

Council Reference: SC5767  
Record Number: 18/280814

31 August 2018

The Secretary  
Department of Planning and Environment  
GPO BOX 39  
SYDNEY NSW 2001

Attn: Ann-Maree Carruthers – Director Sydney Region West

Dear Ann-Maree,

**RE: PLANNING PROPOSAL – CAMDEN LEP 2010: MINIMUM LOT AND FRONTAGE CONTROLS**

I refer to the attached Planning Proposal for the Department of Planning and Environment's consideration. The Planning Proposal seeks to include minimum lot and frontage controls for dual occupancies and multi-dwelling housing (terraces) developments within the Camden LGA. The Proposal does not propose any changes to controls on land within State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

On the 24 July 2018, Council resolved to submit this Planning Proposal to the Department of Planning and Environment's for Gateway Determination. A copy of the Planning Proposal, report to Council and Resolution is enclosed for your reference.

In addition to the Council Resolution, the Planning Proposal was referred to the Camden Local Planning Panel (CLPP) for consideration on 21 August 2018. Council's response to the Panel's advice is attached to this letter.

Should you or your officers require any further information, please do not hesitate to contact Anita Skinner of Council's Strategic Planning Branch on 4645 5697 or myself on 4654 7620.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Cooper'.

Martin Cooper  
**Team Leader Strategic Planning**

## **Attachment to Covering Letter: Summary of Advice from Camden Local Planning Panel**

On 21 August 2018, the Planning Proposal was presented to the Camden Local Planning Panel (CLPP) for advice.

The CLPP recommended that:

1. The Council proceed with the Planning Proposal; and
2. Additional clarification be provided to:
  - a. Details of Camden's current and future contributions to medium density housing across the LGA including land within the Growth Areas; and
  - b. A clearer justification of the Planning Proposal controls when compared to the controls contained in the Low Rise Medium Density Housing Code.

A response to the above is contained below:

### Camden's Dwelling Delivery

Camden is one of the fastest growing Councils within Sydney. In 2016 – 2017, ABS estimated that the population of Camden grew by 8.4% and was double the growth of City of Sydney at 4% and Parramatta at 3.6% (ABS, 2018).

This population growth is supported by a large number of housing approvals across the LGA. From 2013 – 2017, the number of Section 4.55 and DAs averaged at approximately 1,450 applications. The majority of these applications are of a residential nature and include single dwellings, secondary dwellings, dual occupancies and multi-dwelling housing.

The majority of housing in Camden has been facilitated through the South West Growth Areas. Oran Park and Turner Road has delivered approximately 4,000 homes out of the 7,540 planned, while Catherine Park is expected to deliver approximately 3,200 dwellings. South Creek West, a new precinct within the LGA is expected to deliver approximately 30,000 additional dwellings, many of these dwellings are likely to be of smaller densities to meet market demand and Camden's changing population.

Council is also working with the Department of Planning and Environment in the precinct planning process for Lowes Creek Marylands. This anticipated precinct is expected to deliver a variety of housing types to meet the demand for housing locally, including low density residential, dual occupancy and multi dwelling housing of different densities in this 517ha precinct.

By 2021, Camden will be providing 11,800 new homes in accordance with the housing target contained in the Western City District Plan. The majority of these new homes will be located within the Growth Areas, and the topology of dwellings will be dependent on future precinct planning and the provision of infrastructure to support growth.

In more recent years, the Department, through its precinct planning process, has focused on a mixture of housing topologies to accommodate for different demographics. These housing types range from single to multi-unit dwellings, with higher densities clustered around major transport hubs. The Department are also concentrating medium and higher densities along major transport links, open space and commercial centers.

Given that the North South Rail Corridor and the South West Rail Link Extension partially runs through the South West Growth Area, it is anticipated that higher density dwellings will be clustered around new station locations. Densities similar to those permitted under the Low Rise Medium Density Housing Code are likely to be concentrated within the Growth Areas, and to a lesser degree, scattered throughout the LGA.

These newer higher densities have been anticipated by Council and will be accommodated through the precinct planning process, current planning controls and LEP review. Council has worked extensively to ensure that development both within and outside of the Growth Areas are planned accordingly to provide a balance between higher and lower density areas across the LGA.

The commencement of the Low Rise Medium Density Code will affect Camden's ability to ensure that densities are located suitably. While Council supports the Code in principle, there are concerns that uncontrolled growth will detrimentally affect the unique characteristics of Camden and more importantly, Council's ability to provide services to the growing community.

### The Planning Proposal

This Planning Proposal aims to ensure that future low rise medium density developments are constructed within locations earmarked for growth. In this regard, the proposed minimum lot and frontage controls will apply to localities outside of the Growth Areas. The proposed controls allow low rise medium density housing to fit appropriately with the established character context of existing suburbs outside of the Growth Areas.

The proposed controls will be discussed in greater detail within the Planning Proposal, however, they have been designed to provide consistency between development applications and complying development certificates for dual occupancies and multi dwelling housing (terraces). This consistent approach to low rise medium density housing will ensure that a fair and equitable process is undertaken whether proponents choose to undertake a DA or CDC.