultation occur.</p> <p>The draft CPP allows discretion as there may be instances where Council may not notify or advertise a proposal prior to determining it or reporting to Council, for example where the proposal is considered incomplete or inadequate.</p>	<p>These enhancements are scheduled to be publicly available in late September 2021.</p> <p>It is recommended that the draft CPP be updated to reflect these enhancements.</p>
<p>Community groups should be automatically notified of plans and developments that affect the community rather than just considered</p>	<p>2</p>	<p>The draft CPP identifies that Council will consider notifying community groups of development applications for development in their area. As mentioned above, the notification measures will depend on the scale and nature of a proposal. The new e-subscription service</p>	<p>Since public exhibition of the draft CPP, the functionality of Council's e-services and website has been enhanced to make it easier for the community to be</p>

Draft Community Participation Plan – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action
<p>Concern is raised that the draft CPP does not outline opportunities to attend and participate in planning workshops. Concern is further raised that current engagement practices does not include regular community forums where questions and any matter of concern can be raised in a more informal manner.</p>	1	<p>will allow community groups to receive a weekly email of all applications on exhibition.</p> <p>When preparing local strategies, the draft CPP identifies that an engagement strategy will be prepared to specify the forms of community engagement proposed. For Planning Proposals, the report to Council will recommend the community participation methods proposed for public exhibition. These methods include the opportunity to consult with relevant community groups on strategic planning matters.</p>	<p>informed on planning matters and exhibitions.</p> <p>These enhancements are scheduled to be publicly available in late September 2021.</p> <p>It is recommended that the draft CPP be updated to reflect these enhancements.</p>
		<p>The draft CPP outlines that for local strategies and/or other significant strategic planning projects, Council will identify the Engagement Strategy which will identify the forms of engagement specific to the project, this may include community forums or community workshops.</p> <p>The draft CPP recognises that different engagement methods will be used depending on the scale and nature of a proposal and may include on-line webinars and workshops, meetings, notification letters, site signage and the use of social media and Council's website.</p> <p>For example, when preparing local planning policies and strategies, Council may host webinars and workshops to inform the</p>	<p>No changes are proposed to the draft CPP.</p>


Draft Community Participation Plan – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action
Concern has been raised that more detail needs to be provided on how public exhibitions of planning matters will be conducted in consideration of the COVID-19 pandemic which includes advertising without local newspaper notices.	2	<p>Future exhibitions and advertising of planning matters will be undertaken in accordance with the planning legislation, which acknowledges the use of digital platforms.</p> <p>During COVID-19, Council has continued to engage with the community on planning matters, including hosting online webinars and workshops. The draft CPP recognises that the proposed engagement methods will be determined based on the project and nature of the proposal.</p>	<p>community of the project and invite their input on the development of the policy or strategy.</p> <p>In addition, Council currently provides the opportunity for people to speak at public meetings such as the Camden Local Planning Panel and Council meeting (public address session).</p> <p>It is recommended the draft CPP be amended to reflect recent changes to the planning legislation, which has removed the requirement for advertising in the local paper for planning matters.</p> <p>Council's website will continue to be utilised to advertise planning matters. Once operational, the e-subscription and website will allow community members to subscribe to be notified of exhibitions.</p>
Principles of the EP&A Act regarding Community Participation			
Concern is raised that the CPP does not explain how the principles of the EP&A Act are to be operationalised. There are also concerns that there is no clarity on how the current process of	2	The EP&A Act outlines the community participation principles that underpin a CPP. The draft CPP includes Council's objectives which respond to these participation principles. Council's community participation objectives are to encourage open and inclusive, easy,	No changes are proposed to the CPP.

Draft Community Participation Plan – Submission Response Table

Matters Raised in submission	No. of Submissions	Officer Response	Proposed Action
<p>community engagement will change to be more accessible, open and transparent.</p> <p>Concerns are also raised that the principles outlined in the CPP were not followed for the exhibition of the CPP.</p>		<p>relevant, timely and meaningful opportunities for community participation.</p> <p>The draft CPP includes Council's commitments which have been developed to meet Council's objectives and acknowledge the community has the right to be informed about planning matters.</p>	
Exhibition of CPP			
<p>Concerns are raised that the CPP should be re-exhibited given the current circumstances.</p>	2	<p>It is acknowledged that the draft CPP (along with other strategies and proposals) was exhibited during COVID-19. In response to COVID-19, the NSW State Government amended the planning legislation to enable the public exhibition of planning matters to continue.</p> <p>Due to COVID-19, Council extended the public exhibition period to 42 days. Whilst face to face drop-in sessions and public workshops were unable to be held, Council officers were available over the phone and email to respond to customer enquiries.</p> <p>Council has continued to provide planning services throughout the pandemic and has adjusted its exhibition methods to meet the planning legislation and Public Health Orders.</p>	<p>No changes are proposed to the CPP.</p>

Sample of e-subscription email with links to Council's Application Tracker



**Camden Council
Development Application Updates**

15 Grandstand Loop ORAN PARK NSW 2570

Posted by Camden Council on 30 August, 2021

Address:
15 Grandstand Loop ORAN PARK NSW 2570

Description: Construction of a two storey dwelling with swimming pool

Application: 010.2021.00001345.001

DA_Number: DA/2021/1345/1

Exhibition Closes: 31/08/2021

[Read more.](#)

18 Drover Street ORAN PARK NSW 2570

Posted by Camden Council on 30 August, 2021

Address:
18 Drover Street ORAN PARK NSW 2570

Description: Procedural subdivision to create 7 Torrens title lots for future development

Application: 010.2021.00001348.001

DA_Number: DA/2021/1348/1

Exhibition Closes: 09/09/2021

[Read more.](#)

183 Springfield Road CATHERINE FIELD NSW 2557

Posted by Camden Council on 30 August, 2021

Address:
183 Springfield Road CATHERINE FIELD NSW 2557

Description: Procedural subdivision to create 7 Torrens title lots for future development

Application: 010.2021.00001348.001

DA_Number: DA/2021/1348/1

Exhibition Closes: 09/09/2021

[Read more.](#)



**Investment Summary Report
July 2021**



Investment Holdings

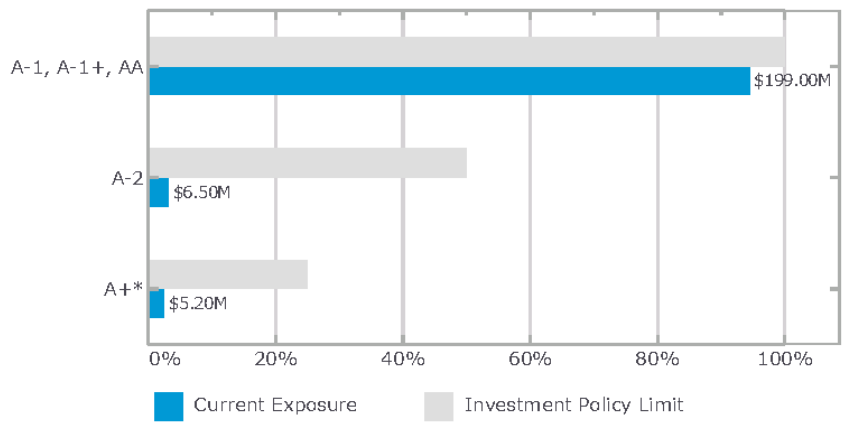
	Amount (\$)	Current Yield (%)
Cash	5,000,000.00	0.20
Term Deposit	205,700,000.00	0.83
210,700,000.00		

Term to Maturity

	Amount (\$)	Policy Max		
Between 0 and 1 Year	179,500,000	85%	100%	☐
Between 1 and 3 Years	30,700,000	15%	60%	☐
Between 3 and 5 Years	500,000	0%	30%	☐
210,700,000				

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	138,451,339
Restricted Grant Income	14,009,621
Externally Restricted Reserves	10,995,682
Internally Restricted Reserves	36,260,109
General Fund	10,983,249
Total Funds Invested	210,700,000

Council's investment portfolio has increased by \$8.5m since the June reporting period. The increase primarily relates to developer contributions 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



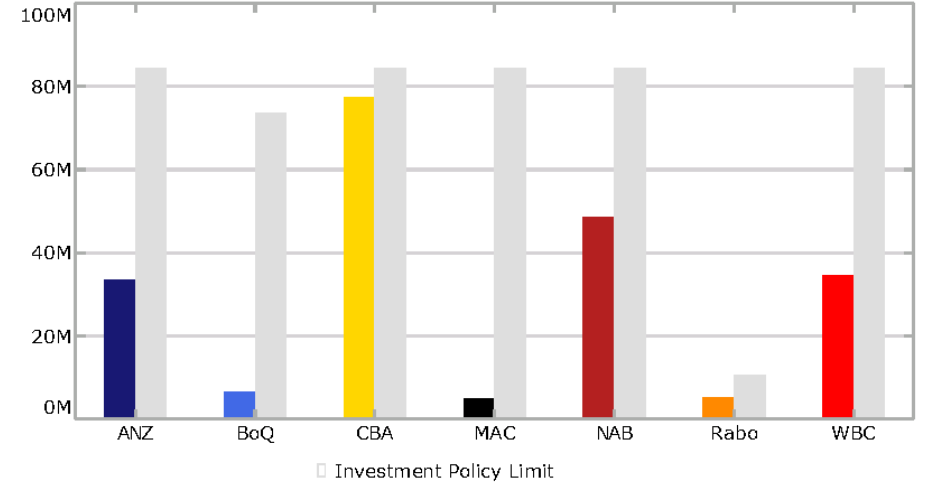
Camden Council

Individual Institutional Exposures Report - July 2021



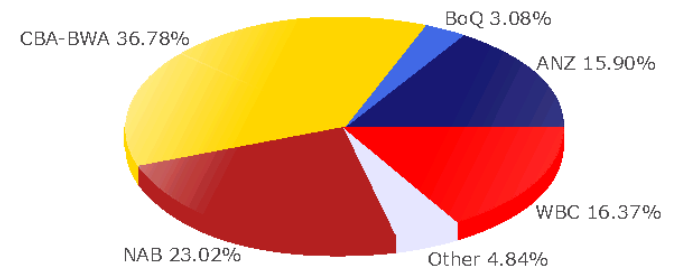
Individual Institutional Exposures **Individual Institutional Exposure Charts**

Parent Group	Exposure (\$M)	Credit Rating	Policy Limit	Actual	Capacity
ANZ Group	33.50M	A-1+, AA-	40.00%	15.90%	50.78M
Bank of Queensland	6.50M	A-2, BBB+	35.00%	3.08%	67.25M
Commonwealth Bank of Australia	77.50M	A-1+, AA-	40.00%	36.78%	6.78M
Macquarie Bank	5.00M	A-1, A+	40.00%	2.37%	79.28M
National Australia Bank	48.50M	A-1+, AA-	40.00%	23.02%	35.78M
Rabobank Aus (Foreign Sub)	5.20M	A-1*, A+*	5.00%	2.47%	5.33M
Westpac Group	34.50M	A-1+, AA-	40.00%	16.37%	49.78M
210.70M					



**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.

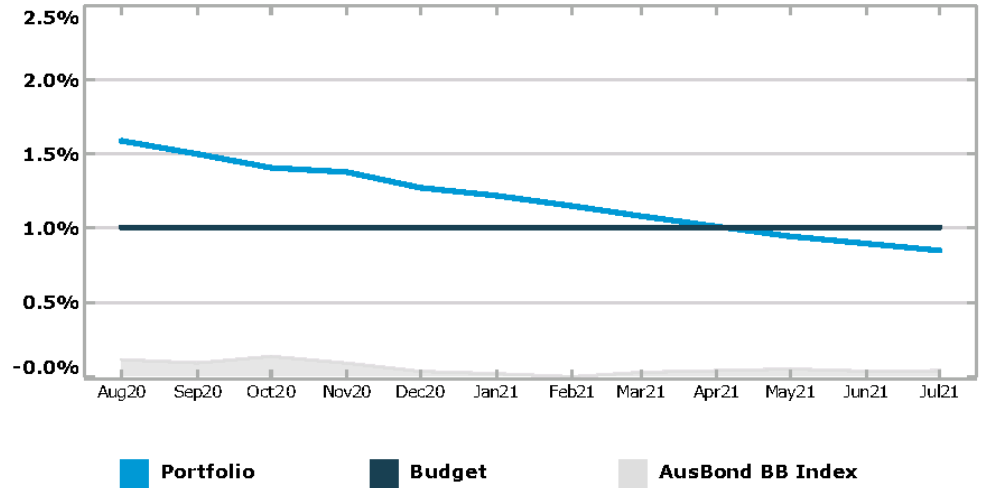




Interest Summary **Investment Performance**

Interest Summary as of July 2021

Number of Investments	153
Average Days to Maturity	260
Weighted Portfolio Yield	0.84%
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)	0.02%
Average BBSW (180 Day)	0.06%
Official Cash Rate	0.10%
AusBond Bank Bill Index	0.04%



Interest Received During the 2021/2022 Financial Year

	July	Cumulative	Original Budget	*Revised Budget
General Fund	\$32,109	\$32,109	\$700,000	\$700,000
Restricted	\$111,000	\$111,000	\$1,750,000	\$1,750,000
Total	\$143,109	\$143,109	\$2,450,000	\$2,450,000

*The Revised Budget is reviewed on a quarterly basis as part of the Budget Process

Historical Performance Summary

	Portfolio	AusBond BB Index	Outperformance
Jul 2021	0.84%	0.04%	0.80%
Last 3 Months	0.89%	0.04%	0.85%
Last 6 Months	0.98%	0.03%	0.95%
Financial Year to Date	0.84%	0.04%	0.80%
Last 12 months	1.18%	0.05%	1.13%

Investment Performance

Council's portfolio returned 0.84%pa on a weighted average yield basis during July. This compares favourably with the Ausbond Bank Bill Index's return of 0.04% pa for the month.

Camden Council
Investment Holdings Report - July 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
2-Aug-21	2,500,000.00	0.37%	Commonwealth Bank of Australia	A-1+	5-Jan-21	2,505,271.23	540808	5,271.23	At Maturity	3460
3-Aug-21	1,000,000.00	1.90%	Bank of Queensland	A-2	2-Aug-19	1,018,843.84	538357	18,843.84	Annually	3252
9-Aug-21	2,000,000.00	0.85%	National Australia Bank	A-1+	5-Aug-20	2,016,813.70	540085	16,813.70	At Maturity	3393
11-Aug-21	1,500,000.00	0.85%	National Australia Bank	A-1+	10-Aug-20	1,512,435.62	540107	12,435.62	At Maturity	3395
17-Aug-21	1,500,000.00	0.85%	National Australia Bank	A-1+	13-Aug-20	1,512,330.82	540114	12,330.82	At Maturity	3396
18-Aug-21	1,500,000.00	0.81%	National Australia Bank	A-1+	17-Aug-20	1,511,617.40	540120	11,617.40	At Maturity	3399
23-Aug-21	1,000,000.00	0.80%	National Australia Bank	A-1+	19-Aug-20	1,007,605.48	540127	7,605.48	At Maturity	3400
25-Aug-21	1,000,000.00	0.82%	National Australia Bank	A-1+	24-Aug-20	1,007,683.29	540135	7,683.29	At Maturity	3401
30-Aug-21	1,500,000.00	0.85%	National Australia Bank	A-1+	26-Aug-20	1,511,876.71	540146	11,876.71	At Maturity	3403
1-Sep-21	1,000,000.00	0.51%	Commonwealth Bank of Australia	A-1+	27-Nov-20	1,003,451.23	540612	3,451.23	At Maturity	3439
6-Sep-21	1,000,000.00	0.77%	National Australia Bank	A-1+	8-Sep-20	1,006,898.36	540213	6,898.36	At Maturity	3407
6-Sep-21	3,000,000.00	0.37%	Commonwealth Bank of Australia	A-1+	29-Jan-21	3,005,595.62	540915	5,595.62	At Maturity	3467
8-Sep-21	1,000,000.00	0.51%	Commonwealth Bank of Australia	A-1+	26-Nov-20	1,003,465.21	540607	3,465.21	At Maturity	3438
13-Sep-21	1,000,000.00	0.65%	Macquarie Bank	A-1	16-Dec-20	1,004,060.27	540711	4,060.27	At Maturity	3455
15-Sep-21	1,500,000.00	0.75%	Commonwealth Bank of Australia	A-1+	15-Sep-20	1,509,863.01	540246	9,863.01	At Maturity	3410
20-Sep-21	1,000,000.00	0.73%	Commonwealth Bank of Australia	A-1+	16-Sep-20	1,006,380.00	540252	6,380.00	At Maturity	3411
22-Sep-21	1,000,000.00	0.71%	Commonwealth Bank of Australia	A-1+	22-Sep-20	1,006,088.49	540272	6,088.49	At Maturity	3414
27-Sep-21	500,000.00	0.68%	Commonwealth Bank of Australia	A-1+	24-Sep-20	502,896.99	540269	2,896.99	At Maturity	3416
27-Sep-21	1,000,000.00	0.69%	Commonwealth Bank of Australia	A-1+	28-Sep-20	1,005,803.56	540363	5,803.56	At Maturity	3417 Green
29-Sep-21	1,500,000.00	0.70%	Commonwealth Bank of Australia	A-1+	1-Oct-20	1,508,745.21	540356	8,745.21	At Maturity	3421 Green
5-Oct-21	1,000,000.00	0.35%	National Australia Bank	A-1+	23-Apr-21	1,000,958.90	541283	958.90	At Maturity	3509

Camden Council
Investment Holdings Report - July 2021



Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
6-Oct-21	3,000,000.00	0.66%	Commonwealth Bank of Australia	A-1+	7-Oct-20	3,016,165.48	540389	16,165.48	At Maturity	3423 Green
11-Oct-21	2,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	6-Jan-21	2,004,536.99	540809	4,536.99	At Maturity	3461
13-Oct-21	1,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	8-Jan-21	1,002,246.58	540816	2,246.58	At Maturity	3462
18-Oct-21	1,500,000.00	0.39%	Commonwealth Bank of Australia	A-1+	13-Jan-21	1,503,205.48	540820	3,205.48	At Maturity	3463
21-Oct-21	1,000,000.00	0.60%	Commonwealth Bank of Australia	A-1+	23-Oct-20	1,004,635.62	540467	4,635.62	At Maturity	3428
25-Oct-21	1,500,000.00	0.40%	Commonwealth Bank of Australia	A-1+	15-Jan-21	1,503,254.79	540826	3,254.79	At Maturity	3464
27-Oct-21	1,500,000.00	0.53%	Commonwealth Bank of Australia	A-1+	26-Nov-20	1,505,401.64	540606	5,401.64	At Maturity	3437
1-Nov-21	1,500,000.00	0.40%	Commonwealth Bank of Australia	A-1+	18-Jan-21	1,503,205.48	540830	3,205.48	At Maturity	3465
3-Nov-21	1,500,000.00	0.37%	Westpac Group	A-1+	3-Feb-21	1,502,721.78	540920	2,721.78	At Maturity	3468
8-Nov-21	1,000,000.00	0.40%	National Australia Bank	A-1+	3-Feb-21	1,001,961.64	540919	1,961.64	At Maturity	3469
8-Nov-21	500,000.00	0.38%	Commonwealth Bank of Australia	A-1+	5-Feb-21	500,921.37	540929	921.37	At Maturity	3471
10-Nov-21	2,000,000.00	0.38%	National Australia Bank	A-1+	8-Feb-21	2,003,623.01	540931	3,623.01	At Maturity	3472
15-Nov-21	1,500,000.00	0.37%	Westpac Group	A-1+	10-Feb-21	1,502,615.34	540939	2,615.34	At Maturity	3473
17-Nov-21	1,000,000.00	0.37%	Westpac Group	A-1+	15-Feb-21	1,001,692.88	540943	1,692.88	At Maturity	3474
22-Nov-21	1,000,000.00	0.37%	Westpac Group	A-1+	15-Feb-21	1,001,692.88	540944	1,692.88	At Maturity	3475
24-Nov-21	2,000,000.00	0.33%	ANZ Banking Group	A-1+	18-Feb-21	2,002,965.48	540952	2,965.48	At Maturity	3476
29-Nov-21	1,500,000.00	0.52%	Commonwealth Bank of Australia	A-1+	1-Dec-20	1,505,192.88	540633	5,192.88	At Maturity	3442 Green
1-Dec-21	500,000.00	0.32%	ANZ Banking Group	A-1+	19-Feb-21	500,714.52	540956	714.52	At Maturity	3478
1-Dec-21	1,000,000.00	0.33%	ANZ Banking Group	A-1+	22-Feb-21	1,001,446.58	540959	1,446.58	At Maturity	3479
1-Dec-21	3,000,000.00	0.31%	ANZ Banking Group	A-1+	22-Apr-21	3,002,573.42	541276	2,573.42	At Maturity	3505
6-Dec-21	1,500,000.00	0.31%	ANZ Banking Group	A-1+	24-Feb-21	1,502,012.88	540966	2,012.88	At Maturity	3480
6-Dec-21	3,000,000.00	0.27%	ANZ Banking Group	A-1+	1-Jul-21	3,000,687.95	541608	687.95	At Maturity	3556
8-Dec-21	1,000,000.00	0.48%	Commonwealth Bank of Australia	A-1+	8-Dec-20	1,003,103.56	540686	3,103.56	At Maturity	3448 Green
13-Dec-21	1,000,000.00	0.31%	ANZ Banking Group	A-1+	25-Feb-21	1,001,333.42	540974	1,333.42	At Maturity	3482
13-Dec-21	1,000,000.00	0.36%	ANZ Banking Group	A-1+	26-Feb-21	1,001,538.63	540975	1,538.63	At Maturity	3484
15-Dec-21	1,000,000.00	0.34%	ANZ Banking Group	A-1+	2-Mar-21	1,001,415.89	540999	1,415.89	At Maturity	3486

Camden Council
Investment Holdings Report - July 2021



Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
20-Dec-21	2,000,000.00	0.35%	ANZ Banking Group	A-1+	1-Mar-21	2,002,934.25	540990	2,934.25	At Maturity	3485
22-Dec-21	1,000,000.00	0.32%	ANZ Banking Group	A-1+	8-Mar-21	1,001,280.00	541091	1,280.00	At Maturity	3487
4-Jan-22	500,000.00	0.32%	ANZ Banking Group	A-1+	11-Mar-21	500,626.85	541159	626.85	At Maturity	3489
4-Jan-22	1,000,000.00	0.38%	Commonwealth Bank of Australia	A-1+	25-Mar-21	1,001,343.01	541223	1,343.01	At Maturity	3492
5-Jan-22	1,000,000.00	0.38%	Commonwealth Bank of Australia	A-1+	26-Mar-21	1,001,332.60	541225	1,332.60	At Maturity	3493
10-Jan-22	3,000,000.00	0.45%	Commonwealth Bank of Australia	A-1+	26-Feb-21	3,005,769.86	540976	5,769.86	At Maturity	3483
10-Jan-22	500,000.00	0.31%	ANZ Banking Group	A-1+	30-Mar-21	500,526.58	541229	526.58	At Maturity	3494
10-Jan-22	1,500,000.00	0.36%	Commonwealth Bank of Australia	A-1+	7-Apr-21	1,501,716.16	541253	1,716.16	At Maturity	3498
12-Jan-22	1,000,000.00	0.38%	Commonwealth Bank of Australia	A-1+	24-Mar-21	1,001,353.42	541217	1,353.42	Annually	3491
17-Jan-22	1,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	31-Mar-21	1,001,347.95	541232	1,347.95	At Maturity	3495
19-Jan-22	2,000,000.00	0.37%	Commonwealth Bank of Australia	A-1+	6-Apr-21	2,002,372.05	541240	2,372.05	At Maturity	3497
24-Jan-22	1,500,000.00	0.37%	Commonwealth Bank of Australia	A-1+	7-Apr-21	1,501,763.84	541254	1,763.84	At Maturity	3499
31-Jan-22	1,500,000.00	0.38%	Commonwealth Bank of Australia	A-1+	8-Apr-21	1,501,795.89	541256	1,795.89	At Maturity	3500
1-Feb-22	1,000,000.00	3.60%	Westpac Group	A-1+	1-Feb-17	1,008,876.71	535538	8,876.71	Quarterly	2936
2-Feb-22	1,500,000.00	3.57%	Westpac Group	A-1+	2-Feb-17	1,513,204.11	535539	13,204.11	Quarterly	2937
7-Feb-22	500,000.00	0.38%	Westpac Group	A-1+	4-Feb-21	500,926.58	540927	926.58	At Maturity	3470
7-Feb-22	1,000,000.00	0.34%	ANZ Banking Group	A-1+	30-Apr-21	1,000,866.30	541297	866.30	At Maturity	3511
10-Feb-22	1,000,000.00	3.56%	Westpac Group	A-1+	10-Feb-17	1,008,095.34	535540	8,095.34	Quarterly	2938
14-Feb-22	1,500,000.00	0.37%	Commonwealth Bank of Australia	A-1+	4-May-21	1,501,353.29	541304	1,353.29	At Maturity	3512
15-Feb-22	1,500,000.00	3.75%	Bank of Queensland	A-2	15-Feb-17	1,525,736.30	535547	25,736.30	Annually	2939
21-Feb-22	1,000,000.00	0.32%	ANZ Banking Group	A-1+	5-May-21	1,000,771.51	541309	771.51	At Maturity	3514
22-Feb-22	2,000,000.00	3.64%	Westpac Group	A-1+	22-Feb-17	2,013,762.19	535541	13,762.19	Quarterly	2940
28-Feb-22	1,000,000.00	3.75%	Bank of Queensland	A-2	27-Feb-17	1,016,027.40	535483	16,027.40	Annually	2946
28-Feb-22	1,000,000.00	3.55%	Westpac Group	A-1+	28-Feb-17	1,006,321.92	535542	6,321.92	Quarterly	2950
1-Mar-22	1,000,000.00	3.58%	Westpac Group	A-1+	1-Mar-17	1,005,983.01	535543	5,983.01	Quarterly	2952
2-Mar-22	2,000,000.00	1.40%	Macquarie Bank	A-1	3-Mar-20	2,011,583.56	539519	11,583.56	Annually	3333

Camden Council
Investment Holdings Report - July 2021



Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
3-Mar-22	1,000,000.00	3.60%	Westpac Group	A-1+	3-Mar-17	1,005,819.18	535545	5,819.18	Quarterly	2954
7-Mar-22	2,000,000.00	0.35%	Macquarie Bank	A-1	18-Feb-21	2,003,145.21	540953	3,145.21	At Maturity	3477
9-Mar-22	1,000,000.00	3.61%	Westpac Group	A-1+	9-Mar-17	1,005,241.92	535546	5,241.92	Quarterly	2956
9-Mar-22	3,000,000.00	0.38%	Westpac Group	A-1+	8-Mar-21	3,001,686.58	541092	1,686.58	Quarterly	3488
14-Mar-22	1,500,000.00	0.32%	ANZ Banking Group	A-1+	13-May-21	1,501,052.05	541328	1,052.05	At Maturity	3516
15-Mar-22	1,500,000.00	0.40%	Commonwealth Bank of Australia	A-1+	22-Apr-21	1,501,660.27	541279	1,660.27	At Maturity	3508
21-Mar-22	1,500,000.00	0.32%	ANZ Banking Group	A-1+	13-May-21	1,501,052.05	541329	1,052.05	At Maturity	3517
23-Mar-22	500,000.00	3.80%	Bank of Queensland	A-2	23-Mar-17	506,819.18	535485	6,819.18	Annually	2960
23-Mar-22	500,000.00	0.37%	Commonwealth Bank of Australia	A-1+	14-May-21	500,400.41	541333	400.41	At Maturity	3520
23-Mar-22	1,000,000.00	0.36%	Commonwealth Bank of Australia	A-1+	19-May-21	1,000,729.86	541352	729.86	At Maturity	3521
28-Mar-22	1,000,000.00	0.37%	Commonwealth Bank of Australia	A-1+	20-May-21	1,000,740.00	541355	740.00	At Maturity	3522
28-Mar-22	500,000.00	0.36%	Commonwealth Bank of Australia	A-1+	25-May-21	500,335.34	541365	335.34	At Maturity	3524
30-Mar-22	3,000,000.00	0.36%	Westpac Group	A-1+	31-Mar-21	3,000,946.85	541235	946.85	Quarterly	3496
30-Mar-22	1,000,000.00	0.36%	Commonwealth Bank of Australia	A-1+	26-May-21	1,000,660.82	541366	660.82	At Maturity	3525
4-Apr-22	500,000.00	0.36%	Commonwealth Bank of Australia	A-1+	27-May-21	500,325.48	541379	325.48	At Maturity	3526
4-Apr-22	1,000,000.00	0.43%	Commonwealth Bank of Australia	A-1+	9-Jun-21	1,000,624.38	541507	624.38	At Maturity	3535
6-Apr-22	500,000.00	0.32%	ANZ Banking Group	A-1+	9-Jun-21	500,232.33	541506	232.33	At Maturity	3534
6-Apr-22	500,000.00	0.42%	Commonwealth Bank of Australia	A-1+	10-Jun-21	500,299.18	541517	299.18	At Maturity	3536
11-Apr-22	1,500,000.00	0.40%	Commonwealth Bank of Australia	A-1+	12-Apr-21	1,501,824.66	541258	1,824.66	At Maturity	3502 Green
13-Apr-22	1,000,000.00	0.32%	ANZ Banking Group	A-1+	10-Jun-21	1,000,455.89	541518	455.89	At Maturity	3537
19-Apr-22	1,500,000.00	0.36%	National Australia Bank	A-1+	21-Apr-21	1,501,509.04	541274	1,509.04	At Maturity	3503
20-Apr-22	1,000,000.00	0.32%	ANZ Banking Group	A-1+	10-Jun-21	1,000,455.89	541519	455.89	At Maturity	3538
26-Apr-22	1,500,000.00	0.43%	Commonwealth Bank of Australia	A-1+	10-Jun-21	1,500,918.90	541521	918.90	At Maturity	3539
27-Apr-22	1,000,000.00	0.32%	ANZ Banking Group	A-1+	28-May-21	1,000,569.86	541416	569.86	At Maturity	3527
2-May-22	3,000,000.00	0.36%	Westpac Group	A-1+	22-Apr-21	3,000,295.89	541277	295.89	Quarterly	3506
2-May-22	1,500,000.00	0.31%	ANZ Banking Group	A-1+	11-Jun-21	1,500,649.73	541525	649.73	At Maturity	3540

Camden Council
Investment Holdings Report - July 2021



Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
4-May-22	1,000,000.00	3.60%	Bank of Queensland	A-2	8-May-17	1,008,186.30	535487	8,186.30	Annually	2971
9-May-22	1,500,000.00	0.32%	National Australia Bank	A-1+	15-Jun-21	1,500,618.08	541531	618.08	At Maturity	3541
11-May-22	1,000,000.00	0.39%	Commonwealth Bank of Australia	A-1+	17-Jun-21	1,000,480.82	541550	480.82	At Maturity	3543
16-May-22	1,500,000.00	0.38%	Commonwealth Bank of Australia	A-1+	16-Jun-21	1,500,718.36	541540	718.36	At Maturity	3542
18-May-22	1,000,000.00	0.33%	ANZ Banking Group	A-1+	18-Jun-21	1,000,397.81	541554	397.81	At Maturity	3544
23-May-22	500,000.00	0.35%	Westpac Group	A-1+	21-May-21	500,345.21	541357	345.21	Quarterly	3523
23-May-22	1,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	18-Jun-21	1,000,482.19	541555	482.19	At Maturity	3545
25-May-22	1,000,000.00	0.39%	Commonwealth Bank of Australia	A-1+	28-May-21	1,000,694.52	541424	694.52	At Maturity	3528
30-May-22	1,000,000.00	0.34%	ANZ Banking Group	A-1+	18-Jun-21	1,000,409.86	541556	409.86	At Maturity	3546
31-May-22	500,000.00	0.35%	Westpac Group	A-1+	31-May-21	500,297.26	541442	297.26	Quarterly	3531
1-Jun-22	500,000.00	0.32%	ANZ Banking Group	A-1+	22-Jun-21	500,175.34	541562	175.34	At Maturity	3548
1-Jun-22	1,000,000.00	0.35%	ANZ Banking Group	A-1+	28-Jun-21	1,000,326.03	541588	326.03	At Maturity	3553
6-Jun-22	1,500,000.00	0.32%	ANZ Banking Group	A-1+	23-Jun-21	1,500,512.88	541566	512.88	At Maturity	3550
8-Jun-22	1,000,000.00	0.36%	National Australia Bank	A-1+	28-Jun-21	1,000,335.34	541589	335.34	At Maturity	3554
14-Jun-22	500,000.00	0.36%	ANZ Banking Group	A-1+	28-Jun-21	500,167.67	541590	167.67	At Maturity	3555
14-Jun-22	1,000,000.00	0.40%	Commonwealth Bank of Australia	A-1+	6-Jul-21	1,000,284.93	541631	284.93	At Maturity	3561
20-Jun-22	3,000,000.00	0.40%	National Australia Bank	A-1+	30-Apr-21	3,003,057.53	541293	3,057.53	Annually	3510
20-Jun-22	1,500,000.00	0.35%	National Australia Bank	A-1+	21-Jun-21	1,500,589.73	541560	589.73	At Maturity	3547
22-Jun-22	1,000,000.00	0.42%	Commonwealth Bank of Australia	A-1+	23-Jun-21	1,000,448.77	541565	448.77	At Maturity	3549
22-Jun-22	2,000,000.00	0.44%	Commonwealth Bank of Australia	A-1+	28-Jun-21	2,000,819.73	541587	819.73	At Maturity	3552 Green
27-Jun-22	1,500,000.00	2.10%	Bank of Queensland	A-2	26-Jun-19	1,502,934.25	538082	2,934.25	Annually	3242
27-Jun-22	500,000.00	0.37%	National Australia Bank	A-1+	25-Jun-21	500,187.53	541586	187.53	At Maturity	3551
28-Jun-22	1,000,000.00	0.36%	Westpac Group	A-1+	2-Jul-21	1,000,295.89	541623	295.89	Quarterly	3557
29-Jun-22	2,000,000.00	0.36%	Westpac Group	A-1+	2-Jul-21	2,000,591.78	541624	591.78	Quarterly	3558
30-Jun-22	2,000,000.00	0.36%	Westpac Group	A-1+	2-Jul-21	2,000,591.78	541625	591.78	Quarterly	3559

Camden Council
Investment Holdings Report - July 2021



Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
4-Jul-22	1,000,000.00	0.36%	Westpac Group	A-1+	2-Jul-21	1,000,295.89	541626	295.89	Quarterly	3560
4-Jul-22	500,000.00	0.47%	Commonwealth Bank of Australia	A-1+	16-Jul-21	500,103.01	541661	103.01	At Maturity	3565
6-Jul-22	1,000,000.00	0.38%	National Australia Bank	A-1+	12-Jul-21	1,000,208.22	541647	208.22	At Maturity	3564
11-Jul-22	1,500,000.00	0.41%	Commonwealth Bank of Australia	A-1+	21-Jul-21	1,500,185.34	541671	185.34	At Maturity	3566
13-Jul-22	1,000,000.00	0.39%	Commonwealth Bank of Australia	A-1+	22-Jul-21	1,000,106.85	541672	106.85	At Maturity	3567
18-Jul-22	500,000.00	0.37%	National Australia Bank	A-1+	26-Jul-21	500,030.41	541677	30.41	At Maturity	3568
18-Jul-22	1,000,000.00	0.36%	National Australia Bank	A-1+	29-Jul-21	1,000,029.59	541687	29.59	At Maturity	3571
25-Jul-22	2,000,000.00	0.38%	Commonwealth Bank of Australia	A-1+	28-Jul-21	2,000,083.29	541681	83.29	At Maturity	3569
27-Jul-22	3,000,000.00	0.40%	National Australia Bank	A-1+	28-Jul-21	3,000,131.51	541683	131.51	At Maturity	3570
4-Oct-22	3,500,000.00	0.46%	Commonwealth Bank of Australia	AA-	22-Apr-21	3,501,345.46	541278	1,345.46	SemiAnnually	3507
14-Nov-22	500,000.00	0.47%	National Australia Bank	AA-	13-May-21	500,515.07	541331	515.07	Annually	3519
30-Nov-22	2,000,000.00	0.50%	National Australia Bank	AA-	31-May-21	2,001,698.63	541441	1,698.63	Annually	3530
5-Dec-22	1,500,000.00	0.40%	Westpac Group	AA-	9-Jun-21	1,500,871.23	541511	871.23	Quarterly	3533
7-Dec-22	1,000,000.00	0.50%	National Australia Bank	AA-	8-Jun-21	1,000,739.73	541501	739.73	Annually	3532
25-Jan-23	2,000,000.00	0.55%	National Australia Bank	AA-	27-Jan-21	2,005,605.48	540890	5,605.48	Annually	3466
6-Apr-23	1,500,000.00	0.47%	Westpac Group	AA-	8-Apr-21	1,500,463.56	541257	463.56	Quarterly	3501
3-May-23	1,500,000.00	0.62%	National Australia Bank	AA-	5-May-21	1,502,242.19	541306	2,242.19	At Maturity	3513
8-May-23	1,500,000.00	0.60%	National Australia Bank	AA-	10-May-21	1,502,046.58	541311	2,046.58	Annually	3515
10-May-23	1,000,000.00	0.60%	National Australia Bank	AA-	13-May-21	1,001,315.07	541330	1,315.07	Annually	3518
29-May-23	1,000,000.00	0.60%	National Australia Bank	AA-	28-May-21	1,001,068.49	541423	1,068.49	Annually	3529
10-Jul-23	500,000.00	0.65%	National Australia Bank	AA-	8-Jul-21	500,213.70	541635	213.70	Annually	3562
12-Jul-23	1,500,000.00	0.65%	National Australia Bank	AA-	12-Jul-21	1,500,534.25	541645	534.25	Annually	3563
11-Dec-23	2,000,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	2,038,490.41	537431	38,490.41	Annually	3070
18-Dec-23	4,500,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	4,586,603.42	537432	86,603.42	Annually	3071
3-Jan-24	2,000,000.00	3.40%	Rabobank Australia	A+*	4-Jan-19	2,038,936.99	537443	38,936.99	Annually	3173
28-Feb-24	1,000,000.00	3.20%	Rabobank Australia	A+*	28-Feb-19	1,013,676.71	537586	13,676.71	Annually	3189

Camden Council
Investment Holdings Report - July 2021



Term Deposits

Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
4-Mar-24	1,200,000.00	3.20%	Rabobank Australia	A+*	4-Mar-19	1,215,780.82	537601	15,780.82	Annually	3192
27-Mar-24	1,000,000.00	3.00%	Rabobank Australia	A+*	29-Mar-19	1,010,273.97	537765	10,273.97	Annually	3200
24-Feb-25	500,000.00	0.80%	Westpac Group	AA-	24-Feb-21	500,756.16	540967	756.16	Quarterly	3481
205,700,000.00						206,373,974.36		673,974.36		

THIS PAGE IS INTENTIONALLY LEFT BLANK

THIS PAGE IS INTENTIONALLY LEFT BLANK

HILDER RESERVE DRAFT MASTERPLAN



LEGEND

- 01 SENIOR LEAGUE BASEBALL FIELD INCLUDING TWO DUGOUTS, TWO COACHES BENCHES, TWO BULLPENS AND TWO FOOLDLIGHTS
- 02 LITTLE LEAGUE BASEBALL FIELDS EACH INCLUDING TWO DUGOUTS, TWO COACHES BENCHES AND TWO FOOLDLIGHTS
- 03 BATTING CAGE x 4
- 04 SPORTS FACILITY BUILDING
- 05 SHELTER AND PICNIC SETTING
- 06 REFURBISHED EXISTING AMENITY BUILDING AND INCLUDE NEW SHELTER, PICNIC SETTING AND BBQ
- DEFERRED**
- 07 POTENTIAL FOR MULTI-USE PASSIVE RECREATION
- 08 1.5m FOOTPATH
- 09 SANDSTONE BLOCKS AS INFORMAL SEATS AND RETAINING WALLS
- 10 PROPOSED PLAYGROUND AND SHADE STRUCTURE
- 11 PROPOSED YOUTH FITNESS AND PLAY AREA INCLUDING SEATS AND UMBRELLAS
- 12 WIDER FOOTPATH
- 13 ENTRY TO HILDER RESERVE
- 14 FORMALISED ON STREET PARKING BAYS
- 15 EXISTING VALUABLE TREES TO REMAIN FOR AMENITY AND SHADE
- 16 PROPOSED TREES
- 17 PROPOSED GARDEN BEDS
- 18 PROPOSED HERB GARDEN BEDS FOR RESIDENTS AND SCHOOL EDUCATIONAL USES
- 19 EXISTING PLANTED STORMWATER CANAL
- 20 HILDER RESERVE BOUNDARY

SCALE 1:500 @ A1



HILDER RESERVE DRAFT MASTERPLAN



LEGEND

- 01 SENIOR LEAGUE BASEBALL FIELD INCLUDING TWO DUGOUTS, TWO COACHES BENCHES, TWO BULLPENS AND TWO FOOLDLIGHTS
- 02 LITTLE LEAGUE BASEBALL FIELDS EACH INCLUDING TWO DUGOUTS, TWO COACHES BENCHES AND TWO FOOLDLIGHTS
- 03 BATTING CAGE x 4
- 04 SPORTS FACILITY BUILDING
- 05 SHELTER AND PICNIC SETTING
- 06 REFURBISHED EXISTING AMENITY BUILDING AND INCLUDE NEW SHELTER, PICNIC SETTING AND BBQ
- 07 POTENTIAL FOR MULTI-USE PASSIVE RECREATION
- 08 1.5m FOOTPATH
- 09 SANDSTONE BLOCKS AS INFORMAL SEATS AND RETAINING WALLS
- 10 PROPOSED PLAYGROUND AND SHADE STRUCTURE
- 11 PROPOSED YOUTH FITNESS AND PLAY AREA INCLUDING SEATS AND UMBRELLAS
- 12 2.8m FOOTPATH
- 13 ENTRY TO HILDER RESERVE
- 14 FORMALISED ON STREET PARKING BAYS
- 15 EXISTING VALUABLE TREES TO REMAIN FOR AMENITY AND SHADE
- 16 PROPOSED TREES
- 17 PROPOSED GARDEN BEDS
- 18 PROPOSED HERB GARDEN BEDS FOR RESIDENTS AND SCHOOL EDUCATIONAL USES
- 19 EXISTING PLANTED STORMWATER CANAL
- 20 HILDER RESERVE BOUNDARY

SCALE 1:500 @ A1



PUBLIC EXHIBITION – HILDER RESERVE DRAFT MASTERPLAN

SUMMARY TABLE OF SUBMISSIONS



Submission Issue		Officer Response
1	Consideration for inclusion of exercise equipment, trampolines, and water refill station	Recommended to be considered in detail design phase
2	Support for the inclusion of two croquet courts for the enjoyment of all ages. Examples provided of public lawns in other local government areas. Acknowledgement of other Council built recreational facilities.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan. Noted.
3	Support for the two croquet lawns to be established at the site	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
4	Support for the area 07 for two croquet lawns.	Noted It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
5	Support to include 2 full size croquet courts on site.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
6	Support for croquet as a sport for the growing population. Have 20 members and would like lawns to attract more players and to see the game of croquet become available to schools and community groups.	Noted It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
7	Strongly support the inclusion of croquet courts at Hilder Reserve to cater for all groups in our community.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan

Submission Issue		Officer Response
		as "07". Further recommended that this area be deferred from the masterplan.
8	Support the inclusion of two croquet courts as part of this complex. Great developments have been made for many sports in Camden, but no support has been given to croquet.	Noted It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
9	Active older resident of Camden and joined Exeter Croquet Club as unable to play locally due to restriction placed on joining local club. Support for Camden Council recognising the need for local croquet lawns.	Noted It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
10	Support for croquet sport in the plans for the reserve. The Camden Park Croquet Club needs much wanted expansion.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
11	Expression of interest in a croquet court on Hilder Reserve master plan recognising the needs of older generations.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
12	Support for the locally available croquet lawns developed on Hilder Reserve so the local club can expand.	Noted It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
13	Support outlined for including croquet in the Hilder Reserve development. A number of benefits for the community and benefits for croquet players listed.	Noted It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan

Submission Issue		Officer Response
		as "07". Further recommended that this area be deferred from the masterplan.
14	<p>Enjoying be able to play croquet in my 70's at Camden Park Croquet Club.</p> <p>The master plan to include croquet lawns would be a wonderful asset for the citizens of Camden young and old.</p>	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
15	<p>Support for the consideration for the development of 2 full size croquet courts at Hilder Reserve from residents of Camden Park and members of Camden Park Croquet Club.</p> <p>Camden Park Croquet Club is affiliated with Croquet NSW. The Hilder Reserve project will offer good exposure to promote croquet to the wider Camden community.</p>	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
16	<p>Supports the game of croquet to be strongly considered for area 7 Of the Hilder Reserve masterplan.</p> <p>Played croquet in the district for over 25 years on private lawns which naturally have constrictions on membership numbers.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p> <p>Noted</p>
17	<p>Support for the planned upgrade for the old cricket fields acknowledging the benefits of the footpath to the school students walking to school.</p> <p>Question with regards to the stormwater canal south of the reserve be included in the upgrade?</p> <p>Noted that footpath and canal that runs from Hilder Reserve to Lowe Reserve needs some attention.</p>	<p>Noted</p> <p>Noted for consideration in the detailed design phase. Consider treatment for erosion from recent flooding and weed issues with particular focus on area behind houses where the Oaks have been removed because of root damage to pipes.</p>

Submission Issue		Officer Response
18	<p>Compliments the development.</p> <p>Concern with regards to the Hilder Reserve development impacts on the immediate neighbour specifically:</p> <ul style="list-style-type: none"> • Impacts on mid-week games and socialising afterwards on the main field. • Impacts of the number of cars damaged at the nearby Sadek motor group and current distance from field is less that distance from new main field to houses. There is a real danger of kids getting hit whilst playing in the comfort of their surrounds. • Impacts of lighting • Impacts on the aesthetics of fencing for use of sponsorship signage. • Impacts of the orientation of the fields 	<p>Noted</p> <p>Senior field options were considered during masterplan phase and the location reflected in the draft masterplan achieved the best outcome for the site and code.</p> <p>Barrier and netting treatments to be investigated taking into consideration visual impacts on residents.</p> <p>Floodlighting will be upgraded to LED from current Halogen technology providing improved illumination on the sporting ground and less spill into surrounding residents.</p> <p>Lighting will remain on a programming system called Cloudmaster and should not be on unless field is in use.</p> <p>Considerations for signage policy to manage signage installation and identify locations in which it is permissible (closer to the carpark side).</p>
19	Supports the croquet lawns as an asset for the senior residents in the community on area 07 of the master plan.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
20	Supports the establishment of a locally available croquet facility.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
21	Support of croquet at Hilder Reserve with attached amenities such as courts, storage and toilets close to the town centre.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan

Submission Issue		Officer Response
	Beneficial for all age groups and families would be attracted by the handy facilities close to Elderslie High School and the other nearby sporting facilities.	as "07". Further recommended that this area be deferred from the masterplan. The site masterplan considers the site as whole, and the supporting amenities have been planned within the masterplan.
22	Supports Council to consider the establishment of two croquet lawns at Hilder Street Reserve.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
23	Supports Council to consider the establishment of two croquet lawns at Hilder Street Reserve.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
24	Support for the addition of croquet courts in the Hilder Reserve. Wonderful addition to Camden to have courts that could be used by older and younger aged groups of the community.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan. Noted
25	Supports the plan for Hilder Reserve. The suggestion of the creation of croquet lawns within this complex sounded very existing and appropriate as a means for seniors (but not limited to) getting exercise and socialising.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
26	Supports the provision of croquet facilities in the area to meet the need of older residents.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
27	Supports the provision of croquet facilities in the area to meet the need of older residents.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan

Submission Issue		Officer Response
		as "07". Further recommended that this area be deferred from the masterplan.
28	Supports for setting aside of a section of the planned Hilder Reserve for a croquet lawn. Providing a croquet lawn would be in accord with Council's intention to cater for the needs of all age groups.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan. Noted
29	Compliments the masterplan. Concerned about the issue of parking. Specifically: <ul style="list-style-type: none"> Parking in Lowe Crescent as cars are parked on both sides of Lowe Crescent creating a dangerous bottleneck. Issue will also affect Harrington Street. Suggest that parking in Lowe Crescent be limited to one side only and designated no standing on other side.	Noted Formal parking has been incorporated into the masterplan to manage the parking at the site. Investigation into suitable traffic management treatments such as no standing on certain roads including Lowe Crescent.
30	Concerned about the development and impact an immediate neighbour for three main reasons: <ul style="list-style-type: none"> Possible disturbance due to more lighting New area for adult field / pitch including concerns about <ul style="list-style-type: none"> Likelihood of damage to properties due to fly balls Higher and larger nets may help to prevent damage but will spoil views Friday night games and socialising afterwards on the main field. This is up against houses, more noise and will upset pets. Adult diamond close to day-care car park will encourage adults to hang around the water course is a lovely and important area as it significantly reduces the potential of flooding in the area. 	Senior field options were considered during masterplan phase and the location reflected in the draft masterplan achieved the best outcome for the site and code. Barrier and netting treatments to be investigated taking into consideration visual impacts on residents. Floodlighting will be upgraded to migrate to LED from current Halogen technology providing improved illumination on the sporting ground and less spill into surrounding residents. Consider treatment for erosion from recent flooding and weed issues with particular focus on area behind houses because of root damage to pipes caused by the Oaks.

Submission Issue		Officer Response
	<ul style="list-style-type: none"> - Measures will be in place to protect the habitat. Will the trees be being planted by natives? <p>Supports the development of croquet fields.</p>	<p>The planting of trees compatible with local natural species will be determined as a part of the detailed design work.</p> <p>Consider the development of croquet courts on the site.</p>
31	<p>Advocate for croquet lawns at Hilder Reserve.</p> <p>Playing croquet has helped with disability. The club wishes to attract new members and with the increased and increasing population of Camden it would be of benefit to people of all ages.</p>	<p>Noted</p> <p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>
32	<p>All local croquet played on private property with membership on invitation only.</p> <p>If Council embarks on establishing a public field(s) then I would assume membership would be available to all interested citizens.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>
33	<p>Support the application for a croquet lawn to be established on this site.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>
34	<p>Supports the croquet courts as preferred recreational activity which can benefit most local residents and residents from surrounding suburbs.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p> <p>Operational management of the membership will be determined by the local croquet club.</p>

Submission Issue		Officer Response
35	Supports the provision of the croquet lawns that c to be established at Hilder Reserve in Elderslie. Current location in Camden Park House is limiting the advancement and growth of this recreation activity.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
36	Support for a croquet facility at Hilder reserve, Elderslie. If the council provides this, it will give seniors a place to gather, socialise and exercise outdoors. There are so many elderly and retired people in the Camden/ Elderslie/ Narellan area who would benefit.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan. Noted
37	Supports consideration for establishing lawns in Hilder Reserve.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
38	Note that the baseball fraternity appears to be the beneficiary of the redevelopment. There appears to be an existing facility dedicated to this sport adjacent to the bike track. Notes 'Multi use passive recreation' area on masterplan a portion may be redeveloped to house Camden's only publicly accessible grass or synthetic croquet court.	Existing venue referred to is Cowpasture Reserve which is a dedicated Softball facility. It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
39	Support the croquet at Hilder Reserve as it would benefit all age groups especially Seniors	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
40	Support for croquet games to be played on the proposed development of Hilder Reserve specifically in the Multi Use Passive Recreation area. Other facilities are restricted in who and how many can join.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.

Submission Issue		Officer Response
41	<p>Supports the consideration for funding the development of two croquet lawns at Hilder Reserve, Elderslie.</p> <p>Camden Council has proven that it is genuine in its desire to provide high quality parks, open space, and sport and leisure facilities. Its track record certainly is impressive. But croquet lawns are missing from your future plans.</p> <p>With council croquet lawns, we can promote the game as we know we should.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p> <p>Noted</p>
42	Support for a croquet facility at Hilder Reserve.	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>
43	<p>Supports the delivery of croquet Hilder reserve would be a great area for such activities as Croquet to develop mindskills, exercise and meet socialization needs.</p> <p>It would be even more advantageous to support transport facilities to this venue for those that are unable to drive specifically those elderly especially those that do not have access to a retirement home facilities and with the current developments for over 55 's living occurring in Camden a great asset to the area.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p> <p>Noted</p>
44	<p>Support inclusion of two croquet lawns in the Hilder Reserve sporting development.</p> <p>Croquet would be a wonderful addition to the facilities that are proposed. For many it is a sport that they take up as they outgrow more physically demanding sports but still want to play a game that requires skill and strategy. After all we need to be encouraging sport as a lifelong activity!</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p> <p>Noted</p>
45	Support for Croquet lawns to be established at Hilder Reserve Elderslie. Croquet lawns would have many beneficial properties.	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan</p>

	Submission Issue	Officer Response
	Croquet lawns would be an excellent use of the multi-use passive recreation space at Hilder reserve.	as "07". Further recommended that this area be deferred from the masterplan.
46	Support inclusion of croquet lawns. There are limited opportunities for older and possibly less physically robust residents of the area to engage in outdoor sport. Croquet is a game suited to all ages and abilities, including seniors, and the availability of croquet lawns would be of great benefit. Nearby school would also benefit.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
47	Compliments the improvisation of the space and improved facilities for kids. Concerned about the development and impact as an immediate neighbour specifically: <ul style="list-style-type: none"> - Orientation of the baseball pitch to remain as it is - Likelihood of damage to properties due to fly balls - Impacts of lighting - Higher and larger nets may help to prevent damage but will spoil aesthetics and views 	Noted Senior field options were considered during masterplan phase and the location reflected in the draft masterplan achieved the best outcome for the site and code. Barrier and netting treatments to be investigated taking into consideration visual impacts on residents. Floodlighting will be upgraded to LED from current Halogen technology providing improved illumination on the sporting ground and less spill into surrounding residents. Lighting will remain on a programming system called Cloudmaster and should not be on unless field is in use.
48	Concerns that the school driveway will be used by baseball patrons and could cause damage. Driveway also used by school staff and cars could be damaged by baseball activities. Schools would like to know if the sportsground will still be available for use during school days.	Formal parking has been incorporated into the masterplan to manage the parking at the site reducing the need for informal parking in surrounding areas.

Submission Issue		Officer Response
	<p>Concerned about removal of the cricket pitch as this was used regularly for inter-school sport.</p> <p>Playspace – potential damage due to student access through reserve</p>	<p>No change to usage of the sports ground and it will continue to be Council managed for bookings. Synthetic cricket pitch available in close proximity at Kirkham Park.</p> <p>Playspace inclusion into the masterplan provides axillary amenity to the sports ground and will be managed by Council.</p>
49	<p>Support for the Camden Park Croquet Club in their lobbying of Camden Council to provide future Croquet facilities in the Camden LGA. Benefits of croquet listed.</p> <p>By establishing Croquet Lawns at the Hilder Reserve Elderslie, Council would be adding to the range of Facilities already offered to the people of Camden.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as “07”. Further recommended that this area be deferred from the masterplan.</p> <p>Noted</p>
50	<p>Support for two croquet lawns in the Hilder Reserve. Benefits to all ages.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as “07”. Further recommended that this area be deferred from the masterplan.</p>
51	<p>Support to a request made by the Croquet Club for Camden Council to consider allowing space to be allocated for the club on the Hilder Street Reserve in Elderslie.</p> <p>We ourselves are residing in a retirement village at Cobbitty and are amongst many retired residents who would value such a facility of this nature close to them.</p> <p>There are a limited number of venues to facilitate the sporting abilities of the aged.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as “07”. Further recommended that this area be deferred from the masterplan.</p> <p>Noted</p>
52	<p>I have seen the Draft Masterplan for the redevelopment of this reserve and am asking if the area labelled 07 tagged as a ‘Potential Multi-use Passive recreation’ area on the corner of Lowe Crescent and Harrington street could be designated as a Croquet playing court.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as “07”. Further recommended that this area be deferred from the masterplan.</p>

Submission Issue		Officer Response
53	<p>Support for the location and construction of two (2) full size croquet courts on Hilder Reserve Elderslie.</p> <p>The Draft Master Plan indicates that in area 7 of the plans sited on the corner of Harrington Street and Lowe Crescent Elderslie is identified as potential Multi-Use Passive Recreation.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>
54	<p>Immediate neighbours in Kanangra Crescent compliment the masterplan proposal. Concerned about issues including:</p> <ul style="list-style-type: none"> - Orientation of the baseball pitch to remain as it is - Likelihood of damage to properties due to fly balls - Impacts of lighting - Higher and larger nets may help to prevent damage but will spoil aesthetics and views 	<p>Senior field options were considered during masterplan phase and the location reflected in the draft masterplan achieved the best outcome for the site and code.</p> <p>Barrier and netting treatments to be investigated taking into consideration visual impacts on residents.</p> <p>Floodlighting will be upgraded to LED from current Halogen technology providing improved illumination on the sporting ground and less spill into surrounding residents.</p> <p>Considerations for signage policy to manage signage installation and identify locations in which it is permissible (closer to the carpark side).</p>
55	<p>Support in providing more facilities for seniors at the Hilder Reserve Redevelopment site in Elderslie to be able to socialise.</p> <p>Therefore, I ask Camden Council to please consider including a Croquet lawn at the Hilder Reserve redevelopment site planned for Elderslie.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>
56	<p>Propose that Council install public Croquet Lawns at the public recreational space within Hilder Reserve Elderslie.</p> <p>Playing croquet is a great way to mix socially, meet friends while enjoying the outdoors and fresh air.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>

Submission Issue		Officer Response
57	<p>Support Camden Park Croquet Club's request to have two croquet lawns at Hilder Reserve.</p> <p>Croquet is an ideal game for seniors.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>
58	<p>Camden Meals on Wheels Inc has operated in Camden for over 50 years as a Not for Profit Association providing a valuable community service.</p> <p>Our services have greatly expanded over the past few years and we exceed all targets set by the Federal Government for the provision of Meals, Social Support services and Transport services.</p> <p>We require larger premises of at least 400 sq mtrs for increased office space, meeting room for our fortnightly client gatherings and for provision to set up a commercial kitchen for future manufacture of meals.</p> <p>We consider that the land shown at 04 in the Masterplan, for Sports Facility Building, would be ideal to erect such a building that may also include a joined building for the Sporting facilities.</p>	<p>Noted</p> <p>The co- location of a Meals on Wheels service premises with the amenities building is not compatible use of the two functions given their very different operational requirements.</p> <p>It is recommended that Council further investigate the ability to locate the 400m2 footprint on land identified at 07 in the Masterplan.</p> <p>It is therefore recommended that this area of the Masterplan be differed at this time to allow for engagement with relevant stakeholders.</p>
59	<p>Support for the inclusion of croquet lawns in the Hilder Reserve Master Plan which would provide for the increasing needs of the community, in particular the more senior citizens within our region.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>
60	<p>Support for the establishment of a venue at Hilder Reserve Elderslie as a home base for Camden Park Croquet Club.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>

Submission Issue		Officer Response
	This is a potential excellent, passive recreational use and I am sure would be well supported by the Camden community.	
61	Consider including a croquet lawn as part of the Hilder Reserve Redevelopment. Currently, we don't have croquet facilities in a public place in the Camden area, hence having these facilities for all to utilise would be ideal.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
62	Supports Council providing at least two, preferably three, full size croquet courts. The Council should be congratulated on their investment in various sporting facilities in the LGA. However the needs of seniors have been virtually ignored. Population growth in the LGA I understand is expected to be around 4.5%pa but more significantly, the numbers over age 65 are expected to grow by 74% over the next 10 years. Many benefits of croquet included in submission.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan. Noted
63	Compliments delivery of projects by Council in recent years to establish and upgrade various facilities in our area. Supports facilities for senior citizens to be active and enjoy the outdoors. Croquet lawns would be a great asset to Hilder Reserve and the Camden community, and hope that you would favourably consider this proposal in the redevelopment of Hilder Reserve.	Noted It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
64	Supports potential for passive recreation - hoping Council would provide a space to play croquettes as a senior which would so beneficial both mentally and physically.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
65	Support delivery of community croquet facilities to open up to more community members and local schools in a suitable location such as Hilder Reserve.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.

Submission Issue		Officer Response
	Croquet is ideal physical and mental exercise for players of a wide range of age and fitness, even those moderately disabled are able to participate.	Noted
66	Support of a submission from the Camden Croquet Club for croquet lawns to be established in the area labelled as multi-use passive recreation.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
67	Support for croquet lawn being established at Hilder Reserve within the recreational zone. To enable broader community to join their friends in this activity.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
68	Support of including in this reserve an area suitable for playing croquet. In recent years the number of people wishing to play croquet has increased considerably. Apart from the limited area currently available on private property, the playing surface is rough and unsuitable for competition games against other clubs, which have playing surfaces similar to those on a well-kept bowling green.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
69	Support of croquet lawns being established in the area described in your draft master plan as Multi-use Passive Recreation. Many benefits of croquet outlines in submission.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
70	Support for croquet lawns to be established at Hilder Reserve. The addition of leisure activities suitable for the ageing population would be greatly appreciated by all.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.
71	Support for a croquet lawn to be added to the Hilder reserve redevelopment. Croquet is a great activity for Camden's older residents who could benefit from the many positives of the game including exercise, social interaction, and the intellectual challenge of the game.	It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.

Submission Issue		Officer Response
72	<p>Support the proposal for croquet facilities at the Hilder Reserve. Croquet offers, not only more gentle exercise for the body, but, unlike most of those other sport forms, a great deal of exercise for the brain.</p> <p>There are a number of versions of croquet but the only one which I have played, and which fits these criteria is Association Croquet. I would anticipate that the proposed lawns would appeal to those seeking to play the other forms of croquet as well.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p> <p>Will be determined as a part of the detailed design process</p>
73	<p>Support the inclusion of croquet lawns in the master plan for Hilder Reserve.</p> <p>Older citizens are being encouraged to find ways to exercise outdoors. One way of doing this is through the sport of croquet, which includes a social element, particularly important to older citizens.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>
74	<p>Strongly supports this initiative, Croquet Lawn, to be established at Hilder Reserve in Elderslie, in an area labelled "Multi-use Passive Recreation." We need more facilities for Seniors, having more choices of activities. The benefit of socialising outdoors and community engagement.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>
75	<p>Support for croquet courts to be established, Camden Croquet Club is unable to accept new members because they play on private property.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>
76	<p>Support for croquet courts to be established, retirees in the area will benefit.</p>	<p>It is recommended that further investigation be undertaken with regards to the use of this area of land identified on the masterplan as "07". Further recommended that this area be deferred from the masterplan.</p>