Draft Local Housing Strategy

October 2020

Council acknowledges the Dharawal people as the traditional custodians of this land and pay our respect to their Elders both past and present.

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Terminology

Dwelling	A room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.
Effective demand	Housing demand that owner-occupiers, investors and renters are actually able and willing to buy or rent in the market.
Expressed housing preference	Determined based upon the proportion of each household type in an LGA living in each type of dwelling.
Gross residential density per hectare	The number of dwellings per hectare including land required for roads, verges and open space.
Household	A household is defined as one or more persons, at least one of whom is 15 years of age, usually resident in the same dwelling.
Household type	As defined by the ABS Census definitions - includes: couple; couple family; lone person household; one parent family; and group household.
Housing Approvals	Official statistic provided by DPIE (Greater Sydney Regional Activity).
Housing Completions	Official statistic provided by DPIE (Greater Sydney Regional Activity).
Housing Targets	A target set by the GSC that attempts to forecast effective demand by reconciling DPIE's housing supply forecast, official population forecasts, completion trends, market activity, and planning capacity.
Mortgage stress	A household paying more than 30% of gross income on housing costs.
Net residential density per hectare	The number of dwellings per hectare excluding 30% of the land for roads and verges and 10% for open space.
Planning Capacity	The theoretical quantity of dwellings that can be produced under existing zoning and planning controls.
Rental stress	A household paying more than 30% of gross income on housing costs.
Settlement Areas	Categorisation of the Camden LGA into groupings of areas that share similar characteristics, such as: character, geography, and development dynamics.
Underlying demand	Housing demand based on population growth forecasts.
Exempt Development	Development that may be carried out without approval from any consent authority.
Complying Development	An approval process that is determined by a Principal Certifying Authority.
Planning Proposal	An application seeking an amendment to an Environmental Planning Instrument.

Abbreviations

AHCS	Affordable Housing Contribution Scheme
ARH	Affordable Rental Housing
BASIX	Building Sustainability Index
BTR	Build to Rent
CHP	Community Housing Provider
CSP	Community Strategic Plan
CUDF	Camden Urban Design Framework
DA	Development Application
DCJ	Department of Communities and Justice
DCP	Development Control Plan
DPIE	Department of Planning, Industry and Environment
DSS	Department of Social Services
Dw/Ha	Dwellings per Hectare
EP&A Act	Environmental Planning and Assessment Act
EPI	Environmental Planning Instrument
GSC	Greater Sydney Commission
HCA	Heritage Conservation Area
HSPD	Housing Seniors and People with a Disability
LCO	Local Character Overlay
LCS	Local Character Statement
LEP	Local Environmental Plan
LGA	Local Government Area
LHS	Local Housing Strategy
LSPS	Local Strategic Planning Statement
LUIIP	Land Use and Infrastructure Implementation Plan
MRA	Metropolitan Rural Area
NDIA	National Disability Insurance Agency
NSW	New South Wales
PCA	Principal Certifying Authority
PCG	Precinct Collaboration Group
PwD	People with Disability
PWG	Project Working Group
RFB	Residential Flat Buildings
SAH	Social and Affordable Housing
SEPP	State Environmental Planning Policy
SIC	Special Infrastructure Contribution
SIL	Supported Independent Living
SWGA	South West Growth Area
TfNSW	Transport for NSW
WCAHS	Western City Affordable Housing Strategy
WSA	Western Sydney Airport
WSIP	Western Sydney Infrastructure Plan
WSUD	Water Sensitive Urban Design

Executive Summary

The Local Housing Strategy (LHS) has been developed in response to region, district and local planning policy objectives to set a clear plan for housing in the Camden Local Government Area (LGA) over the next 10 and 20 years. Based on evidence from the Housing Market Analysis (2019), it establishes projected housing demand and housing supply before identifying potential planning capacity gaps to meet housing targets.

Between 2015/16 and 2035/36 it is estimated there will be demand for an additional 49,625 dwellings within the Camden LGA. In response, Council is required to: a) meet the District Plan five year (2016/2017 to 2020/21) housing target of 11,800 dwellings; b) provide planning capacity for the 6-10 year (2021/22 to 2025/26) housing target of 10,000 to 12,500 dwellings established in collaboration with the Greater Sydney Commission (GSC); in addition to c) contributing to the 20 year strategic housing target for the District.

Council has consistently demonstrated sufficient planning capacity to meet the five year target and can meet the 6-10 year high growth housing target in absolute terms. However, it is identified around 2024 there could be a shortfall of appropriately zoned land for detached dwellings, which represents the dominant housing typology currently being delivered in the LGA. The delivery of the 6-10 year housing target is subject to the full co-operation of State and public agencies in the planning and delivery of infrastructure to support housing growth.

The delivery of catalytic infrastructure, such as the North South Rail Link, South West Rail Link Extension and opening of the Western Sydney Airport, will have a profound influence on housing supply within the LGA and will need to be planned for accordingly.

The South West Growth Area (SWGA) will provide the majority of planning capacity to meet housing demand, supported by incremental growth within established urban areas. The LGA's rural landscapes, heritage and cultural values are to be preserved and protected.

This LHS sets out the Priorities, Objectives and Actions to ensure that: land zoned for housing is supported by infrastructure; communities are resilient, healthy and connected; the right house is delivered in the right location; there is housing choice and diversity for all; and strategies are pursued to address housing affordability.

Structure

Section 1 – Introduction

Identifies planning policy and context, provides a snapshot of the Camden LGA, and sets out Council's long-term housing vision.

Section 2 – The Evidence

Analyses demographic data and information to identify changes and trends within the population, and to understand the housing need of the future population. It furthermore assesses Camden LGA's housing demand and supply against planning capacity and housing targets to determine any gaps.

Section 3 – Priorities and Objectives

Identifies how Council will accommodate and support resilient and healthy housing growth within the LGA, in addition to setting clear objectives regarding the diversity, location and tenure of new homes.

Section 4 – Implementation and Delivery Plan

Sets out the implementation actions and timeframes to deliver the Priorities and Objectives.

SECTION 1: Introduction

1.1 About the Strategy

The Local Housing Strategy (LHS) sets out Council's vision for housing in the Camden Local Government Area (LGA) over the next 10 and 20 years. It draws on a body of evidence to create a set of Housing Priorities and Objectives specific to the Camden LGA, with associated implementation actions and timeframes. By localising state, regional and local housing objectives, the LHS creates a line of sight of how strategic objectives outlined in The Greater Sydney Region Plan (Region Plan) and Western Sydney District Plan (District Plan) and local priorities from the Camden Local Strategic Planning Statement (LSPS) will be achieved and implemented.

1.2 Introduction and Context

The Camden LGA covers a total land area of 206 square kilometres and is renowned for its rural and heritage character set in landscapes of scenic and natural beauty. It contains a mix of agricultural land, country towns and villages, with commercial and industrial centres and new residential areas.

The Camden LGA is located within the southern portion of the Western City District, which also covers the LGAs of the Blue Mountains, Liverpool, Campbelltown, Fairfield, Hawkesbury, Penrith and Wollondilly Shire.

The NSW Department of Planning, Industry and Environment (DPIE) has identified a significant portion of the Camden LGA for future urban development, which is known as the South West Growth Area (SWGA). Most residential growth in the Camden LGA is set to occur within the SWGA boundary, supported by associated infrastructure upgrades to service the newly established areas. As the SWGA continues to develop, new centres will also be delivered to provide a diversity of employment and housing opportunities for future residents.

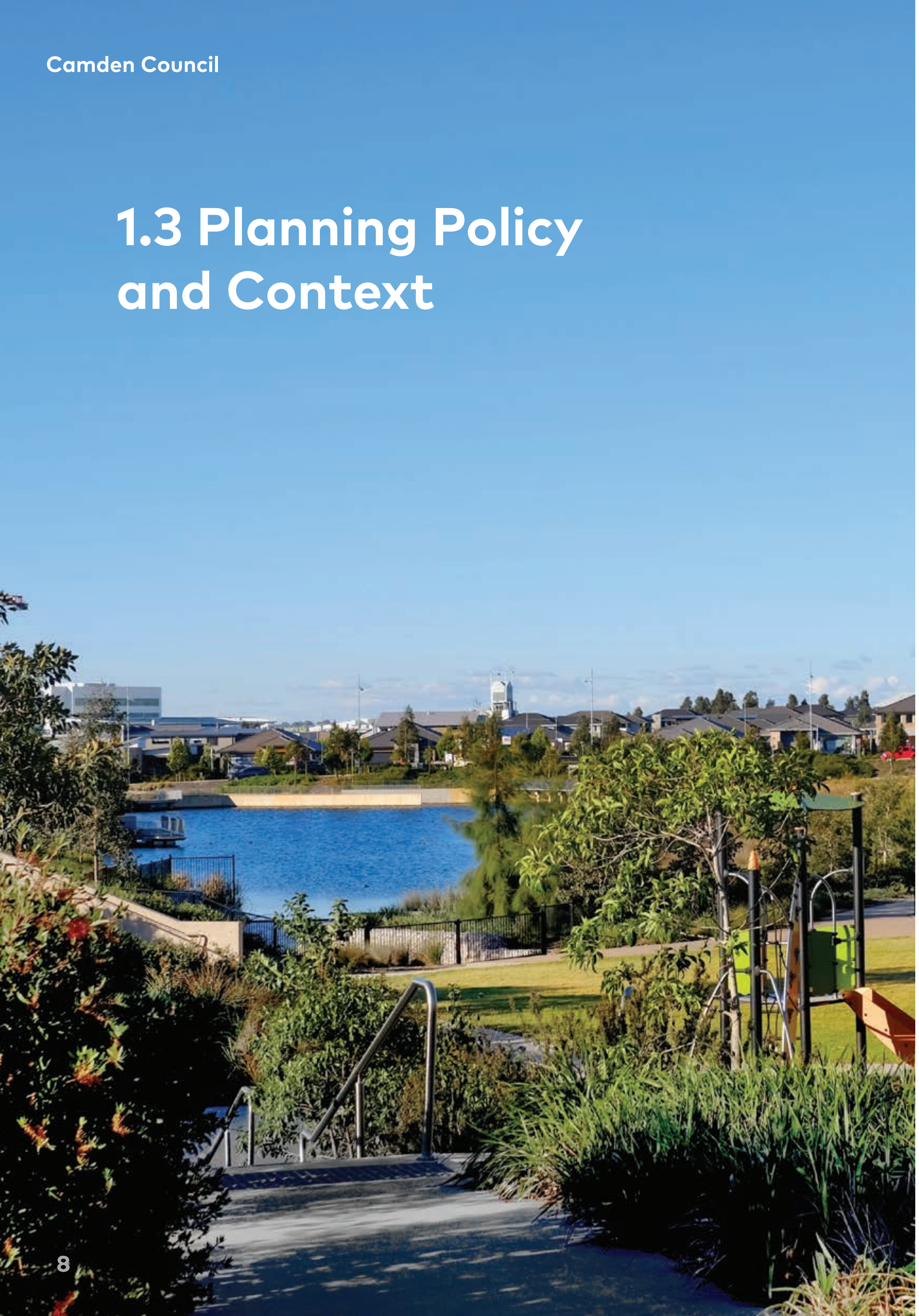
Camden Town Centre was established as part of the agricultural expansion of the early settlement of Sydney, being one of Sydney's oldest towns. The local community holds Camden Town Centre in high regard for its attractive streets, beautiful heritage buildings, and rural village feel. Oran Park is an establishing Town Centre that continues to grow and evolve. Leppington and Narellan have been identified as future retail and commercial hubs in the Camden LGA, with higher order strategic centres envisaged for these locations.

There are several major projects that could influence how the LGA will develop over the forthcoming years, including the Western Sydney Airport, the South West Rail Link Extension, the North South Rail Line, and the Outer Sydney Orbital.

In this context, the Camden LGA offers unique opportunities for population growth and urban development. Over the next 20 years (2016 to 2036), the Camden LGA is forecast to have the largest housing growth of any Metropolitan Sydney Council with a forecast demand for an additional 49,625 dwellings.

COVID-19

The LHS has been developed during the COVID-19 pandemic. It is anticipated that a complex interplay of economic and social factors will affect the supply and demand for housing in the Camden LGA in the short term. However, given the timing of the production of the evidence base, development of the LHS and the lack of available data, consideration of the impact of COVID-19 has been limited.



1.3 Planning Policy and Context

There are a range of state, regional and local strategic documents, as well as statutory and non-statutory planning policies that have informed the development of this Local Housing Strategy. Figure 1.1 outlines the hierarchy of the key plans, polices, and strategies.

1.3.1 State and Regional Planning Context

The Local Housing Strategy responds to the Greater Sydney Region Plan (Region Plan) and the Western City District Plan (District Plan).

The Region Plan and District Plan require Councils to develop a housing strategy to plan for greater housing supply and diversity with supportive infrastructure. These strategies are to address the delivery of the five year and 6-10 year housing supply targets, as well as capacity to contribute to the longer term 20 year strategic target for the District. The District Plan further requires each council to prepare an Affordable Rental Housing Target Scheme following development of implementation arrangements.

The state and regional planning context is summarised below.

Figure 1.1: Hierarchy of the key plans, planning polices, and strategies

Statutory Context	Details
Premier's Priorities	The Premier's Priorities represent a commitment to enhance the quality of life of residents in NSW. The Priorities will assist in the delivery of a strong economy and providing well-connected communities by improving housing affordability, creating jobs and building on local infrastructure.
Regional Planning Context	
Region Plan – Greater Sydney Region Plan	The Region Plan sets a 40 year vision and establishes a 20 year plan to manage growth in response to the changing context of social, economic and environmental matters across the region. The plan builds on a vision of three cities – The Eastern Harbour City, Central River City, and Western Parkland City, introduces the aspiration of a 30-minute city, and establishes 10 directions to guide future land use planning.
District Plan - Western City District Plan	The Camden LGA forms part of the Western Parkland City, supported by the Metropolitan Clusters of the Western Sydney Airport and Aerotropolis, Penrith, and Campbelltown-Macarthur. The District Plan is a blueprint for the coordination of land use and infrastructure in Sydney's third city over the next 20 to 40 years. The polycentric Western Parkland City will be strongly linked to the Aerotropolis, where the South Creek spine will be a defining spatial element. It is required to make provision for an additional 184,500 new dwellings (approximately 25% of Sydney's total growth) over the next 20 years (2016 to 2036).
The Western Sydney City Deal	The Western Sydney City Deal is an agreement between the Australian government, NSW government and eight Councils to develop the Western City over the next 20 years. Planning and Housing is one of the six commitments. Deliverables include the Western Sydney Planning Partnership (to achieve better outcomes in planning approvals), and a pilot Growth Infrastructure Compact (to match housing and infrastructure delivery). As part of the City Deal's Connectivity commitment, stage one of the North-South rail link (from St Marys to the Aerotropolis) is to open in 2026.
Transport for NSW – Future Transport 2056	Future Transport 2056 (Future Transport) provides a 40 year vision, direction and framework for future transport infrastructure within NSW to support the 30-minute city. Specifically, for the Camden LGA, Future Transport identifies the North South Rail Link that will connect the Western Sydney Airport and Campbelltown Macarthur (via Narellan).
Transport for NSW – Western Sydney Infrastructure Plan 2018	The Western Sydney Infrastructure Plan 2018 (WSIP) provides a long-term investment for delivering major infrastructure upgrades to Western Sydney. The WSIP includes upgrades to The Northern Road, Bringelly Road and Camden Valley Way to support the Western Sydney Airport.
Draft Western Sydney Aerotropolis Plan (WSAP)	The WSAP presents the NSW Government's vision for the Aerotropolis as Australia's next global gateway, with new jobs and places to learn situated within a cool, green and connected Parkland City. Key information provided in the WSAP includes: • planning principles for the Aerotropolis; • different land uses identified for each of the precincts; • the sequence that precincts will be developed; and • the infrastructure needed to support the development of the entire Aerotropolis.

State Legislation	Details
Environmental Planning and Assessment Act 1979	The *Environmental Planning and Assessment Act 1979* (EP&A Act) sets out the legislation in NSW relating to environmental planning and assessment. The EP&A Act underwent significant change on 1 March 2018 which included greater emphasis on strategic planning across NSW.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) aims to streamline development that is considered to have minimal environmental impacts. Works can either be carried through exempt or complying development to enable a faster approval and construction process. Regarding complying development, there are four key codes that enable a Principal Certifying Authority (PCA) to approve certain types of residential development, subject to compliance with relevant statutory controls, including: 1. Part 3 Housing Code applies to land not applicable under the Greenfields Housing Code or zoned for rural or environmental protection purposes. 2. Part 3A Rural Housing Code applies to land zoned for rural purposes or R5 Large Lot Residential. 3. Part 3B Low Rise Housing Diversity Code which sets development standards and permissibility for certain medium density housing types. 4. Part 3C Greenfield Housing Code relates to land zoned under the Growth Centres SEPP.
State Environmental Planning Policy (Affordable Rental Housing) 2009	The *State Environmental Planning Policy (Affordable Rental Housing) 2009* (ARH SEPP) was introduced to help facilitate an increase supply of affordable and social housing diversity. Housing types that fall under this policy include infill housing, secondary dwellings, boarding houses and group homes. The ARH SEPP is currently being reviewed, with the intention of incorporating this policy into a new Housing Diversity SEPP.
State Environmental Planning Policy No 65 – Design of Quality of Residential Flat Development	The *State Environmental Planning Policy No 65 – Design of Quality of Residential Flat Development* (SEPP 65) provides key objectives for residential flat buildings (RFBs) that contain three or more dwellings. SEPP 65 was introduced to help improve the overall design quality of RFBs in NSW.
State Environmental Planning Policy (Housing Seniors or People with a Disability) 2004	The *State Environmental Planning Policy (Housing Seniors or People with a Disability) 2004* (HSPD SEPP) was introduced to guide and encourage the delivery of housing that is appropriate for seniors and People with Disability (PwD). The HSPD SEPP aims to provide appropriate planning controls, site requirements and design principles to achieve a high quality-built form, that would better meet the needs of seniors and People with Disability. The HSPD SEPP is currently being reviewed, with the intention of incorporating this policy into a new Housing Diversity SEPP.

State Legislation	Details
State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)	The *State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)* (SEPP 70) applies to all Councils across NSW and enables the levy of contributions for the delivery of affordable rental housing. These requirements are subject to each council developing an Affordable Housing Contributions Scheme (AHCS), which will be subject to viability testing. This will be developed in collaboration with councils within the Western Parkland City and Blacktown Council.
State Environmental Planning Policy (Major Infrastructure Corridors) 2020	The *State Environmental Planning Policy (Major Infrastructure Corridors) 2020* identifies land that is to be protected for future transport or major infrastructure upgrades. Three corridors have been identified for protection under this policy, which includes the future North West Rail Line, South West Rail Link Extension and the Western Sydney Freight Line (Stage 1).
Draft State Environmental Planning Policy (Housing Diversity)	The aim of this draft SEPP is to deliver a planning framework to assist with the State's economic recovery in response to COVID-19. This will be achieved by consolidating existing housing related policies (ARH SEPP, HSPD SEPP and SEPP 70) into a single instrument, update planning provisions relating to boarding houses and Seniors Housing and develop policy to encourage the delivery of more social housing.
Special Infrastructure Contributions	Special Infrastructure Contributions (SIC) is an NSW Government initiative that seeks to cover some of the cost of infrastructure through developer contributions. A SIC is paid by the developer in Special Contributions Areas and only on new development such as residential subdivisions and industrial estates. The contribution rate is based on the share of infrastructure used by the development. SIC payments are usually implemented via a condition of consent for the approved development.
Section 7.11 Development Contributions	Section 7.11 of the *Environmental Planning and Assessment Act 1979* enables local Councils or other consent authorities to levy contributions for public amenities and services required for development. For the Camden LGA, the following residential Contribution Plans are currently in force: • Camden Contribution Plan 2011; • Camden Growth Centres Contribution Plan; • Catherine Field (Part) Precinct Contribution Plan; • Contribution Plan No.16 – Ellis Lane and Grasmere; • Contribution Plan No.18 – Harrington Park Release Area: Community & Recreation Facilities; and Oran Park and Turner Road Contribution Plan.
Government Architect for New South Wales Polices	
Draft Greener Places – Government Architect NSW	This draft strategy provides a design framework for the delivery of urban green infrastructure across NSW.
Better Placed – Government Architect NSW	Better Placed provides an integrated design policy for the built environment in NSW. It captures the aspiration and expectations for the places where we work, live and play.

1.3.2 Local Planning Context

The Community Strategic Plan (CSP) identifies the community's main priorities and aspirations to achieve a sustainable Camden LGA by 2040. This vision will be achieved through six (6) Directions. In particular, Direction 1: Actively Managing Camden LGA's Growth seeks to balance housing supply and diversity with protecting the environment, heritage, character, and rural lands of the LGA.

The Local Strategic Planning Statement (LSPS) is a 20 year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how the Camden LGA will change to meet the community's needs over the next 20 years. It is based around four (4) Priorities of: Infrastructure and Collaboration; Liveability; Productivity; and Sustainability.

The LSPS implements the strategic direction of the Region Plan and District Plan at the local level by setting clear local priorities for the jobs, homes, services and parks that the Camden LGA community will require over the next 20 years. Housing supply is a key theme within the Liveability Priority. Action 33 requires Council to develop a Local Housing Strategy to provide a vision and evaluate options for housing growth within the LGA, and Action 34 to investigate an Affordable Housing Strategy and Affordable Housing Contribution Scheme.

The local statutory planning and policy content is summarised below.

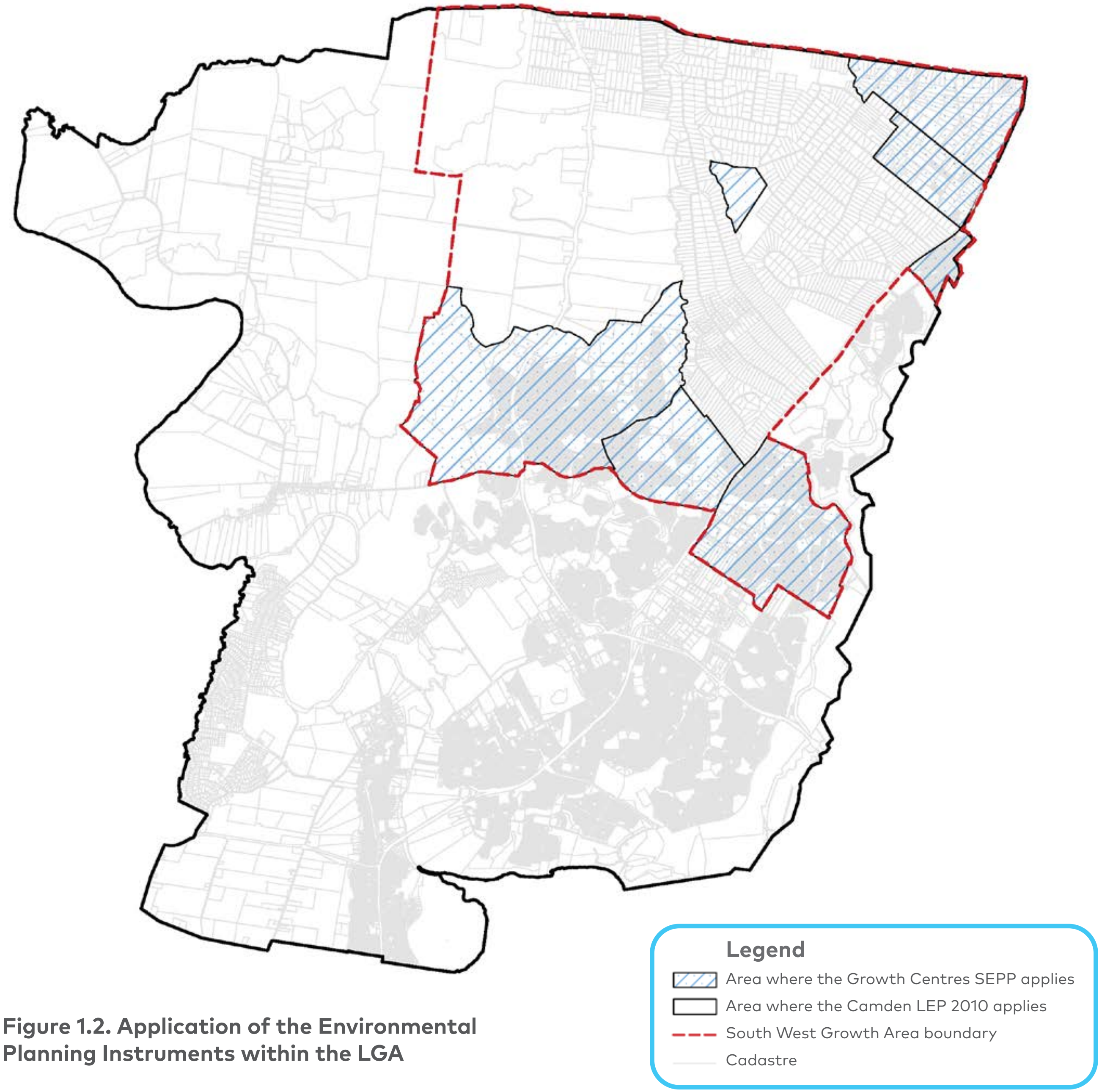


Figure 1.2. Application of the Environmental Planning Instruments within the LGA

Local Statutory Planning and Policy Context	
Camden Local Environmental Plan 2010	The Camden Local Environmental Plan 2010 (Camden LEP) is the primary legislative framework for land situated within the Camden LGA. Under the Camden LEP, there are three key residential zones, being: • R1 General Residential; • R2 Low Density Residential; and • R3 Medium Density Residential. These zones permit most residential uses including dwelling houses, dual occupancies, secondary dwellings, and semi-detached dwellings. Within B4 Mixed Use, R1 General Residential and R3 Medium Density Residential zoned areas, multi-dwelling housing is permissible with development consent. Residential flat buildings are permitted within development consent in the R1 General Residential and R3 Medium Density Residential zones whereas shop top housing is permissible with development consent in the B4 Mixed Use and B2 Local Centre zoned areas. There are other land use zones within the Camden LEP that may also permit residential dwellings, however, these tend to be subject to larger lots or zoned for rural and environmental protection purposes, including: • R5 Large Lot Residential; • RU1 Primary Production; • RU2 Rural Landscape; • RU4 Primary Production Small Lots; and • E4 Environmental Living.
Stage 1 LEP Review Amendment to the Camden Local Environmental Plan	On 26 June 2018, Council resolved to participate in the Accelerated LEP Review Program and accept up to $2.5 million from the State government to review the Camden LEP 2010. The LEP will be reviewed in two stages. The objective of the Stage 1 of the LEP review is to align the Camden LEP with the planning priorities and actions outlined in the Western City District Plan and the Camden Local Strategic Planning Statement (LSPS). The amendments include: • Introducing health-focused objectives into the relevant sections of the LEP; • Amending the RU1 Primary Production and RU2 Rural Landscape zone objectives to account for non-agricultural uses (including tourism uses) that are compatible with the agricultural, environmental and conservation values of the land; • Introducing eco-tourist facilities as a permitted use with consent in RU1 Primary Production and RU2 Rural Landscape zones; • Strengthening the objectives of the IN2 Light Industrial zone to manage land use conflicts; • Rezoning several sites owned by Sydney Water and used for water infrastructure to SP2 Infrastructure; and • Updating the heritage listing of St Johns Church Camden to reflect its listing on the State heritage register (in 2018) and correct a spelling error. Stage 2 of the LEP review will be undertaken following the completion of various strategies including this Local Housing Strategy, in addition to a Centres and Employment Land Strategy, Green and Blue Grid Analysis, Heritage Review, and Visual and Scenic Landscapes Study.

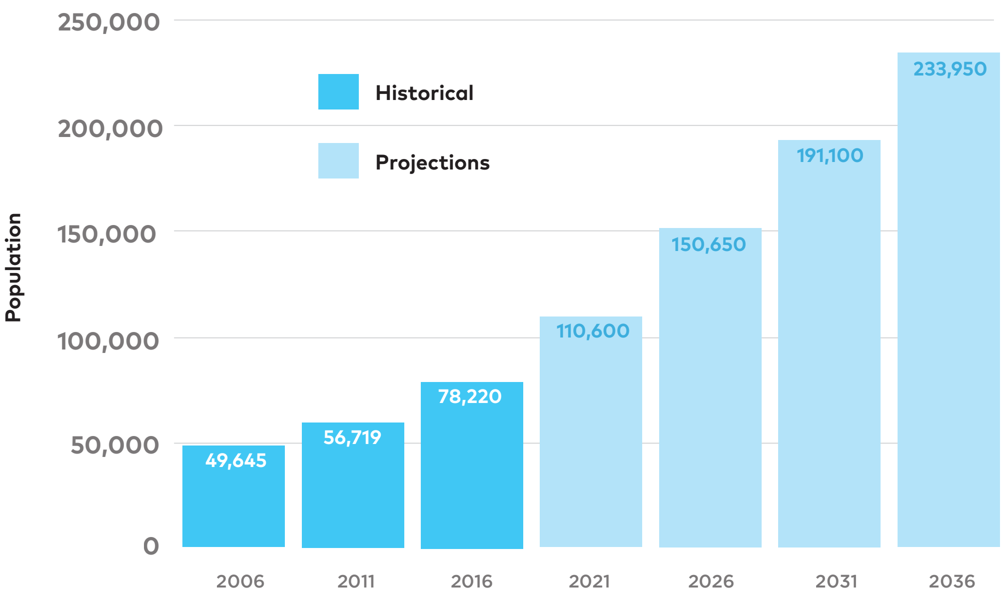
Local Statutory Planning and Policy Context *(Continued)*	
Camden Development Control Plan 2019	The Camden Development Control Plan 2019 (Camden DCP) is a detailed guideline to support the planning controls and permissible land uses for land subject to the Camden LEP. The DCP does not apply to land zoned under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) as they are subject to their own DCPs.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) is the legislative framework for land identified in the North West and South West Growth Centres. The Growth Centres SEPP provides land uses and associated planning controls that permit various development outcomes on land within the affected areas. In the Growth Centres SEPP, land within the Camden LGA falls under Appendix 1 Oran Park and Turner Road Precinct Plan and Appendix 9 Camden Growth Centres Precinct Plan.
Housing Diversity Package (2014)	The Housing Diversity Package was introduced by DPIE in response to changes to the housing market driven by demographic variation, affordability and lifestyle trends. It has subsequently informed housing policy, to include amendments to the Growth Centres SEPP and the associated Growth Centre Precinct Development Control Plans, along with the introduction of the Housing Choice and Affordability in Growth Areas Dwelling Diversity Guide. The proposal was placed on public exhibition from August to October 2013, with SEPP (Growth Centres) amended to reflect the updated controls in August 2014. Updated Development Control Plans were released in November 2016.
Turner Road Development Control Plan, as amended	The Turner Road Development Control Plan is a detailed guideline to support the applicable planning controls and permissible land uses for land subject to Appendix 1 Oran Park and Turner Road Precinct Plan of the Growth Centres SEPP. The Turner Road Development Control Plan only applies to land located within the Turner Road Precinct Plan.
Oran Park Development Control Plan, as amended	The Oran Park Development Control Plan is a detailed guideline to support the applicable planning controls and permissible land uses for land subject to Appendix 1 Oran Park and Turner Road Precinct Plan of the Growth Centres SEPP. The Oran Park Development Control Plan only applies to land located within the Oran Park Precinct Plan.
Camden Growth Centres Development Control Plan	The Camden Growth Centres Development Control Plan is a detailed guideline to support the applicable planning controls and permissible land uses subject to Appendix 9 Camden Growth Centre Precinct Plan of the Growth Centres SEPP. The Camden Growth Centres Development Control Plan applies to all land released in the SWGA that is not located within the Oran Park or Turner Road Precinct.

Council Strategies and Studies	
Camden Community Strategic Plan	The Community Strategic Plan (CSP) identifies the community's main priorities and aspirations to achieve a sustainable Camden LGA by 2040.
Local Strategic Planning Statement	The Local Strategic Planning Statement (LSPS) is a 20 year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how the Camden LGA will change to meet the community's needs over the next 20 years.
Rural Lands Strategy (2018)	The Camden Rural Lands Strategy guides land use planning on, and adjacent to, rural zoned land. It does not apply to land within the SWGA. The aim of this strategy is to ensure that rural lands within the Camden LGA are maintained and protected for future generations through the following key principles: 1. Protect Camden's remaining rural lands. 2. Retain Camden's valued scenic and cultural landscapes. 3. Provide certainty and avoid rural land fragmentation. 4. Minimise and manage rural land use conflict. 5. Enhance Camden's Rural Economy. 6. Minimise unplanned non-agricultural development. 7. Maximise opportunities for relocation of rural enterprises.
Camden Residential Strategy 2008	The Camden Residential Strategy was prepared to assist the preparation of residential development controls that aim to balance the provision of greater housing choice in the Camden LGA. The strategy aims to outline initiatives to manage growth, retain local character, increase diversity of housing and manage the transition from a predominate rural LGA to an urban one.
Local Biodiversity Strategy (2013)	Council's Local Biodiversity Strategy (2013) provides the framework for Council and the community to achieve the vision for biodiversity in Camden 2040: "*Camden is a place where the natural environment is protected and enhanced and contributes to a sustainable future for the place and its people*" Council is currently preparing a review of this strategy.
Heritage Report (2006)	In 2002, Tropman and Tropman Architects undertook a Heritage Study, which reviewed all Heritage Items and Heritage Conservation Areas (HCAs) within the Camden LGA. This study was updated by Council and renamed 'Heritage Report' in 2006. A review of this study is currently being prepared as part of the Stage 2 LEP review.
Camden Scenic and Cultural Landscape Study 1998	This study assessed the scenic and associated cultural heritage values of the Camden LGA. A review of this study is currently being prepared as part of the Stage 2 LEP review.

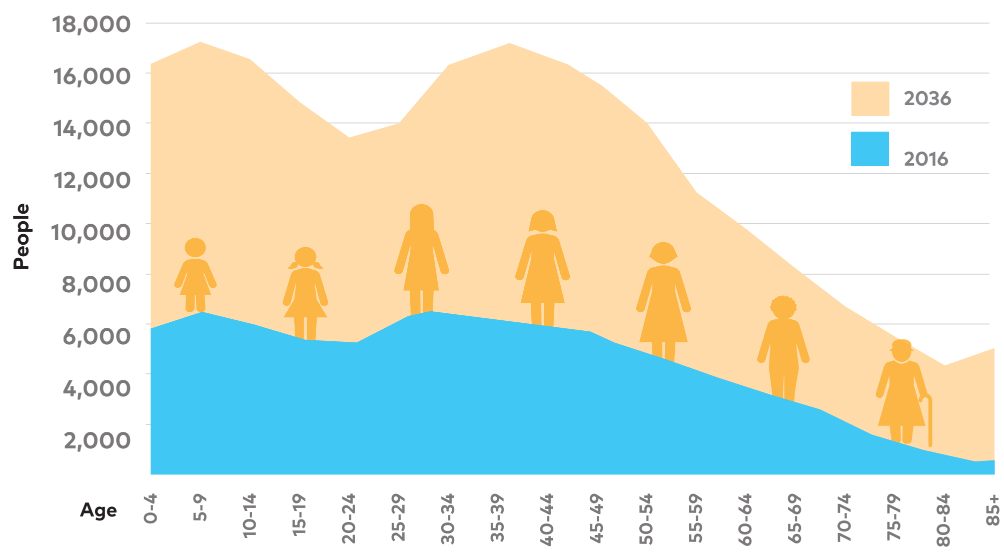
1.4 Camden LGA Snapshot

1.4.1 Demographics

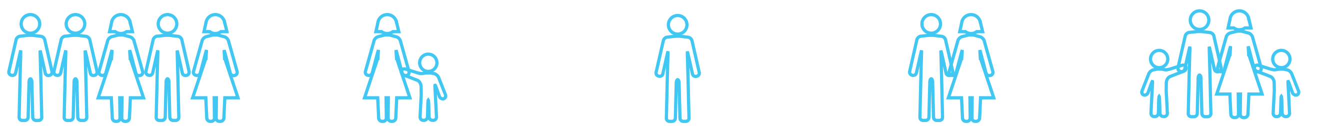
Population Growth (2006 to 2036)



Age Profile (2016 & 2036)

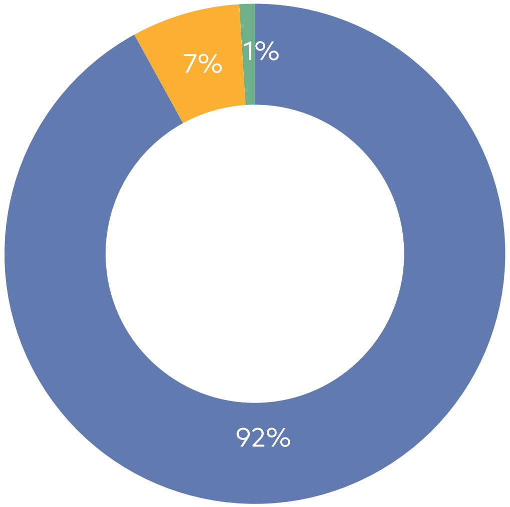


Projected Household Structure (2016 & 2036)



	Group	Single parent	Lone person	Couple only	Couple with children
2016 %	5.90%	10.60%	13.70%	23.50%	46.20%
2036 projected % change	↓	↑	↑	↑	↓

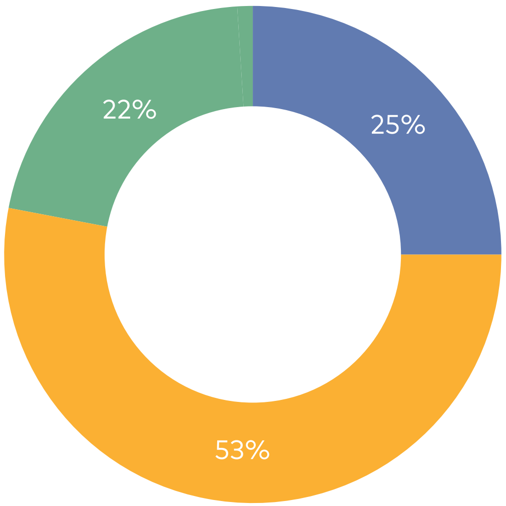
Housing Type (2016)



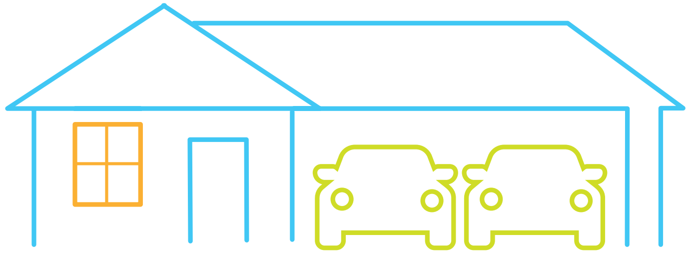
	Camden	Camden Trend*	Western City District
Detached house	92%	↓	81%
Semi or attached house	7%	↑	11%
Unit/Apartment	1%	↓	8%

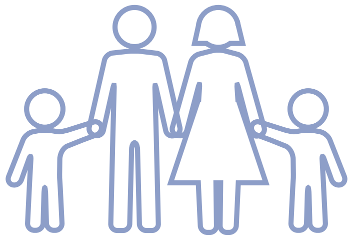
Tenure (2016)

	Camden	Camden Trend*	Western City District
Owned with a mortgage	53%	↑	41%
Owned outright	25%	↓	29%
Rented	22%	↑	30%



Household Statistics (2016)





2.99 average people per dwelling

3.70 average bedrooms per dwelling

2.05 average cars per household

Housing Growth (1996 to 2036)

1996 - 10,838 dwellings

2016 - 27,001 dwellings

2036 (forecast) - 76,626 dwellings

New Residents (net 2011-2016)

Young Adult (18-24) 5.64%

Retiree (65+) 6.73%

Mature Adult (45 - 64) 15.65%

Children & Youth (0-17) 22.65%

Adult (25-44) 49.33%

Forecast to have the largest housing growth (2016 to 2036) of any Metropolitan Sydney Council

1.4.2 Economy

Like many emerging urban areas, most jobs within the Camden LGA are in population serving industries that cater to the needs of residents, such as construction and retail. In the last 10 years, the LGA's local economy has grown at an average rate of 7.6% per annum.

The opening of the Western Sydney Airport (WSA) is set to change the current profile of the LGA by generating substantial economic activity, providing employment opportunities for the people across the Western Parkland City, and the potential location of supportive industries within the Camden LGA.

The District Plan identifies Leppington and Narellan as Strategic Centres due to their potential to provide a range of employment opportunities, including knowledge-intensive jobs. The LGA further benefits from two distinctive Town Centres - Camden Town Centre and Oran Park. Camden Town Centre is a regionally unique centre with a traditional small-town layout focused around a pedestrian-friendly high street. Oran Park is an establishing centre with a developing retail offering, civic precinct and emerging office floorspace. The Centres and Employment Land Strategy is being developed as part of Stage 2 of the LEP Review and will inform and guide the growth of the LGA's centres.

1.4.3 Movement and Transport

The Camden LGA has three major road networks: Camden Valley Way/ Camden Bypass; The Northern Road; and Bringelly Road. These are relied on as key access points to the wider Western City District and beyond. Although providing strong connections, congestion during peak periods has been identified as an ongoing challenge due to the pace of urban development. Upgrades have been identified for The Northern Road and Bringelly Road to improve connections and accessibility between newly established residential areas and the WSA and Aerotropolis. Works are anticipated to be completed in late 2020.

Employment Snapshot

The types of jobs in the LGA are distributed across the following industry categories:

- 44% Population Serving
- 21% Health and Education
- 19% Industrial
- 16% Knowledge Intensive
- The majority of Industrial jobs are located in Smeaton Grange
- Population Serving jobs are evenly distributed across the LGA
- Health and Education jobs are evenly distributed across the LGA, with a large cluster of Health jobs in and around Camden
- Camden and Narellan have the largest share of Knowledge Intensive jobs of any centre
- Employment within the Camden LGA is very dispersed. Nearly 50% of jobs are located outside of the key employment areas/ centres of Smeaton Grange, Narellan and Camden Town Centre

The LGA is currently poorly connected by public transport - whilst the North South Rail Line location has been identified and reserved there is no confirmed timing for delivery. The construction of rail is one of the most important and transformative infrastructure investments that the Camden LGA will experience over the next 20 years. In the interim, integrated transport options must be delivered to connect residents to other areas within the Western City District and Greater Sydney. The Western Sydney City Deal Commitment C2 identifies the need for the delivery of rapid bus services from the metropolitan centres of Penrith, Liverpool and Campbelltown to the Western Sydney Airport prior to its opening in 2026.

The use of Leppington Train Station by residents commuting to key employment areas across Greater Sydney continues to grow in demand. As part of the NSW Government's Commuter Car Park Program, Transport for NSW is delivering additional commuter car parking spaces at Leppington Station to support the use of this service. Major construction of the car park is due to commence in mid-2020.

1.4.4 External Influences

Western Sydney Airport and the Aerotropolis

Set to open in 2026, the Western Sydney Airport (WSA) will generate economic activity and provide employment opportunities for people in the Western Sydney region. It is anticipated this will reshape the Western Sydney economy and attract businesses across aerospace and defence, manufacturing and freight and logistics. The WSA is expected to deliver up to 3,200 jobs during construction and around 9,000 airport jobs during operation over the next 20 years. This will include direct and indirect jobs in manufacturing; retail and professional, and scientific and technical services. This growth will create substantial employment opportunities across the Western City and increase the demand for affordable high-quality diverse housing within the Camden LGA.

Metropolitan Cluster of Campbelltown - Macarthur

The emerging Aerotropolis will strengthen the Metropolitan Clusters between Penrith, Liverpool and Campbelltown-Macarthur through the delivery of jobs, services and connectivity between strategic centres. The Campbelltown-Macarthur Metropolitan Cluster contains a range of health, education and retail facilities located in proximity to the M5 motorway and the train stations of Campbelltown and Macarthur. The area has capacity to grow and capitalise on the existing commercial and retail precinct (around the Campbelltown CBD), educational facilities including Western Sydney University and Campbelltown TAFE, as well as the Campbelltown Hospital. It is anticipated that this Metropolitan Cluster will have a significant influence on housing demand and supply within the Camden LGA.

1.4.5 Rural Lands, Character and Heritage

Camden has historically been known as a highly productive rural region and forms part of Greater Sydney's Metropolitan Rural Area (MRA); the non-urban areas of Sydney as identified in Figure 1.3. The MRA encompasses the western edge of the LGA through Bringelly, the Cobbitty Hills (including Cobbitty Rural Village), through to Razorback. Managing this urban-rural interface will be a key challenge for Council.

The Scenic Hills on the eastern boundary of the LGA also form part of the MRA. Significant view corridors transcend the LGA boundaries of Wollondilly Shire to the west, providing direct views to Camden Town Centre and the Nepean River. A Visual and Scenic Landscapes Study is being prepared as part of the Stage 2 LEP review and will inform planning policy and controls to protect these unique scenic and heritage values.

The LGA's heritage is an important component of local identity. Under the State and Local Heritage Inventory, there are numerous sites that are either identified as a Heritage Item or are located within a Heritage Conservation Area. Council is currently undertaking a non-indigenous Heritage Review across the LGA to ensure heritage is effectively managed into the future.

Council acknowledges Aboriginal people as the traditional custodians of Camden's land and recognises their spiritual and cultural connection to the land. This connection long pre-dates European settlement, and despite modification of the land through urban development, many places of significance are set to remain. By collaboratively working with Tharawal Local Aboriginal Land Council, Council will ensure these values are protected.

Over the next 20 years, Council will continue to plan for new homes, jobs and services for an additional 140,000 people, whilst protecting and enhancing Camden's distinctive local character, heritage and cultural values.

1.4.6 Environment

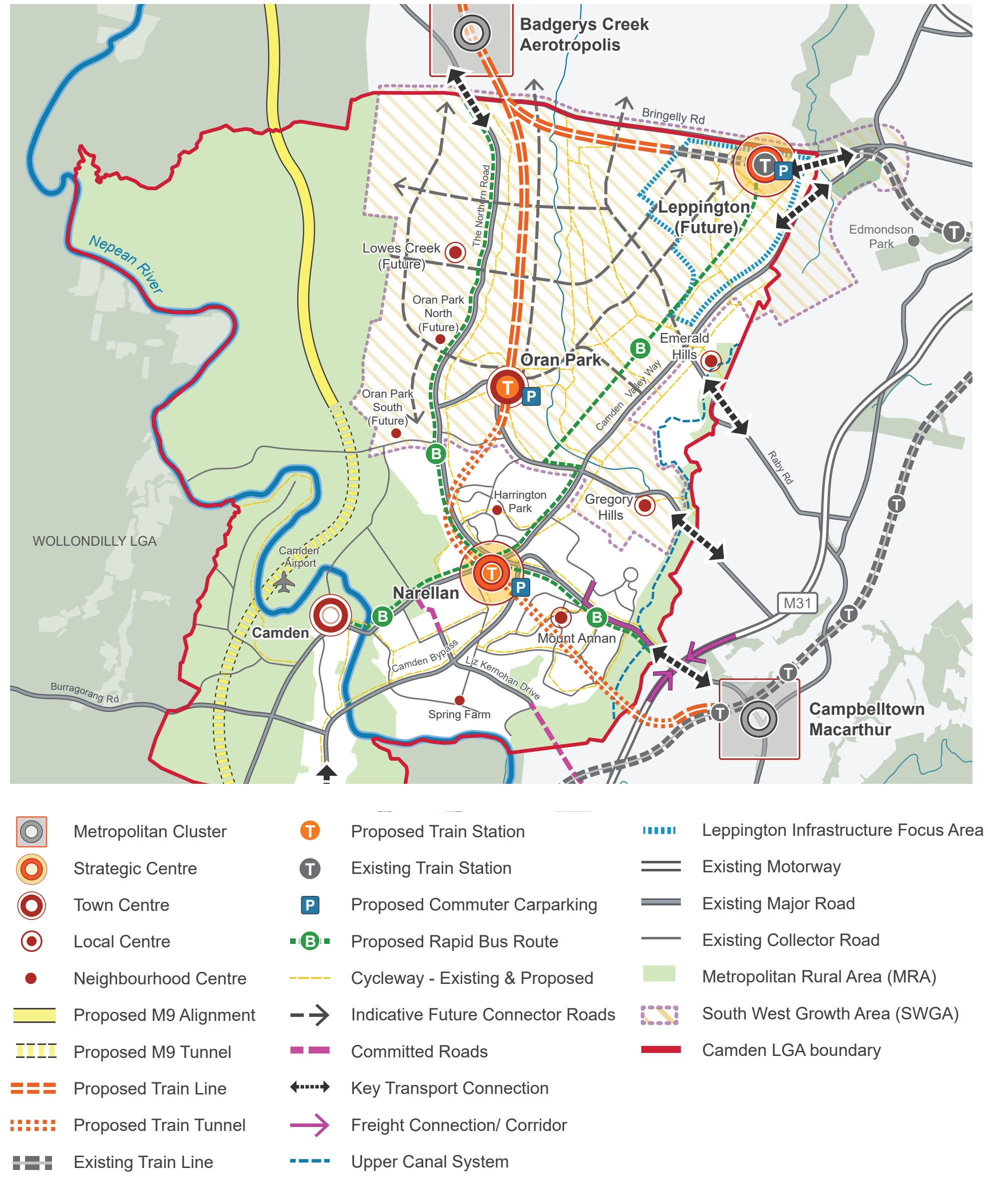
Camden lies within the Cumberland Plain, and has rich Nepean River flats and undulating Wianamatta Shale hills. The main vegetation community is Cumberland Plain Woodland which is a Critically Endangered Ecological Community under the Commonwealth Environment Protection and Biodiversity Act 1999 and the NSW Biodiversity Conservation Act 2016.

Vegetation clearing as a result of agriculture and urban development has had an impact on biodiversity in the LGA. In 2013, 10% of land was remnant woodland, with most endangered ecological communities located on private land. The Local Biodiversity Strategy (2013) provides a clear and practical approach to guide future management of biodiversity. Council is currently preparing a review of this strategy.

Significant waterways flow through the Camden LGA, including the Nepean River, South Creek and Kemps Creek. These waterways contribute to the natural system that cools and greens the LGA - their long term protection has been identified as a key priority for Council.

The Green and Blue Grid is a network of open space which includes parks, playing fields, urban tree canopy, bushland, creeks, lakes and rivers. The Camden Green and Blue Grid will contribute to a connected grid of open space across Sydney and will feed into District-scale projects.

Figure 1.3 Camden Structure Plan (Camden LSPS, 2020)



1.5 Housing Vision

In 2040, the Camden LGA is renowned as an inclusive, liveable, community-focused and environmentally resilient place. Within the LGA, people will be able to access a range of affordable high-quality homes across the housing continuum. Housing supply is sequenced to align with infrastructure and is diverse, catering for the changing needs and preferences of our community.

Higher density housing is focused around vibrant and walkable centres, supporting a 30-minute Western Parkland City that is well serviced by sustainable transport, both within the Camden LGA and surrounding areas to include the Aerotropolis. Pedestrian and cycle networks are well established and highly connected, encouraging an active and healthy lifestyle for residents. Open space is high quality and easily accessible, with urban tree canopy contributing to natural amenity and green cover.

Housing growth in the established areas is incremental, supported by infrastructure and preserves character. Camden LGA's visual, scenic and heritage values are celebrated, and the rural lands are protected from the impacts of urban development.

SECTION 2: The Evidence

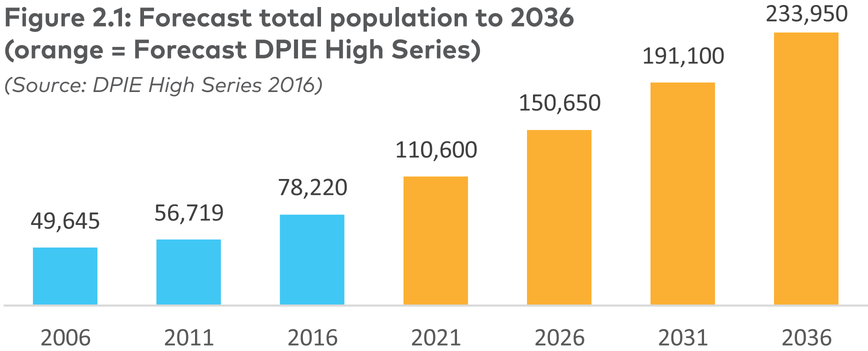
2.1 Demographic Overview

2.1.1 High Population Growth

The population of the Camden LGA is forecast to increase threefold over the next 20 years and grow from 78,220 in 2016 to 233,950 by 2036 (Figure 2.1).

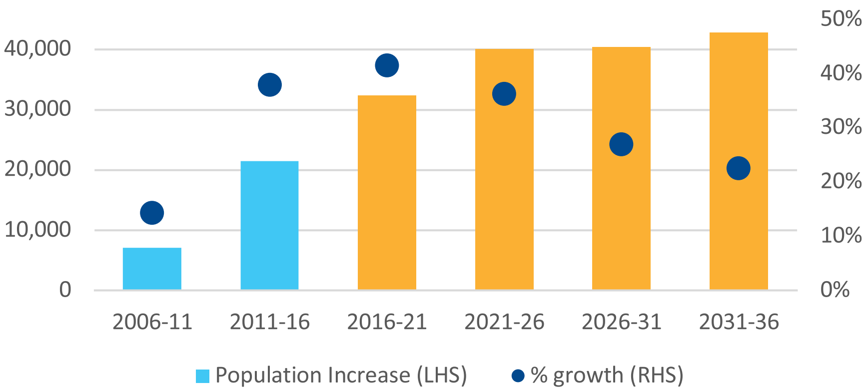
Figure 2.1: Forecast total population to 2036 (orange = Forecast DPIE High Series)

(Source: DPIE High Series 2016)



The LGA's population grew by 21,501 between 2011-2016 and is forecast to increase by approximately 40,000 people every 5 years from 2021 (Figure 2.2).

Figure 2.2: Inter-Census population growth (orange = DPIE Forecast)



(Source: DPIE High Series 2016; Council calculations)

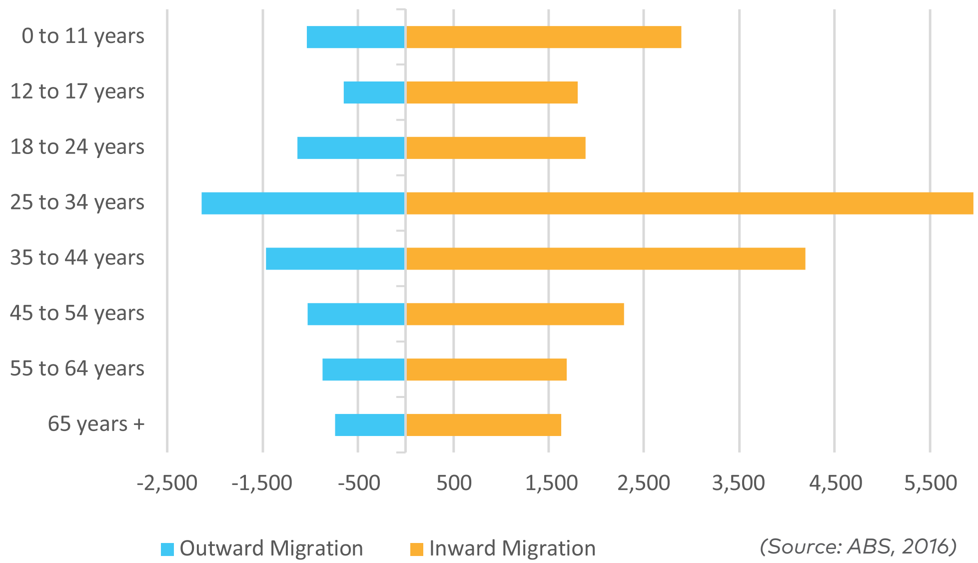
2.1.2 Moving to Camden

The Camden LGA housing market is primarily driven by inward migration (people moving into the LGA). Figure 2.3 outlines that the highest percentage of the 2011 – 2016 net population increase is from the 25 to 34 year old age group.

In addition, 23% of the net increase in population is from age groups that generally have smaller households - young adults and those approaching, or in, retirement age.

There has been net migration increase (more people moving to the LGA than moving away) across all age groups, implying the LGA is seen as an attractive place to move to for people in all life stages.

Figure 2.3: Inward and outward migration by age group (2011 – 2016)



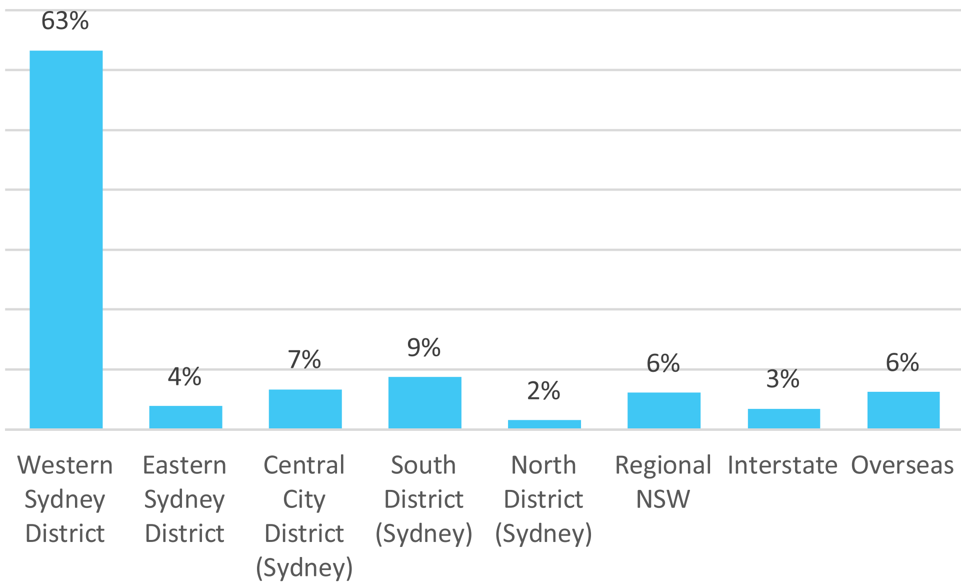
(Source: ABS, 2016)

In general, the demand for new housing in the LGA originates from people already living in the Western City District. This reflects the general Greater Sydney trend that when people move, they prefer to stay close to existing social networks.

Between 2011 and 2016, 63% of new residents moved to the Camden LGA from the Western City District, including 46% of new residents moving from the adjoining LGAs of Campbelltown and Liverpool (Figure 2.4).

Overall, 85% of new residents moved from within Greater Sydney, 6% from regional NSW, 3% Interstate and 6% from Overseas.

Figure 2.4: Source of Camden inward migration (2011 – 2016)



(Source: ABS, 2016; Council calculations)

2.1.3 Age Structure

The Camden LGA has a younger age makeup than Greater Sydney, with a large percentage of residents in the family age group (parents and children) and 74.2% of residents under the age of 50 (Table 2.1).

The difference in age structure compared to Greater Sydney is most pronounced at the two ends of the age spectrum – the Camden LGA has proportionally more children and the Greater Sydney more retirees and seniors. In the middle age brackets, the Camden LGA has slightly more parents and homebuilders (35-49) and slightly fewer young adults (18-34).

Table 2.1: Camden LGA and Greater Sydney age structure

Age group (years)	Number	2011 - 16 Change	% - Camden	% - Greater Sydney
Babies and pre-schoolers (0 to 4)	6,552	+1,975	8.4	6.4
Primary schoolers (5 to 11)	8,697	+2,249	11.1	8.8
Secondary schoolers (12 to 17)	6,705	+1,348	8.6	6.9
Tertiary education and independence (18 to 24)	6,945	+1,813	8.9	9.6
Young workforce (25 to 34)	11,903	+4,428	15.2	16.1
Parents and homebuilders (35 to 49)	17,200	+4,087	22.0	21.1
Older workers and pre-retirees (50 to 59)	8,560	+2,069	10.9	12.2
Empty nesters and retirees (60 to 69)	6,383	+2,001	8.2	9.5
Seniors (70 to 84)	4,305	+1,328	5.5	7.5
Elderly aged (85 and over)	980	+212	1.3	2.0
Total	**78,230**	**+21,510**	**100.0**	**100.0**

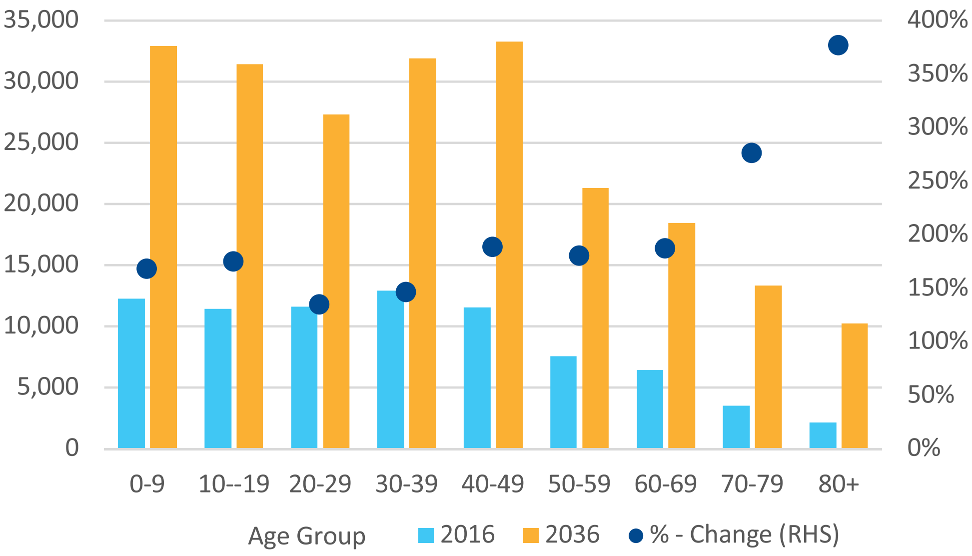
2.1.4 Ageing Population

Despite the trend of ongoing inward migration of young families, as suburbs and households mature, the population of the Camden LGA will age, and the elderly population will grow.

Between 2016 and 2036, the number of residents aged 70-79 is forecast to increase from 3,550 to 13,350 and for residents 80+ increase from 2,150 to 10,250 (Figure 2.5). Combined these age groups will make up 10% of the future population.

Due to the higher number of retirees in the established suburbs of the Camden LGA, the rate of relative growth for older age groups is much higher than younger households. Residents aged 70-79 are forecast to increase by 276% and those 80+ by 377%.

Figure 2.5: Forecast Camden LGA population growth by age group (2016 & 2036)



(Source: DPIE, 2016; Council calculations)

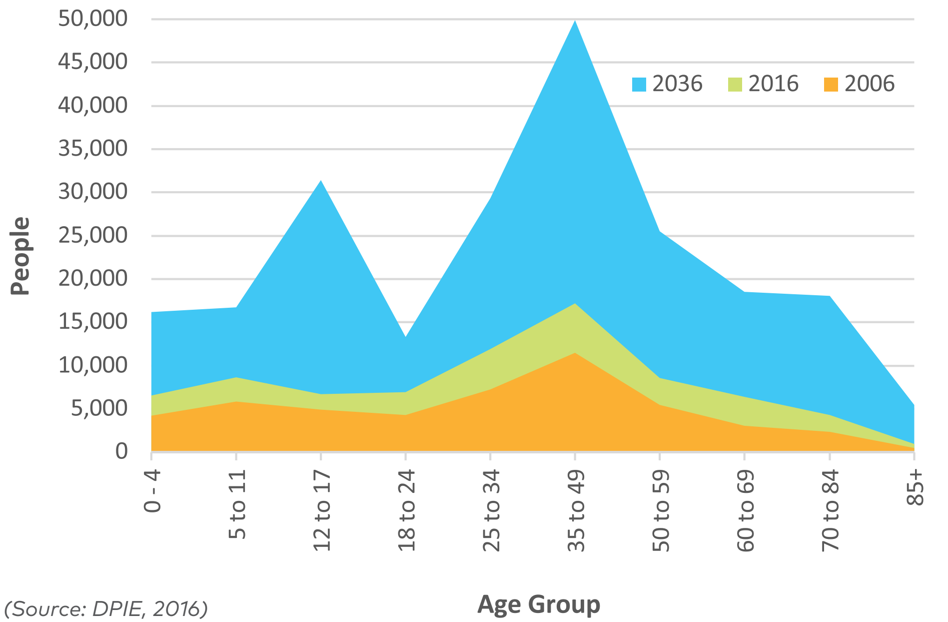
Between 2006 and 2016 the Camden LGA's age groups have followed the same trajectory, however, the inward migration of younger households has kept the LGA's age profile relatively 'young'.

In 2036, Camden LGA's age structure is forecast to mirror its current makeup, except with noticeable peaks in three age groups: 12 to 17; 35 to 49; and residents over the age of 60 (Figure 2.6)

It could be assumed that the growth in residents aged 35 to 49 and 12 to 17 represents young couples and parents ageing with children. This will continue the dominance of family households in the Camden LGA.

Significantly, residents over the age of 60 will increase in aggregate and percentage terms, resulting in an 'older' age profile for the LGA - increasing the demand for certain types of housing and infrastructure.

Figure 2.6: Camden LGA age structure – 2006, 2016 and 2036 (DPIE forecast)



(Source: DPIE, 2016)

2.1.5 Household Tenure

At 73.6%, home ownership either through a mortgage or outright, is the dominant tenure type in the Camden LGA (Table 2.2). Although this has been trending down between 2011-2016, it is substantially above the Greater Sydney home ownership rate of 59.2%.

Private renting grew from 15.9% to 18.3% of households between 2011 and 2016: the largest increase of any tenure in this period. Whilst this is still below the levels recorded in Greater Sydney, private renting households are a growing cohort within the Camden LGA.

Table 2.2: Household tenure Camden LGA 2011 & 2016; Greater Sydney 2016

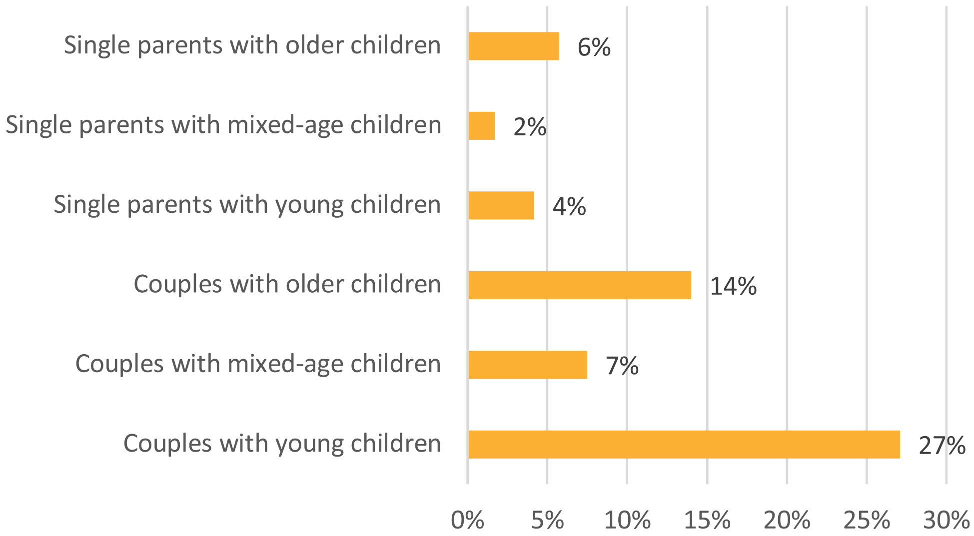
Tenure type	Camden LGA Households	Camden LGA 2016 %	Greater Sydney 2016 %	Camden LGA 2011 %
Fully owned	5,861	23.4	27.7	25.5
Mortgage	12,554	50.2	31.5	51.2
Renting - Total	5,044	20.2	32.6	18.4
Renting – Social or affordable housing	440	1.6	4.6	2.1
Renting - Private	4,585	18.3	27.6	15.9
Renting - Not stated	19	0.3	0.4	0.3
Other tenure type	240	1.0	0.8	0.9
Not stated	1,323	5.3	7.4	4.1

2.1.6 Household Types

In 2016, 14,334 households had children, which is 60% of all households. 48% of all households are couples with children, 10% higher than Greater Sydney, with the dominant household type being couples with young children at 27% of all households. Single parent households make up 12% of households, with 4% being single parents with young children (Figure 2.7).

At the other end of the age spectrum, there are 8,662 households that at the next census (in 2021) will have at least one child that will be aged over 20, an age where they may be looking to live independently.

Figure 2.7: Household type with children (2016)[1]



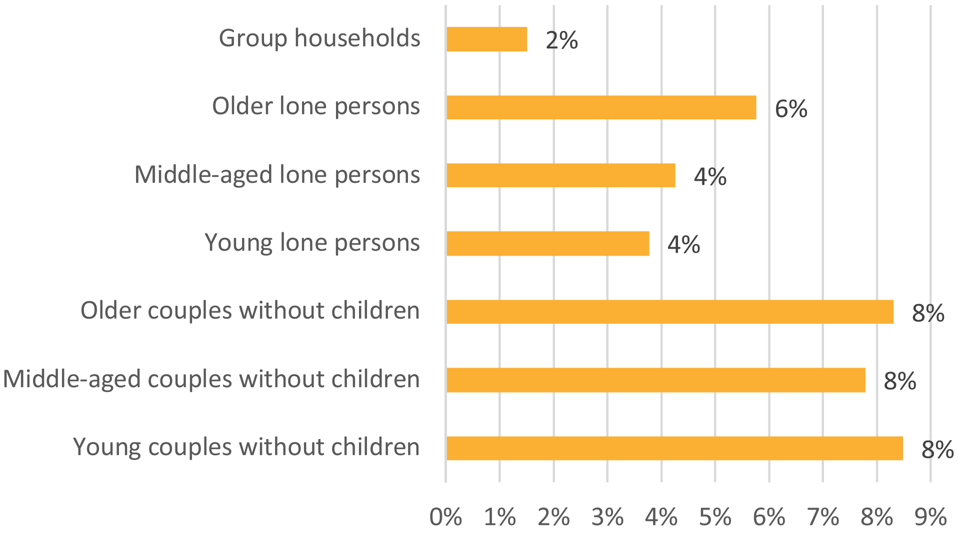
(Source: ABS, 2016)

1. ***Young children***: *under 15;* ***Mixed age children***: *One or more under 15 and one or more over 15;* ***Older children***: *aged 15 and over*

In 2016, 9,521 households do not have children, which is 40% of all households, an increase of 2,275 since 2011. Couple households without children are quite evenly distributed across different life stages and are generally in line with Greater Sydney levels (Figure 2.8).

Lone person households have decreased 1% since 2011 to 13% of all households, which is 7% lower than Greater Sydney. The Camden LGA has a lower percentage of lone person households in all life stages than Greater Sydney, but this is most pronounced in the older lone person cohort. Whilst the proportion of lone person households has decreased, the absolute number is still growing strongly, increasing by 704 households between 2011 and 2016.

Figure 2.8: Household type without children (2016)[2]



(Source: ABS, 2016)

*2. **Young**: Aged 15-44; **Middle-aged**: Aged 45-64; **Older**: Aged 65 and over.*

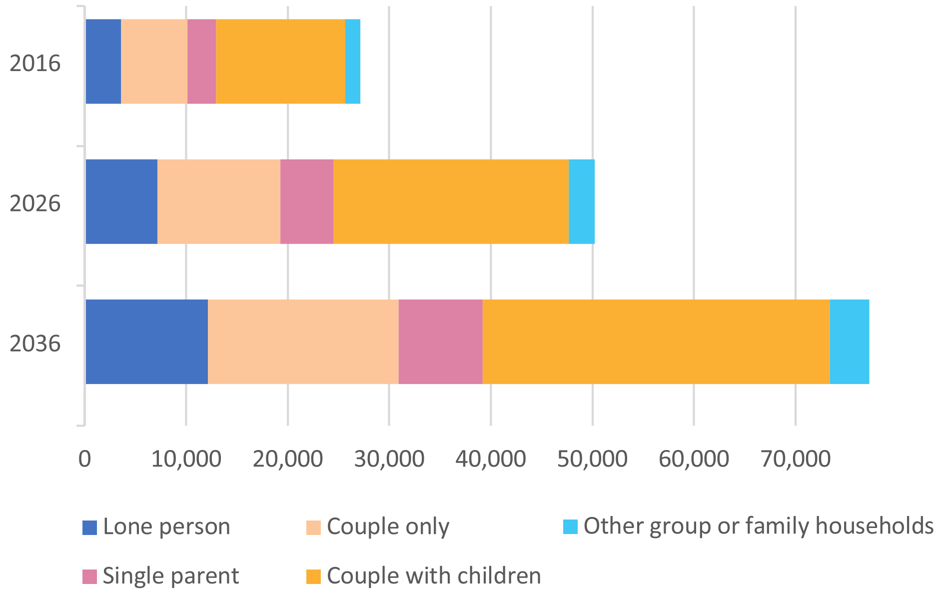
2.1.7 Forecast Household Type

Between 2016 and 2036, the number of households is forecast to increase by approximately 50,000. Figure 2.9 outlines that the 2036 household mix will be similar to 2016, with couple with children households forecast to be the dominant household type.

Despite the forecast dominance of family households, there is a comparatively large increase in smaller households such as lone person, couple only and single parent, which are forecast to increase from 48% of households in 2016 to 51% in 2036.

This increase in smaller households will likely drive demand for diverse, accessible and smaller housing types.

Figure 2.9: Forecast household type – 2016, 2026 & 2036



(Source: DPIE, 2016)

2.1.8 Household Size

The number of people living in each dwelling is largely determined by the life cycle of the household, but is also affected by house prices, housing availability, cultural preferences and a range of other socio-economic factors.

Due to the ageing population, it is forecast that average household sizes will decrease over time. However, between 2011 and 2016 the average household size increased from 2.93 to 2.99. In addition to general demographic trends, the increase in larger households could be driven by the lack of affordable housing options. This can result in larger household sizes in order to manage housing costs, such as: young adults living longer in the family house; multi-generational households; or group households.

Table 2.3 details how the average household size varies for different household types. The respective average household sizes of 4.02 and 2.94 for couple families and one parent families would generally indicate the presence of two children in addition to parents or a parent. The group household average size is 2.16, suggesting most share households have only two people. The other family household, which includes multi-generational families, has an average size of 4.89, representing the largest household type.

Table 2.3: Camden LGA household size by household type (2016)

Household type	People per dwelling
Couple family with no children	2.17
Couple family with children	4.02
One parent family	2.94
Other family	4.89
Lone person household	1
Group household	2.18

Table 2.4 outlines household size by dwelling type and demonstrates that detached dwellings have the largest household size of 3.16, followed by attached dwellings with 2.04 and apartments with 1.33. There has been a noticeable increase in the household size of those living in attached dwellings, which could indicate a shift from smaller to larger households considering attached dwellings as suitable housing option.

Table 2.4: Camden LGA household size by dwelling type (2016)

Dwelling type	People per dwelling	
	2006	2016
Separate house	3.12	3.16
Attached dwelling	1.69	2.04
Flat or apartment	1.33	1.33

2.1.9 Household and Individual Income

The median annual income in the Camden LGA has increased by 3.8% p.a. since 2006 to $42,692. This is 14% higher than Greater Sydney. The median household income in the LGA is $106,444, which is 17% higher than Greater Sydney (Table 2.5). However, as illustrated in Figure 2.10, there is more of a variance in individual income between the LGA and Greater Sydney. This could indicate a greater dominance of two-income families in the Camden LGA.

There is a higher percentage of middle-income earners in the Camden LGA than Greater Sydney, with 24% and 29% of the LGA's resident workers in the medium lowest and medium highest quartiles respectively.

Figure 2.10: Individual income quartiles Camden LGA and Greater Sydney

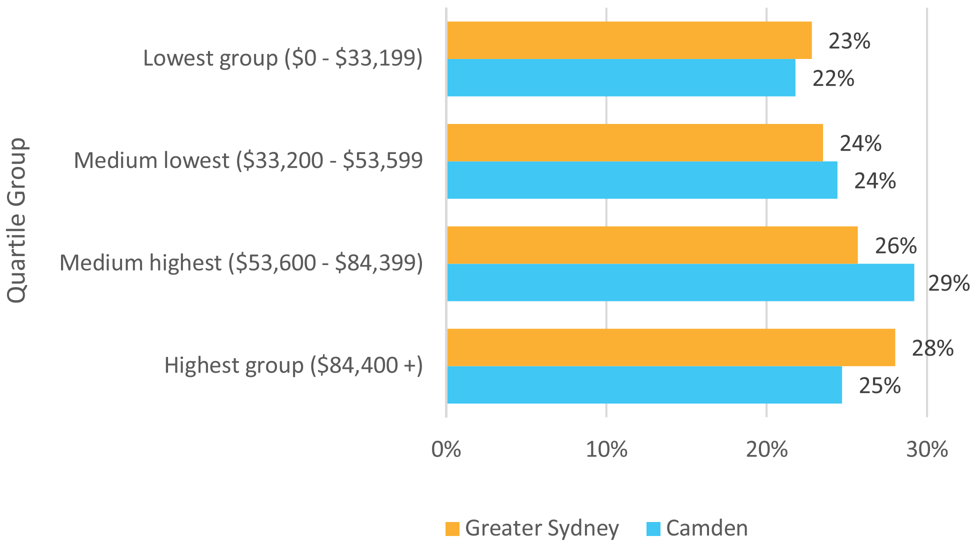


Table 2.5: Camden LGA and Greater Sydney median individual and household income

	Median Individual Income	Median Household Income
Camden	$42,692	$106,444
Greater Sydney	$37,388	$91,000

2.1.10 Camden Housing Profile

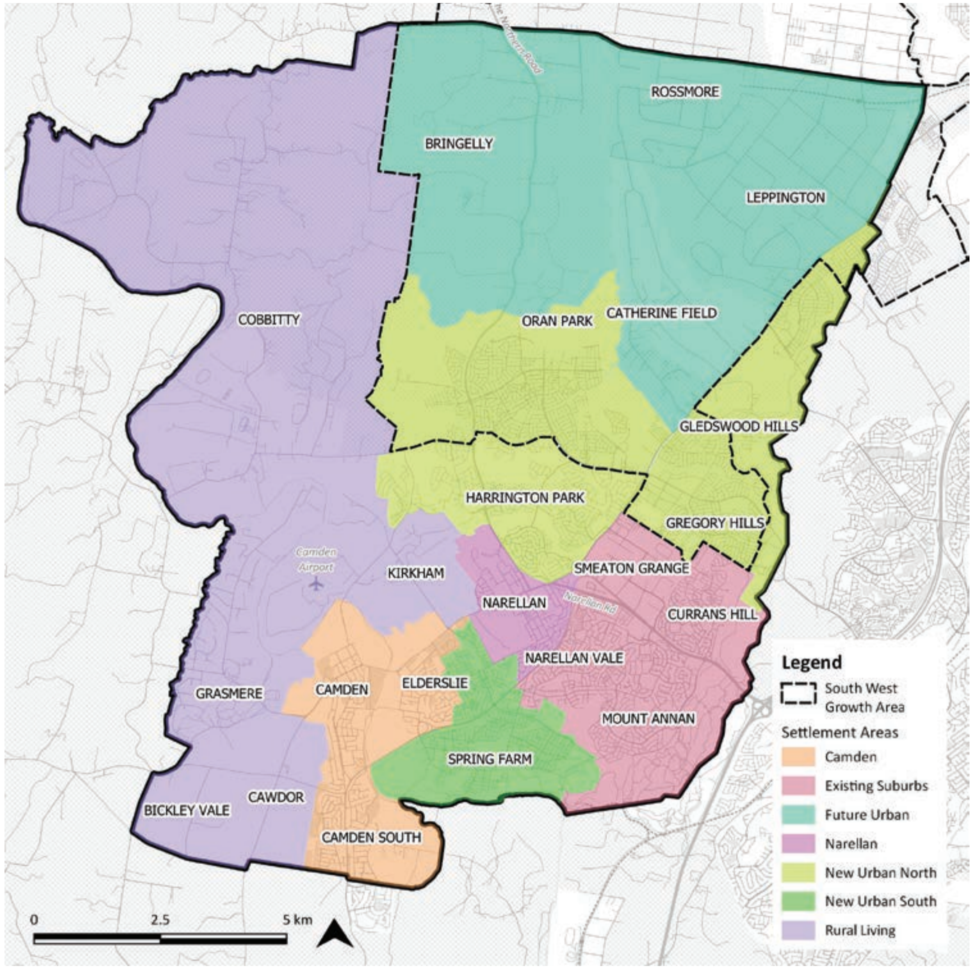
To assist in planning future housing, the Camden LGA has been categorised into 'Settlement Areas' as outlined in Table 2.6 and Figure 2.11. This categorisation allows the grouping of areas that share similar characteristics, such as: age of housing stock; character; geography; and development dynamics. This enables the trends and capacity for growth to be identified and analysed more effectively.

This section introduces the Settlement Areas and includes a range of key housing metrics from the 2016 Census. It provides a profile of the housing preferences, demographics and character to provide a snapshot of the housing and demographic makeup within the LGA.

Table 2.6: Settlement Areas and Environmental Planning Instrument

Camden	
Camden; Camden South; Elderslie (R2 zone)	LEP
Existing Suburbs	
Narellan Vale; Mount Annan; Currans Hill	LEP
Narellan	
Narellan	LEP
Rural Living	
Kirkham; Grasmere; Cawdor; Bickley Vale; Cobbitty	LEP
New Urban South	
Spring Farm; Elderslie (R1 zone)	LEP
New Urban North	
Harrington Park	LEP
Oran Park; Catherine Field (part); Cobbitty (R1 zone)	SEPP
Gregory Hills; Leppington (part)	SEPP; LEP
Future Urban	
Leppington	SEPP; LEP
Catherine Field (part); Rossmore; Bringelly	LEP

Figure 2.11: Camden LGA Settlement Area Map



Settlement Area	Families with children & couple only or lone person[3]	Population/ Dwellings & 2011-16 Growth	Detached Houses & Attached or Flat	Household Size & 2+ bedrooms spare	Area Description
Camden	46% 49%	12,246 / 4,709 3% / 2%	85% 15%	2.79 50%	Oldest area in the LGA with heritage and inter-war housing in and around Camden Town Centre. Located in the southern part of the LGA, with the highest percentage of couple only and lone person households and attached dwellings and apartments in the LGA. 
Existing Suburbs	66% 32%	24,358 / 7,827 7% / 6%	94% 6%	3.22 54%	Primarily detached housing in established suburbs in the south-eastern part of the LGA. Accommodates the highest percentage of families with children in the LGA, with low housing and population growth. 
Future Urban	50% 39%	5,697 / 1,881 22% / 25%	98% 2%	3.22 46%	Significant land use change planned through the release and rezoning of the SWGA. At present, a predominantly small and large lot agricultural area located in the northern part of the LGA. Lowest proportion of dwellings with 2+ bedrooms spare. 
Narellan	50% 43%	3,630 / 1,382 4% / 7%	89% 11%	2.73 52%	Located centrally in the LGA around the centre of Narellen with the highest percentage of one parent families. Predominantly detached housing with limited attached dwellings around the Town Centre. 
New Urban North	62% 32%	20,795 / 6,472 166% / 171%	98% 2%	3.32 65%	The growing and evolving suburbs of State Government and Council led land release precincts. Comprising mainly of detached housing. Has the largest average household size and the highest proportion of dwellings with 2+ bedrooms spare. 
New Urban South	60% 34%	5,664 / 2,025 376% / 297%	91% 9%	2.90 62%	Council led land release areas in the south of the LGA. Largest growth between 2011-16 and suburbs now maturing with mainly families with children and detached housing but increasing presence of attached housing. 
Rural Living	46% 48%	5,633 / 1,872 17% / 15%	85% 15%	3.19 58%	Outside of the SWGA. Mainly housing in a rural lifestyle setting or primary agricultural production properties on large land parcels.. The recent growth of Seniors Housing estates has diversified the established housing stock. 

3. Will not equal 100% as 'Group' and 'Other Household' types are not included

2.1.11 Housing Preference

People's housing preference does not always match availability and what they can afford. The difference between housing aspirations (what people ideally want) and expressed demand (where people choose to live) requires acknowledgement of various factors including financing, land availability, planning controls, infrastructure and higher demand in areas near centres, jobs or services. People often need to make trade-offs, usually related to affordability, suitability, as well as by what type of housing they want to live in.

Whilst there are small variations across the Settlement Areas, most household types live in detached dwellings (92%). The Settlement Areas with the highest percentage of attached dwellings and units are Camden (15%) and Narellan (11%). Both have good surrounding amenity in terms of access to services and are home to an older cohort of residents with smaller household sizes. Of the new land release Settlement Areas, New Urban South has the highest percentage of attached dwellings (9%).

Lone person households have the highest rates of occupancy of attached dwellings and apartments followed by one parent family households. Housing supply and locational factors have a large effect on the rate at which smaller households live in non-detached dwellings. For example, in the Camden Settlement Area 40% of lone person households live in non-detached housing, whilst in New Urban North this figure is only 9%.

Between 2011 and 2016 there was an increase in the proportion of all household types living in attached dwellings. There was little change in housing occupancy patterns for couples with children, the most common household type in the LGA, who mostly favour detached dwellings, with a small increase in the proportion of couples with children living in attached dwellings in Narellan and the New Urban South area.

A noteworthy difference in expressed demand between New Urban South and New Urban North is that there is a relatively high proportion of each household type (except couples with children) living in attached dwellings in New Urban South compared to New Urban North. This proportion increased for most household types between 2011 and 2016, which highlights there is a market for attached dwellings in land release areas.

Whilst current housing occupancy provides an indication of housing preference, it also reflects the type of housing that is available and affordable. For example, some small households are living in detached dwellings but may have chosen attached dwellings or apartments as a more suitable option if more were available in the right location and price point.

2.2 Housing Demand

This section projects the demand for housing types in the Camden LGA to 2035/36. The projection is based upon the DPIE population forecast and past demographic trends in the LGA including, age, family type and household type.

These core demographic components combine to build a picture of the people who occupy housing in the LGA now, the kinds of people who have been moving into the LGA, how housing preferences have changed in the past, and how they may change into the future.

2.2.1 Housing Demand Scenarios

When projecting housing demand there are two concepts to consider: i) underlying demand; and ii) effective demand.

Underlying demand is the theoretical need for housing based on the number and type of households in the population. Effective demand is the quantity and type of housing that households are able and willing to buy or rent in the housing market. Whilst there is a theoretical need for a certain type of housing, there may not be the ability for households to live in those dwellings due to the lack of availability (which could be due to development viability) or affordability.

Current housing policy in the Camden LGA favours greater dwelling diversity and assumes that over time more people will choose to live in higher density housing located in high amenity areas that is well-supported by infrastructure. Despite this policy imperative, the dominant housing type across the LGA is detached housing.

To account for the uncertainty inherent in projecting preferences for populations, three density scenarios have been formulated:

Low density scenario

Housing demand is calculated based on trends from historical census data. This scenario illustrates the housing outcome if recent trends were broadly continued.

Medium density scenario

Housing demand is modified to reflect a preference for medium and higher density dwellings, at a level that is slightly greater than currently experienced in the Camden LGA, but typical of other Western City LGAs with developed centres and public transport.

Higher density scenario

Housing demand is modified to reflect a significant increase in preference for medium and high-density dwellings. This demand would reflect substantial increases in transport infrastructure, successful development of centres, and an increase in employment opportunities in the LGA and across the Western City initiated by the WSA and Aerotropolis.

In all scenarios, 76,626 dwellings are estimated to be required by 2035/36, an increase of 49,625 from 2015/16. The scenarios do not change the aggregate demand for housing but project the type of dwelling demand.

2.2.2 Additional Dwelling Demand

Tables 2.7, 2.8, and 2.9 outline the LGA's 2015/2016 baseline housing stock and the projected additional dwelling demand by census period between 2015/2016 – 2035/2036 for each density scenario. In order to understand the scenario that is the most likely to be realised, development completion and census trends should be closely monitored and compared against the different scenarios.

Table 2.7: Low density scenario additional dwelling demand – Low Density Scenario

Dwelling Type	2015/16 Baseline	2015/16 – 2020/21	2021/22 – 2025/26	2026/27 – 2030/31	2031/32 – 2035/36	Total Increase: 2015/16 – 2035/36	Average annual growth rate	Average annual dwellings	Proportion of total increase
Separate House	24,981	9,586	12,024	11,895	12,192	**45,697**	5.3%	2,285	92%
Attached Dwelling	1,624	557	838	886	1,054	**3,335**	5.7%	167	7%
Apartment	219	111	117	126	163	**517**	6.2%	28	1%
Other Dwelling	177	26	24	15	11	**76**			

Table 2.8: Medium density scenario additional dwelling demand – Medium Density Scenario

Dwelling Type	2015/16 Baseline	2015/16 – 2020/21	2021/22 – 2025/26	2026/27 – 2030/31	2031/32 – 2035/36	Total Increase: 2015/16 – 2035/36	Average annual growth rate	Average annual dwellings	Proportion of total increase
Separate House	24,981	9,602	10,880	10,209	10,040	**40,731**	5.0%	2,037	82%
Attached Dwelling	1,624	550	1,682	2,163	2,700	**7,095**	8.8%	355	14%
Apartment	219	121	384	529	689	**1,723**	11.6%	86	4%
Other Dwelling	177	26	24	15	11	**76**			

Table 2.9: High density additional dwelling demand – High Density Scenario

Dwelling Type	2015/16 Baseline	2015/16 – 2020/21	2021/22 – 2025/26	2026/27 – 2030/31	2031/32 – 2035/36	Total Increase: 2015/16 – 2035/36	Average annual growth rate	Average annual dwellings	Proportion of total increase
Separate House	24,981	9,192	10,181	9,214	8,718	**37,305**	4.7%	1,865	75%
Attached Dwelling	1,624	763	2,044	2,675	3,378	**8,860**	9.8%	443	18%
Apartment	219	318	722	1,010	1,334	**3,384**	15.1%	170	7%
Other Dwelling	177	26	24	15	11	**76**			

2.3 Housing Market Review

2.3.1 Dwelling Prices

The Camden LGA has a higher median house price for strata and non-strata dwellings than the Western City District, however, both are lower than levels recorded in Greater Sydney (Table 2.10).

The 'price premium' that the LGA holds relative to its neighbours reflects the comparative attractiveness of the area, the higher than average incomes of arriving households who are 'trading up' from other parts of Western Sydney, and the high percentage of new build housing stock that attracts a 'new home premium'.

Table 2.10: Camden LGA, Western City District and Greater Sydney median house prices

Dwelling Type	Camden LGA	Western City District	Greater Sydney
Median separate dwelling	$732,500	$710,000	$1,008,000
Median strata dwelling	$587,500	$490,000	$830,000

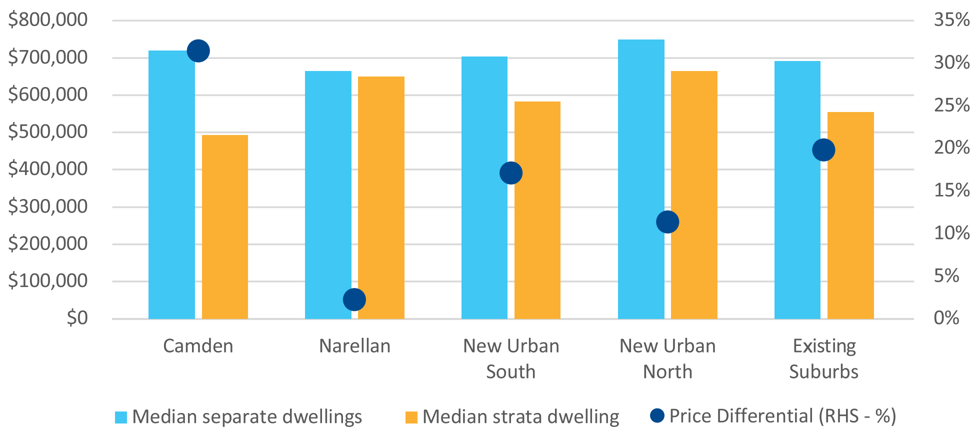
There are multiple sub-markets within the LGA that serve different income groups and housing needs. The price of housing in different parts of the LGA reflect the supporting infrastructure, age and size of housing stock and surrounding amenity, such as access to parks and town centres.

The median price difference across the LGA's Settlement Areas is small but illustrates the presence of different sub-markets. The New Urban North median prices are the highest in the LGA for both separate dwellings and strata dwellings, whilst the prices in the New Urban South median prices are generally equal to prices in the Existing Suburbs. Separate houses in Narellan and strata dwellings in Camden represent the most affordable housing options in the LGA for each dwelling type (Figure 2.12).

Rural living has a median price of $1.6M and Future Urban a median price of $3.5M (not shown in Figure 2.12). These areas have different characteristics to the rest of the LGA, and prices signify the large size of the land holdings, lifestyle or productive rural value, and for Future Urban, the rezoning of land (or anticipation thereof) for higher value urban uses.

The price difference between strata and non-strata dwellings ranges across the LGA. Camden has the largest range of dwelling prices, reflecting the breadth of housing in terms of size and age. Notably, the price differential between strata and detached dwellings in New Urban North is small. This could be representative of the challenges in delivering diverse housing in the land release areas of the LGA.

Figure 2.12: Camden LGA median house prices by Settlement Area



The median price of dwellings in all Settlement Areas has at least doubled since 2001, with growth being most pronounced since 2012. This mirrors the rise in the Greater Sydney property market. Table 2.11 shows that since 2012, prices have risen 46% in New Urban North, 55% in New Urban South, 69% in Camden, 77% Narellan, 59% in Existing Suburbs, and 107% in Rural Living. Future Urban has risen 303% since 2012, which reflects the change, or anticipated change, in land zoning in the SWGA. The higher increase in established areas compared to the urban release areas over this period could be attributed to the higher starting prices of the urban release areas associated with a new home premium.

The ranking of median prices between Settlement Areas in the LGA has not changed over the past 10 years. This indicates there has been no change in the market perception of each Settlement Area relative to the other, with greenfield locations maintaining a premium over established suburbs (Figure 2.13).

Figure 2.13: Median sales price by Settlement Area 2001-2018

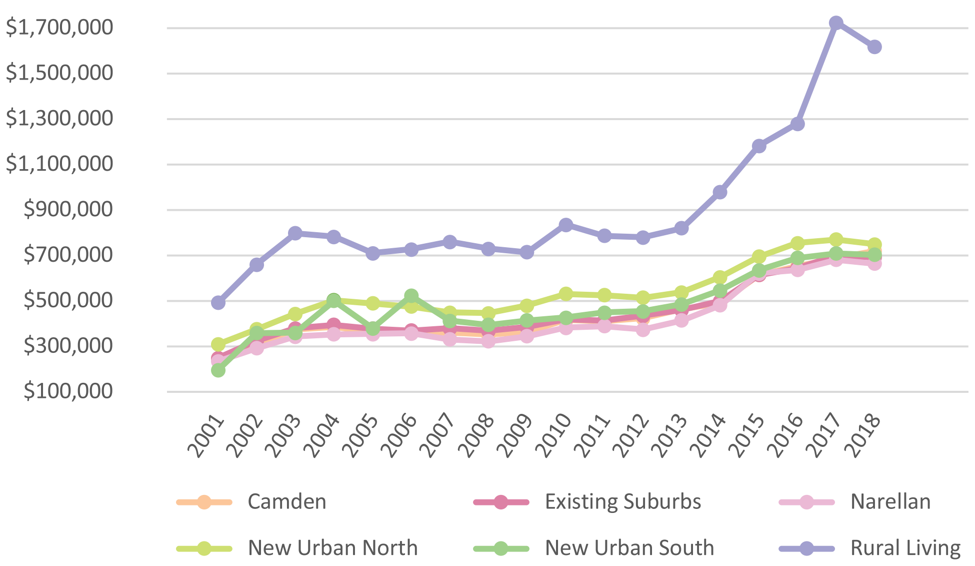


Table 2.11: Median dwelling price and percentage change by Settlement Area 2012-2018

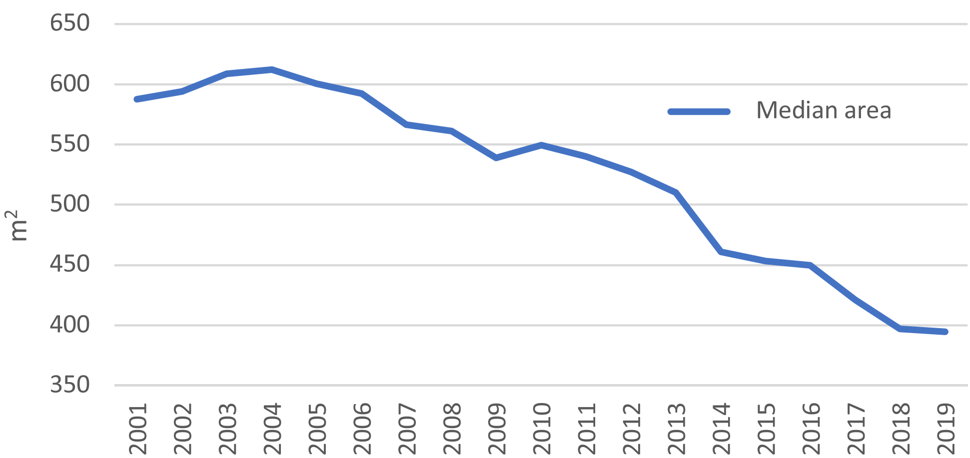
Year	Camden	Existing Suburbs	Future Urban	Narellan	New Urban North	New Urban South	Rural Living
2012	$425,000	$435,000	$900,000	$375,000	$515,000	$455,000	$780,000
2015	$615,000	$615,000	$2.14M	$622,000	$695,500	$635,275	$1.18M
2018	$720,000	$692,000	$3.6M	$665,000	$750,000	$704,000	$1.6M
2012-18 % Change	69%	59%	303%	77%	46%	55%	107%
2012-18 $ Change	$295,000	$257,000	$2.7M	$290,000	$235,000	$249,000	$837,500

2.3.2 Lot Size

The median area of vacant lots sold in the Camden LGA has reduced 33% since 2001 from 588m^2 to 395m^2. In 2018, 50% of all vacant lots sold ranged between 310m^2 to 495m^2 (Figure 2.14).

Although the range or diversity of lot sizes has remained consistent over time, they have been getting smaller on average.

Figure 2.14: Median site area for sold vacant residential lots 2001-19



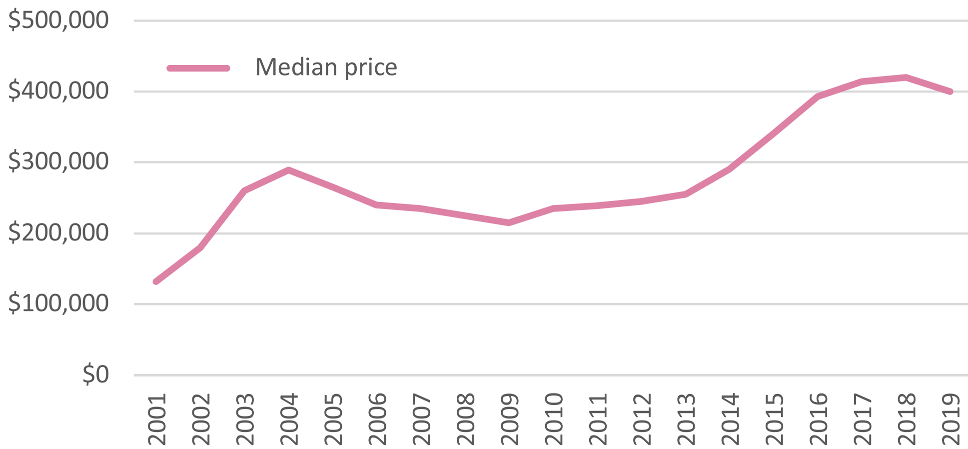
(Source: Property NSW, NSW Bulk Property Sales)

2.3.3 Lot Price

The median vacant lot sold for $132,000 in 2001, $255,000 in 2013, peaked in 2018 at $420,000, and dropped to $400,000 in 2019. This represents a growth of 203% since 2001 and 57% since 2013 (Figure 2.15).

The majority of recent price gains happened between 2013 and 2018, where the median price rose to $103,000, at an average annual rate of 15%. From 2017 lot prices plateaued, with a 5% reduction between 2018 and 2019.

Figure 2.15: Median price for sold vacant residential lots 2001-19

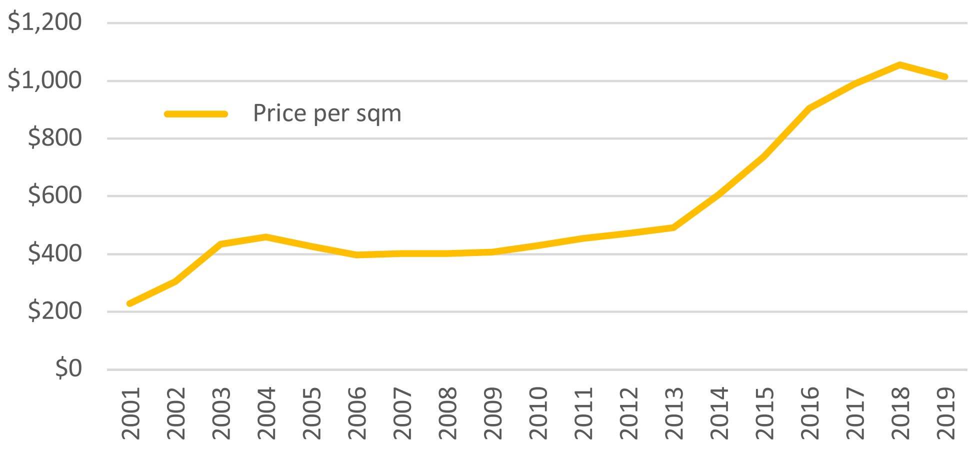


(Source: Property NSW, NSW Bulk Property Sales)

2.3.4 Price Per SQM

The price per square metre paid for vacant lots has increased 344% since 2001 from \$228 per m^2 to \$1,014 per m^2. Much of this growth has occurred since 2013, where prices have more than doubled from \$490 per m^2 in 2013 to \$1,014 in 2019.

Figure 2.16: Price per square metre for sold vacant residential lots 2001-2019



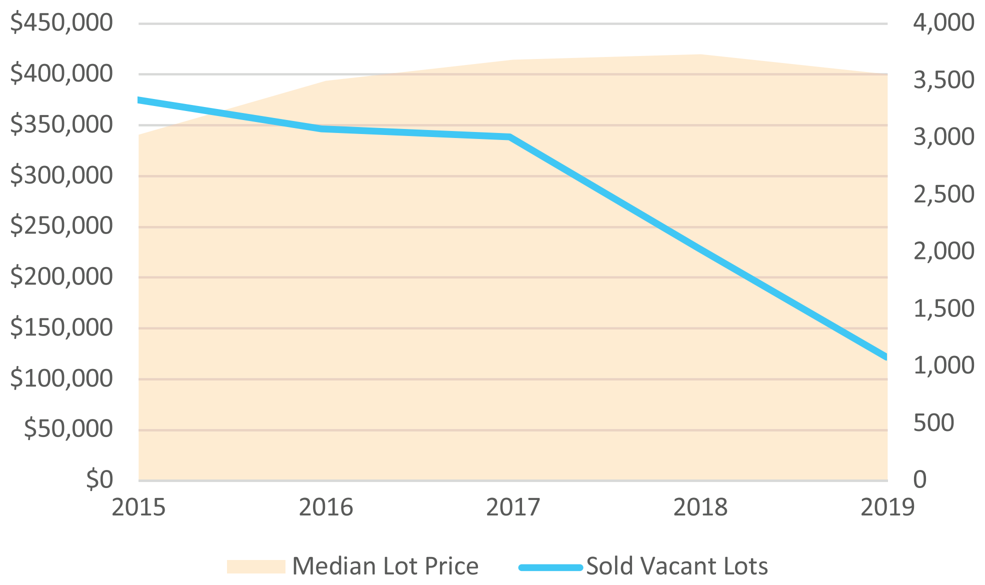
(Source: Property NSW, NSW Bulk Property Sales)

2.3.5 Vacant Lot Sales

Figure 2.17 illustrates the impact of market fluctuations on lot sales. During periods of strong price growth, annual contracted lot sales averaged close to 3,000 transactions. This dropped to 2,026 in 2018 and 1,005[4] in 2019 – a 70% reduction from peak sales. This trend indicates a relationship where in times of strong price growth supply is high, but in times of flat or falling prices supply is low.

There are a number of reasons why lot sales could have dropped so drastically, although a flat or falling property market from 2018 is most likely the principal driver. The supply (or sale) of lots requires a willing seller and willing buyer to transact at an agreed price. A falling or flat property market where other variables such as future values, income growth, and borrowing costs or availability are less certain can result in an adjustment to the price a buyer is willing, or able, to pay for a lot. It is possible that this has reduced effective demand for buyers willing to purchase at historic (and higher) prices. Lower prices could potentially increase effective demand and lot sales.

Figure 2.17: Median lot price and number of contracted vacant lot sales 2015 - 2019



4. *Data for 2019 is only available for lots contracted and settled in 2019 (533 lots). The 1,005 figure accounts for lots contracted in 2019 but assumed to settle in later years, by using the 2015 – 2018 average of lots settled after the contract year.*

However, there is no incentive or obligation for supply-side market participants to bring new supply forward at prices, quantities or times, which could put further downward pressure on prices or that do not meet commercial objectives. There may be a market imperative at some point to do so if certain economic conditions persist, but, if this point is not reached, the reduction of lot sales in a flat or falling market allows additional lots to be sold at future, possibly more elevated, points in the price cycle.

Furthermore, most new detached dwellings in the Camden LGA are delivered under a build-to-order process. This means that as lots are sold, dwellings are built to meet the contracted demand, rather than being speculatively built. Supply is therefore linked with effective demand - if there is no new supply, it is because of a lack of demand at certain prices. This matching of supply and effective demand reduces the chance of 'oversupply' that could put downward pressure on prices.

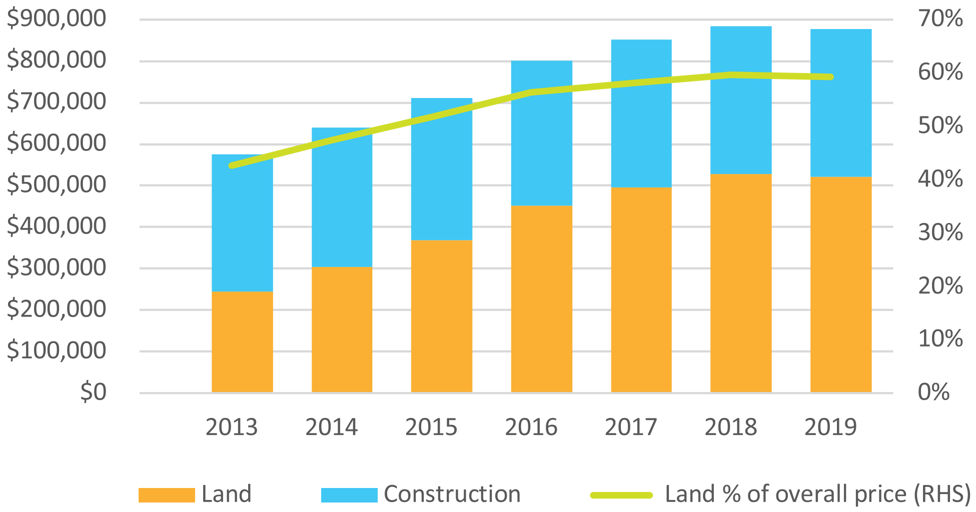
Ensuring supply is an important part of the complex interplay of local and macro-economic factors and variables that affect housing affordability. However, the trend of supply levels being high when price growth is strong, and low when prices are flat or falling, combined with the build-to-order process, means that the effectiveness of new supply alone is limited in improving affordability in land release markets.

2.3.6 Land vs Construction Costs

There are two primary elements that make up the price of a new house: i) land; and ii) construction. Figure 2.18 illustrates a generalised makeup of land and construction costs for a house on a 500m² lot. In 2019, the price of land makes up approximately 60% of the cost of a new house, up from 43% in 2013.

The increase in prices of new dwellings in the Camden LGA has largely been attributable to land price increase rather than an increase in construction costs. Whilst the reasons land prices have increased ahead of building costs are complex, it is important to note that land price escalation has coincided with a period where contribution charges have been capped, limiting the probability that development contributions are adding to land price increases in this period.

Figure 2.18: Land and construction contribution of new house price on a 500m² lot



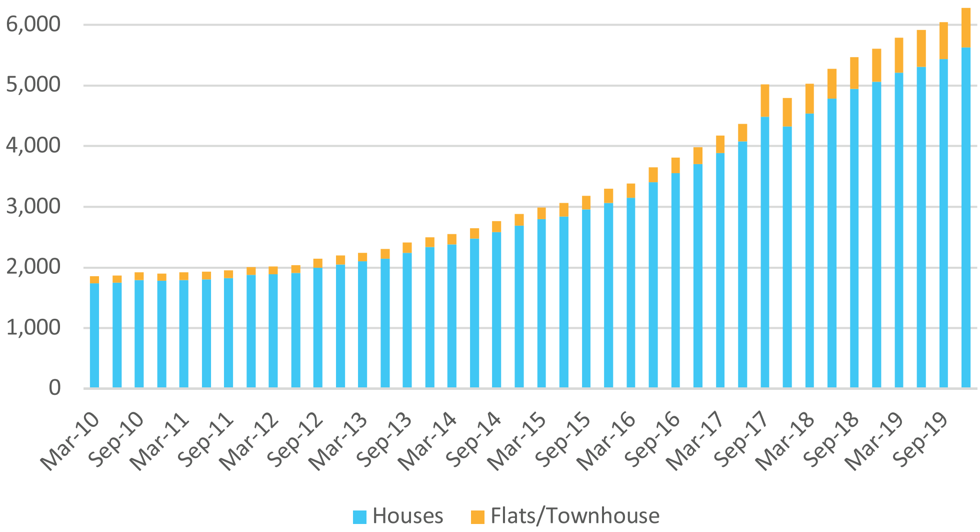
(Source: ABS; Camden Council; Property NSW, NSW Bulk Property Sales)

2.3.7 Rental Prices

The number of households renting is growing relative to other housing tenures. Since 2010, the number of total rental dwellings increased 256% from 1,855 to 6,598 dwellings in 2019[5].

The percentage of apartments or townhouses in the total rental stock has increased from 7% in 2010 to 12% in 2019. This is higher than the composition of the wider housing stock within the Camden LGA (Figure 2.19).

Figure 2.19: Number of rental dwellings in Camden LGA (Houses & Apartments/Townhouses)



5. All data in this section is up to December 2019 from the NSW Communities and Justice Department, Rent and Sales Report. It will differ from the 2016 ABS Census data used in different parts of the Local Housing Strategy.

In December 2019, median rents in the LGA ranged from $320 for a 1-bedroom dwelling to $520 for a 4+ bedroom dwelling. Compared to rents in Greater Sydney, 1 and 2 bedroom dwellings in the LGA are considerably lower (32% and 28% respectively), whilst for 3 and 4+ bedroom rental dwellings are 12% and 16% lower (Table 2.12).

The type of available rental properties broadly aligns with the LGA's 'family household' profile with 27% of rental dwellings having 3 bedrooms and 61% of dwellings with 4+ bedrooms. However, there are slightly more smaller dwellings for rent compared to the wider housing stock, with 4% of rentals being 1 bedroom and 8% 2 bedroom dwellings.

Since December 2017, there has been a noteworthy percentage growth in 1 bedroom dwelling rentals (which have doubled in 2 years from 127 to 260) and 2 bedroom dwellings. This is likely a result of the large number of secondary dwellings that have recently been approved and completed. However, most of the rental growth has been in 4+ bedrooms dwellings, with 1,093 additional rental dwellings during this period.

Table 2.12: Camden Greater Sydney weekly median rent; Camden total rental dwellings

Category	Camden Median Price	2011 - 16 Change	Total Camden Rental Dwellings	Rental Dwelling Growth 2017 – 19 (dwellings / %)
1 bedroom	$320	$470	260	+133 / 105%
2 bedrooms	$360	$500	499	+154 / 45%
3 bedrooms	$460	$520	1,680	+164 / 11%
4 + bedrooms	$520	$620	3,875	+1,093 / 40%

Rental prices have grown modestly over the past 10 years at a rate that is generally in line with wage increases, however, they have either flatlined or fallen in the past 2 years for all dwelling sizes (Figure 2.20).

A rental vacancy rate below 3% indicates a relatively tight market where rents increase faster than average. The rental vacancy rates in the LGA is 5.4% compared to 7.3% of Greater Sydney.

It is likely that the growth in new rental supply in the LGA has contributed to both moderating rent increases and the higher rental vacancy rate. This indicates there is currently a reasonable balance of renting households and supply of rental dwellings.

The principal factor affecting the rental price of a property is the number of bedrooms. Table 2.13 outlines the increase in median rents by number of bedrooms on a weekly and annual basis. These increases can have a large impact on certain rental households, particularly low to moderate income households who require a dwelling with enough room for a family, such as a single parent household.

For example, for a median income single parent household (earning $75,000) the difference between a 3 bedroom and 4 bedroom dwelling is $70 per week/$3,640 annually. This equates to 5% of household income, which could make a material difference in a household being able to affordably access a suitably sized rental home.

Increased dwelling diversity would mean that more households can 'right-size' and rent dwellings that closely match their needs, which would assist in an already unaffordable market.

Figure 2.20: Rental price by bedroom number 2010 - 2019

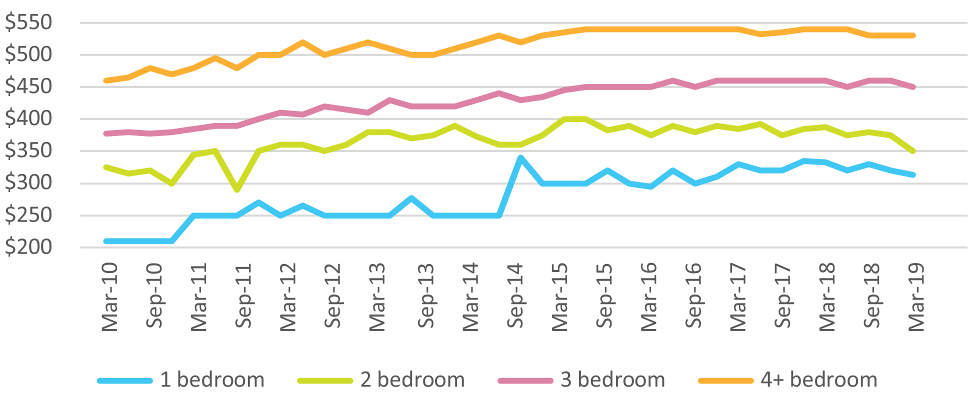


Table 2.13: Median rental increase between dwellings by bedroom number

Bedroom Increase	Weekly Increase	Annual Increase	Percentage Difference
1 to 2 bedrooms	$45	$2,340	14%
2 to 3 bedrooms	$90	$4,680	24%
3 to 4 bedrooms	$70	$3,640	16%

2.4 Housing Affordability

One method to assess the affordability of housing is to determine the proportion of households who are in mortgage or rental stress. This is commonly defined as households paying more than 30% of gross income on housing costs.

Very low, low and moderate income households are most affected by high housing costs as it leaves scarce income to spend on other essential and non-essential items, which can contribute to financial stress. Approximately half of all households in the Camden LGA would be classed as very low, low or moderate income households (Table 2.14) based on SEPP No. 70 Affordable Housing Revised Schemes (SEPP 70) definitions[6].

Table 2.14: SEPP 70 household type definitions

Household Type	Upper Income Threshold	Camden LGA %	Housing costs 30% of income
Very low income	$45,500	18%	$12,690
Low income	$72,800	13%	$20,280
Moderate income	$109,200	21%	$30,420

2.4.1 Mortgage Stress

Of the 12,554 households with a mortgage, 2,692 (21.4%) are in housing stress. Of these households, 351 are very low income households, 811 are low income households and 947 are moderate income households. Table 2.15 outlines the percentage of mortgaged households in mortgage stress.

Mortgage stress is high in the newly developed suburbs. A high proportion of households in the New Urban Settlement Areas are in a life stage where their income is still yet to reach its peak, whilst their mortgage debt is at its highest. These factors leave them open to economic shocks, such as an increase in interest rates or a decrease in income.

Higher rates of mortgage stress in the New Urban North compared to New Urban South could likely be a result of generally higher prices in New Urban North as well as the higher percentage of households who bought at elevated price levels after 2013. If the price level of new housing is maintained or increases (assuming similar household income for new residents) then current levels of mortgage stress could continue.

Table 2.15: Level of mortgage stress - 2016

Settlement area	% of mortgaged households in mortgage stress	Median annual mortgage repayment
New Urban North	24.7%	$31,200 - $34,800
New Urban South	16.1%	$28,800 - $31,200
Future Urban	31.4%	$31,200 - $36,000
Established Suburbs	13.6%	$24,000 - $26,400
Camden	12.6%	$24,000 - $26,400
Narellan	10.7%	$24,000 - $26,400
Rural Living	28.2%	$36,000 - $48,000

(Source: Camden Housing Study)

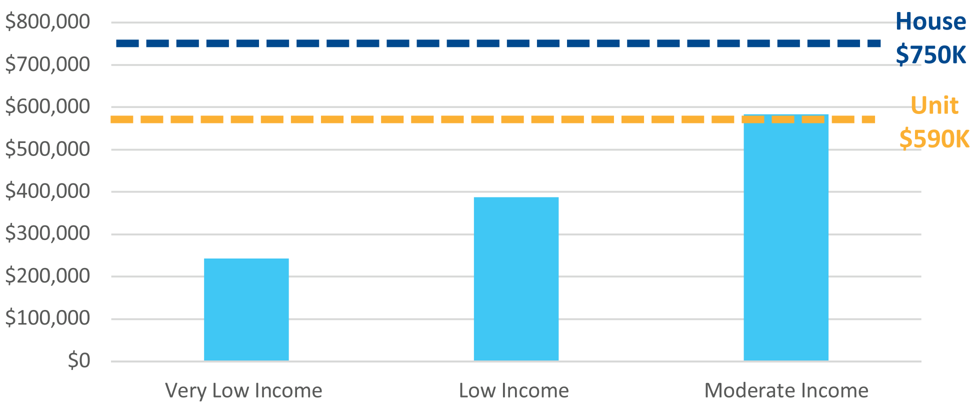
6. *SEPP 70 – Affordable Housing is a State planning policy that - identifies there is a need for affordable housing across NSW; describes the kinds of households for which affordable housing may be provided; and sets requirements with respect to the imposition of conditions relating to the provision of affordable housing*

Future Urban and Rural Living have the highest percentage of mortgaged households in mortgage stress. Despite the high level of mortgage repayments as a proportion of income, these areas are likely to be less vulnerable to economic shocks than areas with lower average incomes, as disposable incomes are still higher as an absolute amount.

Mortgage stress in the Existing Suburbs, Camden and Narellan Settlement Areas are lower than the LGA average. This could be due to the lower proportion of people who have bought more recently at higher prices, rather than a sign of affordability.

One of the reasons that mortgage stress is relatively high in the LGA is the lack of more affordable housing options. Figure 2.21 compares the median market price for houses and units in the LGA, against the price that very low, low income and moderate income households can afford to pay (i.e. able to purchase without going into housing stress). This indicates that the number of dwellings available to buy without going into mortgage stress is either not available or extremely limited.

Figure 2.21: What households can afford to buy VS LGA median property prices (2017)



(Source: Landcom; Profile.id)

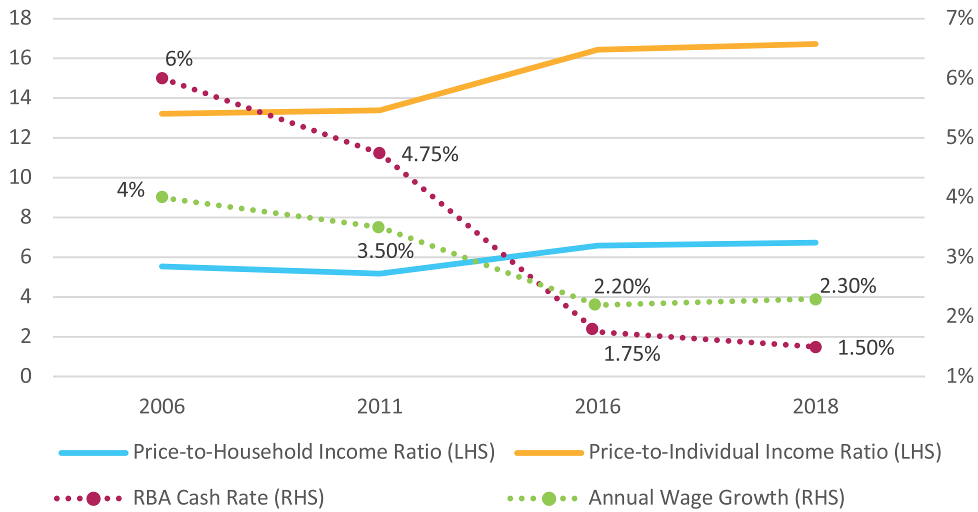
2.4.2 Housing Affordability Threshold (Purchase)

The affordability of housing is affected by a complex interplay of local and macro-economic factors and variables. An affordability threshold is a simple method that can provide a theoretical guide to the tolerance of house prices given a population's income and mortgage costs (assuming a maximum of 30% of gross income is spent on housing).

An affordability threshold is met when purchasers have reached a financial limit that they cannot or are not willing to move past. The affordability threshold is not a hard limit, only an indicator - households can decide to spend more than 30% of their gross income. This is evident in the Camden LGA by the number of households in mortgage stress.

The affordability threshold can rise by either an increase in household income and/or a decrease in mortgage costs. Figure 2.22 shows the house price-to-household income ratio, house price-to-individual income ratio, historic wage growth, and RBA cash (interest) rate (the driver of mortgage rates).

Figure 2.22: Price-to-income (individual and household) ratio, wage growth and RBA rate 2006-18



It demonstrates that the house price multiplier increased from 5.53 times the median household income in 2006, to 6.74 in 2018, and from 13.22 times the median individual income in 2006 to 16.73 in 2018. Over the same period, annual wage growth has reduced from approximately 4% to 2.3%, and the RBA cash (interest) rate has dropped from approximately 6% to 1.5%, which led to a reduction in mortgage rates. The largest increase in house price-to-income ratios coincides with the largest drop in the RBA cash (interest) rate between 2011 and 2016, with single income households facing particularly high multiples.

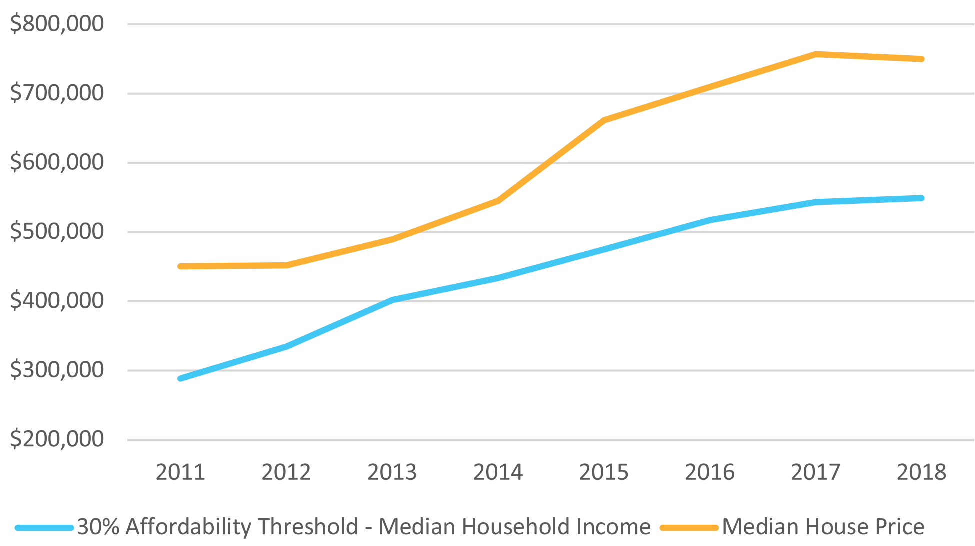
Figure 2.23 illustrates that the theoretical affordability threshold for the median income household (30% of gross household income) correlates with median house price movements, including steep increases from 2011 and a levelling off from 2017/18. It demonstrates how the median income household's affordability threshold can change by increasing financial resources – in this case modest income gains coupled with a large decrease in borrowing costs (interest rates) with a drop in the Standard Variable Rate (SVR) from 7% in 2011 to 4.58% in 2018.

Therefore, a possible explanation of the recent (2012-2018) price increase could be that as mortgage rates have reduced, the size of the loan that can be serviced from the same income has increased, which combined with moderate wage growth, has driven the increase in land and house prices.

The recent levelling of house prices and the affordability threshold, lack of effective demand for new lots (as signified by a significant reduction in lot sales), the high percentage of households in mortgage stress, and the limited scope for interest rates to reduce further could indicate that an affordability ceiling is close to being reached.

Furthermore, whilst the gap between median house prices and the affordability threshold narrowed between 2012 and 2014, the affordability threshold has been persistently below the median house price throughout this period. This implies that a median income household would face mortgage stress in purchasing a median priced dwelling.

Figure 2.23: Affordability threshold vs median house prices



(Source: ABS; RBA; Camden Council; NSW Bulk Property Sales)

7. The theoretical affordability threshold is an averaging metric that provides an indicative guide to affordability using the variables of income and mortgage rates. It does not account for other economic factors that affect house prices and affordability.

8. SVR is used as an indicative mortgage rate. Actual mortgage rates could be higher or lower, which could change the affordability threshold.

2.4.3 Rental Stress

In 2016 there were 5,044 households renting in the LGA[9]. This represents 20.2% of households - an increase of 2% from 2011. Of these households, 4,585 were renting in the private market and 440 from Social and Affordable Housing (SAH) providers. Including those in SAH tenures, approximately 1,746 (35%) households are in rental stress. Of these households, 729 are very low income households, 741 are low income households and 255 are moderate income households.

Table 2.16 details by Settlement Area the percentage of market rental households in rental stress and the median weekly rental payment. Rental stress is consistently high across each of the LGA Settlement Areas indicating that rental affordability challenges persist across all locations.

Table 2.16: Level of rental stress (market rental households) - 2016

Settlement Area[10]	% of renting households in rental stress	Median weekly rental repayment
New Urban North	20.5%	$450-$549
New Urban South	23.4%	$450-$549
Established Suburbs	29.7%	$450-$549
Camden	25.7%	$450-$549
Narellan	26.8%	$425-$449
Rural Living	25.5%	$550-$649

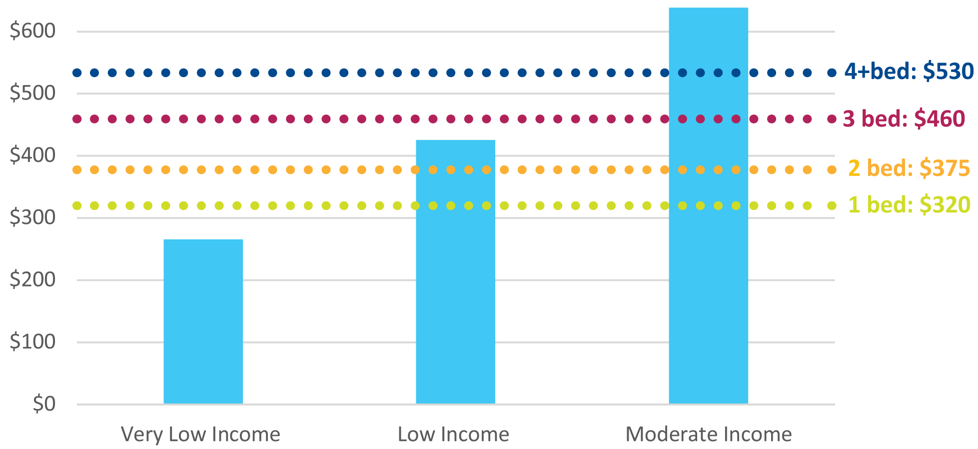
9. Includes both market and SAH renting households.

10. The Future Urban Settlement Area is not included as the number of rental households are too small.

One of the reasons that rental stress is relatively high in the LGA is the lack of more affordable housing options, particularly for very low- and low-income households. Figure 2.24 compares the median rental price for dwellings by bedroom number in the LGA against the price that very low, low income and moderate income households can afford to pay (i.e. without experiencing rental stress). Moderate income households could afford median rents for all dwelling sizes; low income households could afford median rents for only 1 and 2 bedroom dwellings; and very low income households could not afford median rents for any dwelling without experiencing rental stress.

Low and very low incomes households are often lone income households and face high barriers to accessing affordable rental housing. For example, the median single parent household in the LGA has an income of $75,000 and two children, for whom most, if not all, of the suitably sized rental housing would be unaffordable or severely unaffordable; whilst a lone person household on a very low income would not be able to rent a 1 bedroom property without experiencing rental stress.

Figure 2.24: What households can afford to rent VS median weekly rental prices (2017)



2.5 Social and Affordable Housing

Household financial stress drives demand for Social and Affordable Housing (SAH), and is influenced by many factors including: macroeconomic conditions (demographics, unemployment levels, and wages); the operation of our cities and housing market (price of housing, location of housing, connective infrastructure); and social factors (education levels, domestic violence, intellectual or physical disability). Households who need SAH are those who are either[11]:

- Unable to access market housing (including homeless persons); or
- Low household incomes who spend a high proportion of income on rent enduring either moderate rental stress (spending between 30% and 50% of income on rent) or severe rental stress (spending greater than 50% of income on rent).

2.5.1 Social and Affordable Housing Demand

The unmet demand for very low, low and moderate income households who require SAH is significant.

In 2016, there were 2,331 total households in need of SAH, which is 8.6% of total households. 440 households live in SAH resulting in an effective unmet demand of 1,891 dwellings. Of these, 724 households were in severe rental stress. In 2016, there were 96 people recorded homeless (Table 2.17). Homelessness is rising sharply across Sydney as a result of a lack of affordable housing. Between 2011 and 2016, homelessness has risen 57.8% across Greater Sydney and 11.6% in the Camden LGA. Estimating homelessness can be challenging. It is therefore a possibility that the recorded figure in the LGA could be higher.

The housing continuum is discussed further in Section 3.5, Priority 5: Addressing Housing Affordability and outlines demand for SAH to include: crisis and transitional housing; social housing; and affordable housing.

Table 2.17: Camden LGA Social and Affordable Housing (SAH) Demand 2016

Household Type	Homeless	Living in SAH	Severe Rental Stress	Moderate Rental Stress	Total Demand for SAH	Demand % of Total households
Couple family with children	0	58	129	359	**547**	4.1%
Couple family with no children	0	62	125	188	**374**	5.5%
Group household	0	7	24	45	**77**	19.1%
Lone person household	96	206	200	150	**652**	17.6%
One parent family	0	100	233	311	**644**	23.0%
Other family	0	6	12	19	**37**	12.5%
Total	**96**	**440**	**724**	**1,072**	**2,331**	8.6%

(Source: Camden Housing Study)

2.5.2 Projected Social and Affordable Housing Demand

Table 2.18 details the base case forecast demand for SAH by household type in the Camden LGA between 2016-2036. Over this period, demand for SAH is expected to grow by 4,592 households. This represents an average annual growth rate of 5.6%, compared to an annual growth of 1.5% across NSW.

In absolute terms, the household types with the largest demand for SAH are lone person households, one parent families and couple families with children. There is expected to be a substantial need for affordable housing for one parent families between 2016 and 2036, with up to 23% of one parent families requiring SAH.

Lone person households have the fastest annual growth rate demand for SAH (6.2%). This is consistent with trends across NSW, as the ageing of the population leads to more lone person households overall, combined with the general lower incomes of this household.

11. The full method for calculating SAH demand is provided in the Camden Housing Market Analysis – this definition excludes homeowners experiencing mortgage stress as they have the option of selling their asset and entering the rental market.

The high demand for SAH from households with one income demonstrates the increased difficulty this cohort have in finding affordable housing in the current environment.

In addition to the base case, two further scenarios were tested to outline the demand for SAH under different affordability conditions. Scenario 1 assumes household incomes grow by 1% p.a. relative to rents (i.e. by 2036 incomes have increased 20% relative to rents) – the total SAH demand is forecast to increase by 4,331 households in 2036 (261 *less* than base case). Scenario 2 assumes household rents grow by 1% p.a. relative to incomes (i.e. by 2036 rents have increased 20% relative to income) - the total SAH demand is forecast to increase by 4,978 households in 2036 (386 *more* than base case).

This scenario testing demonstrates that the upper and lower limits of demand are relatively insensitive to changing affordability conditions. This suggests the demand for SAH is structural for the affected cohort of households (namely households with one income) and further strengthens the need for affordable housing with price and tenure protection.

Table 2.18: Cumulative demand for Social and Affordable Housing (base case) 2016 - 2036

Household Type	Cumulative SAH demand (base case)					Increase 2016-2036	Percentage of household type who need SAH
	2016	2021	2026	2031	2036		
Couple family with children	547	741	994	1,237	1,470	924	4%
One parent family	644	874	1,208	1,553	1,909	1,265	23%
Couple family with no children	374	514	693	868	1,071	697	6%
Other family	37	44	56	81	94	56	12%
Group household	77	96	134	163	201	124	19%
Lone person household	652	911	1,286	1,697	2,178	1,526	18%
Total	**2,331**	**3,180**	**4,372**	**5,598**	**6,923**	**4,592**	-

(Source: Housing Market Analysis)

Sydney affordable housing examples

North Eveleigh– City West Housing
6 storey apartment building with 88 affordable housing units

Peakhurst – St George Community Housing
4 storey apartment building with 38 affordable housing units

Blacktown – Bridge Housing
Attached townhouse development with 65 affordable dwellings

2.6 Housing Supply

2.6.1 Detached Dwellings – Approvals and Completions

Housing approvals for detached dwellings in the LGA has been strong. Between July 2015 and December 2019, there were 10,954 detached dwellings approved and 10,138 completed. Approximately 92% of approved detached dwellings are built (Table 2.19 and Figure 2.25).

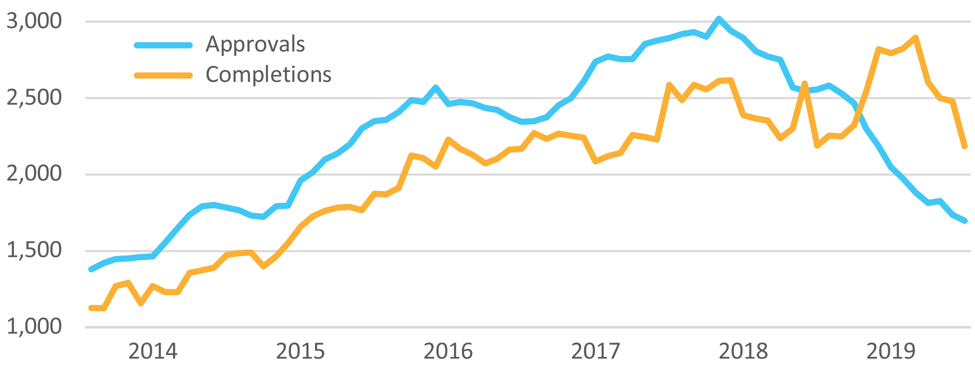
Financial year detached dwelling approvals peaked in 2017/18 at 2,894 and have dropped to 2,048 in 2018/19, and 815 in the first 6 months of 2019/20. Completions peaked in 2018/19 at 2,793, however in the first 6 months of 2019/20 have dropped to 647.

On a rolling annual basis, both approvals and completions are trending down - from April 2018 and mid-2019 respectively. Completions started to outnumber approvals from January 2019 due to the drop in new lot sales and associated approvals, and the continued delivery of past approvals.

Table 2.19: Annual (financial year) detached dwellings completions and approvals (DPIE)

Detached	2015/16	2016/17	2017/18	2018/19	2019/20[12]	Total
Approvals	2,461	2,736	2,894	2,048	815	**10,954**
Completions	2,226	2,084	2,388	2,793	647	**10,138**

Figure 2.25: Detached rolling annual approvals and completions 2013 – 2019 (DPIE)



12. Data available for 6 months of period: July 2019 – December 2019

2.6.2 Multi-Unit Dwellings – Approvals and Completions

Between July 2015 and December 2019, 1,836 multi-unit dwellings (dual occupancies, attached and apartments) were approved and 788 completed. Approximately 43% of approved multi-unit dwellings are built.

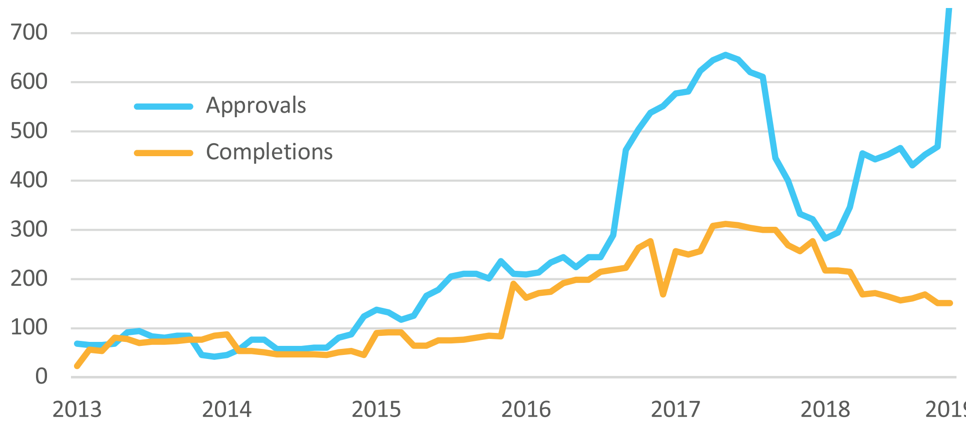
Financial year multi-unit dwelling approvals have risen from 205 in 2015/16 to a peak of 621 in 2017/18. Peak multi-unit completions were in 2017/18, with 304 dwellings, but have dropped to 38 in the first 6 months of 2019/20. On a rolling annual basis, approvals and completions are on divergent paths - approvals trending up with completions trending down.

Multi-unit dwellings make up 14% of total approvals, but only 7% of completions. The large quantities of theoretical supply approved but not completed could point to market capacity issues, rather than planning or approval constraints (Table 2.20 and Figure 2.26).

Table 2.20: Annual (financial year) multi-unit dwellings completions and approvals (DPIE)

Multi-Unit	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Approvals	205	244	621	467	299	**1,836**
Completions	75	215	304	156	38	**788**

Figure 2.26: Multi-unit rolling annual approvals and completions 2013 – 2019 (DPIE)



2.7 Housing Diversity

Increasing diversity has been a long-standing objective of Council and State Government housing policies. Despite these objectives being imbedded in planning controls in the LEP and SEPP, between 2011 and 2016 the percentage of non-detached housing in Camden has plateaued at 8% and remains below Greater Sydney (47%) and the Western City District (20%).

2.7.1 Approval and Completion Trends

This section uses Council data[13] to assess trends for non-detached dwellings between 2015 and 2019 within the LGA. Key insights from Figure 2.27 and Table 2.21 include:

- *Dual Occupancies and Secondary Dwellings* are consistently approved and completed, have the highest completion rates, and makeup 46% and 19% respectively of all non-detached completions. The vast majority are in New Urban North, particularly Oran Park.
- *Attached Dwellings* have the second largest total approvals, but third lowest completion rate, resulting in only 185 completions. They are primarily in New Urban North but there are also notable approvals in Camden and Established Suburbs.
- *Seniors Housing* has the second highest amount of completions. They are spread around the LGA with approvals in New Urban North, New Urban South, Camden and Rural Living.
- *Manor Homes* have a 100% completion rate, but low overall quantity. All Manor Homes are in New Urban North, specifically Catherine Field.
- *Apartments* have notable approvals in the past 5 years, however no completions to date.

A *general rule* from these trends is that as the complexity and scale of development increases, the completion rate decreases. The exception to this general rule is Seniors Housing.

Attached dwellings and apartments make up 20% and 13% respectively of non-detached approvals, yet only 12% and 0% of non-detached completions. The number of unbuilt approvals confirms that the delivery of attached housing and apartments is seemingly not impaired by the planning system or approval process yet is rather an issue of market capacity.

Figure 2.27: Approvals by dwelling type (excluding detached dwellings) 2015 to 2019

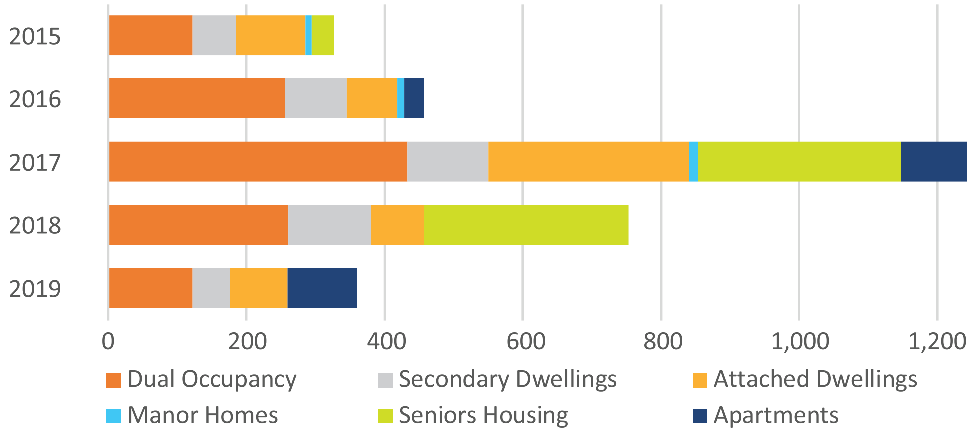


Table 2.21: Approvals by dwelling type (excluding detached dwellings) 2015 to 2019

Dwelling Type	Approved	Completed[14]	Completion Rate
Dual Occupancy	1,194	715	60%
Secondary Dwellings	442	293	66%
Attached Dwellings	626	185	30%
Manor Homes	31	31	100%
Seniors Housing	623	347	56%
Apartments	446	0	0%

(Source: Camden Council)

13. Different categorisations and timeframes (Council application data; DPIE approval date) result in differences with DPIE data in previous section.

14. This is an indicative figure by matching approvals and occupation certificates. DPIE data use Sydney Water connections but is not specified by dwelling type.

2.7.2 Precinct Housing Diversity

Table 2.22 outlines lot sizes in different precincts across the LGA. It provides key insights and useful indicators of development trends, and how planning controls have influenced outcomes:

- The older the development of the precinct, the larger the median lot size and the greater the range of lot sizes. There has been a noticeable reduction in larger lots over time.
- The R1 General Residential zoned land in Oran Park has 5% of lots under 300m^2. This is likely due to the flexible nature of the R1 zoning, which allows attached dwellings in locations that are not necessarily clustered around centres.
- The R3 Medium Density zoned land in Oran Park has a high median lot size of 280m^2, with only 13% of lots under 200m^2 and 18% above 450m^2. This range of lot sizes indicates a mixed built form of detached and attached houses. This suggests a potential planning capacity underutilisation given the current and planned surrounding amenity, infrastructure and services.
- The R3 Medium Density zoned land in Catherine Field (Part Precinct) has a median lot size of 180m^2, with 78% of lots under 200m^2. This range of lot sizes indicates a more typical medium density built form outcome, which is likely the result of tighter planning controls.
- In Elderslie, 7% of lots are under 300m^2. This relatively higher level of diversity could be attributable to a DCP that specifies an area surrounding the local centre for medium density dwellings.
- Leppington (Stage 1) has the smallest median lot size of 315m^2 and a very a limited range of lot sizes – 50% of lots are between 309 and 321m^2, a spread of only 12m^2.

Table 2.22: Summary of lot sizes, density and lot mix for selected precincts

Precinct	Oran Park		Catherine Field (Part Precinct)		Turner Road	Leppington Stage 1	Spring Farm	Elderslie
Instrument	SEPP		SEPP		SEPP	SEPP	LEP	LEP
Zone	R1	R3	R2	R3	R1	R2	R1	R1
Median Lot Size (m^2)	473	280	425	180	438	315	438	469
Density[15] (dw/ha)	16	24	18	40	18	24	17	16
50% of lots between (m^2)	375 – 546	234 - 375	375 - 485	175 - 190	375 - 510	309 - 321	383 - 502	382 - 519
Lot Size Mix								
450m^2 and over	63%	18%	44%	-	30%	-	47%	65%
300 - 449m^2	32%	28%	52%	6%	48%	86%	49%	29%
200 - 299 m^2	4.5%	41%	3%	16%	19%	14%	3%	5%
Under 200m^2	0.5%	13%	1%	78%	3%	-	1%	2%

15. Dwellings per hectare - indicative net residential density assuming 30% required for verge and road.

2.7.3. Trends in Housing Diversity

Supported by the DPIE Housing Diversity Package (2014), the current mix of controls in the SWGA look to increase housing diversity through flexible controls for attached housing and by increased permissibility of small-lot detached housing. This mix of controls has a led to range of outcomes:

- Lots have been getting smaller and less varied, with small lot detached housing becoming the new norm in low density areas in some precincts. It is possible that this typology is a substitute for genuine medium density housing in well-located areas, whilst not benefiting from the same attributes of medium density housing in terms of density and streetscape outcomes.
- The location criteria in current planning controls has allowed attached dwellings to be delivered in areas that are not always near centres or transport, whilst detached housing has been delivered in areas next to centres and transport. This represents an under utilisation of planning capacity. The diffused nature of attached housing limits built form coherency, efficient infrastructure planning and the walkability of an area.
- In some R3 Medium Density zones the range of permissible dwelling types and densities is very wide. For example, approvals in the same R3 zone have included front-accessed small lot detached housing at around 25 dw/ha and apartments at 90 dw/ha. The infrastructure requirements and streetscape outcomes of these two types of developments vary greatly. This wide range of development possibilities provides minimal strategic certainty for Council in relation to built form outcomes and infrastructure planning.
- Areas such as Catherine Field (Part Precinct) and Elderslie that have more prescribed controls have been successful in delivering non-detached housing in appropriate locations.
- There is a blurring in the distinction between low and medium density housing as the lot size of detached housing decreases, as exemplified by both the R3 Medium Density zone in Oran Park and R2 Low Density zone in Leppington Stage 1, which both have a net density of 24 dw/ha.
- The majority of new housing is being delivered as front-loaded small lot detached housing in a density range of 20 and 25dw/ha. This housing density sits at an in-between point that has neither truly urban nor suburban characteristics.

2.7.4 Barriers to Housing Diversity

The issue in delivering diverse housing types, particularly attached dwellings and apartments, would appear to be related to market conditions. This can be separated into demand and supply factors.

Demand factors

- Detached housing benefits from an established and large market that is favoured by a range of demographic groups. It is challenging to establish market acceptance of smaller more compact housing types.
- Centres in the SWGA and the supporting infrastructure and services are still emerging. This makes the amenity trade-off between housing typologies less tangible for prospective buyers, which affects demand.
- When detached and attached housing is 'salt and peppered' together the locational or amenity benefits of attached housing are not clear.
- A price differential between detached housing and attached housing or apartments can drive demand for the latter typologies, i.e. if detached dwellings are significantly more expensive than townhouses or apartments, this could result in certain cohorts looking to buy these more affordable typologies. Currently, there is little to no price difference between detached housing and attached housing or apartments that can incentivise a trade-off.
- The current demographic profile means that most new households are families with certain space requirements, generally moving from other predominately low-density LGAs, which may have shaped their housing preference.

Supply factors

- The development market in the LGA is generally dominated by land developers and home builders, with a limited presence of integrated developers[16]. The delivery of detached housing is more suited to a land and house development process, as this type of development entails lower costs, complexities and capital requirements.
- In comparison to integrated development, the land and house development process has streamlined approval pathways and cost efficiencies associated with the delivery process. This includes the ability to build-to-order, which limits costs and risks associated with speculative construction. These efficiencies increase the competitiveness of the land and house development process relative to integrated development, which means that when controls allow it, detached housing can be delivered in favour of higher yielding townhouse or apartment typologies that require integrated development.
- As housing density increases, so too does the market and infrastructure thresholds required to make development viable - with apartments having the highest development complexity, associated risk, industry capacity and capital requirements. It is possible that the housing market in the Camden LGA is currently not sufficiently established to move past the higher viability thresholds associated with high density development.
- In the Camden LGA where there is limited existing high-density housing, the process of market acceptance can take time for industry capacity and market demand to mature. As such, it is important to acknowledge that the conditions required for high density housing to reach market viability will evolve over an extended period and are primarily beyond Council's control.
- Notwithstanding this long-term view, the growth in apartment and attached dwellings approvals in 2019, in addition to the numerous Development Applications (DAs) currently under assessment for these typologies could be a sign that the point of market viability is moving closer. The conversion of DAs into completions will be a key indicator of whether the market has reached this point and is therefore an important trend to monitor.

16. In a land and house delivery process, the land is purchased from a land developer, and the house is contracted to be built with a builder that is separately funded by the purchaser. Integrated development is when the land developer and builder role is combined, funding both land and house build - ideally selling finished dwellings (usually townhouses and apartments) off-the-plan.

2.8 Land Use Opportunities and Constraints

A detailed assessment of the land use opportunities and constraints in providing housing supply is included within the Housing Market Analysis. These are summarised below:

Opportunities

- The SWGA has an abundance of housing capacity that if required could meet all the housing demand of the LGA in the short and medium term.
- Greenfield housing supply offers the opportunity to embed environmentally sustainable and resilient principles at the precinct planning stage.
- Future precinct planning can facilitate the delivery of neighbourhood design that supports healthy and connected communities that are better placed.
- The SWGA provides the opportunity to facilitate the delivery of diverse housing typologies that meet the changing needs of the LGA, from appropriately located high-density apartments to supportive infrastructure and walkable centres and low density environmentally sensitive housing.
- The SWGA provides the opportunity to support housing that encourages affordability across the housing continuum that will enable more appropriate housing for certain households and increase the overall affordability.
- There is latent planning capacity in the established urban areas of the LGA that can contribute towards meeting housing targets through appropriate incremental growth.
- There is opportunity to support Narellan in fulfilling its role as a Strategic Centre through appropriate housing growth.
- Planned and future commitment to rail infrastructure within the LGA is required to support housing density.

Constraints

- The alignment of infrastructure to meet the housing supply of new precincts within the SWGA.
- The lack of city shaping infrastructure, including the timing to deliver the North South Rail link, that could ease traffic congestion and support higher density housing in the LGA.
- The presence of bushfire prone vegetation throughout the LGA, constraining housing development.
- Flood plains associated with the significant watercourses that flow through the LGA, limiting development opportunities.
- Regional significant environmental and habitat corridors that are to be maintained and enhanced.
- The LGA's valued rural lands and associated significant view corridors and landscaped areas that could influence development.
- The presence of Heritage Items and sites of cultural value to be protected and preserved.

2.9 Capacity of Existing Land Use Controls

Planning capacity is an estimate of the number of additional homes that could be accommodated in an area under existing zoning and planning controls. It is a theoretical assessment and is intended to be indicative rather than absolute.

Planning capacity is theoretical planning capacity and does not represent projected housing growth in any one area nor does it presuppose that this is the dwelling yield that would be approved.

The assessment considers the different supply environments in the Camden LGA: i) Existing Suburbs - Infill (LEP); ii) Zoned Land Release (LEP & SEPP); and iii) Future Land in the SWGA Precincts identified for urban uses but still in existing zoning under the LEP (SEPP).

The methodology and assumptions used to calculate the planning capacity are provided in the Housing Market Analysis Report and outlined briefly below for each supply environment. Due to the importance of establishing planning capacity for short term requirements, the results of the Housing Market Analysis Report have been refined to account for known trends and constraints to determine an adjusted planning capacity (Section 2.9.3).

Figure 2.28 identifies the land use zones assessed for planning capacity within the Existing Suburbs - Infill (LEP) and Zoned Land Release (LEP & SEPP) environments, in addition to highlighting the SWGA boundary and relevant Environmental Planning Instrument.

Existing Suburbs – Infill (LEP)

Capacity was assessed by identifying land zoned for residential purposes, removing constrained land, and then applying a likely yield assumption under existing planning controls to determine the number of dwellings at a lot level. The existing dwelling stock is then subtracted from the total yield to determine a net planning capacity.

Zoned Land Release (LEP & SEPP)

Existing capacity was assessed by identifying land zoned for residential development, removing constrained land, and then applying a likely yield assumption under existing planning controls. The potential yield has been assigned using notional development densities based upon those already observed within the developed parts of the relevant precincts. Yields for housing types were simplified to assume that dwellings would be delivered in R1 and R2 land use zones, and apartments delivered in R3, B2 and B4 zones.

Future Land in the SWGA Precincts (SEPP)

For land within the SWGA that is still zoned under the LEP and yet to be released or rezoned under the SEPP, three scenarios were developed that applied different benchmarks to account for a range of land use mixes, environmental constraints and dwelling types.

Lower density scenario: gross density of 8 dw/ha. Slightly higher than the densities planned at the Turner Road Precinct, which has a large amount of employment land and predominantly detached housing.

Medium density scenario: gross density of 12.5 dw/ha. Similar density to the draft Lowes Creek Maryland Precinct, which has a limited employment land, a higher percentage of medium and high-density housing than currently being delivered, but environmental constraints.

Higher density scenario: gross density of 15 dw/ha. Higher densities than those planned for Leppington Stage 1, which has limited employment land, a higher percentage of medium and high-density housing, and limited environmental constraints.

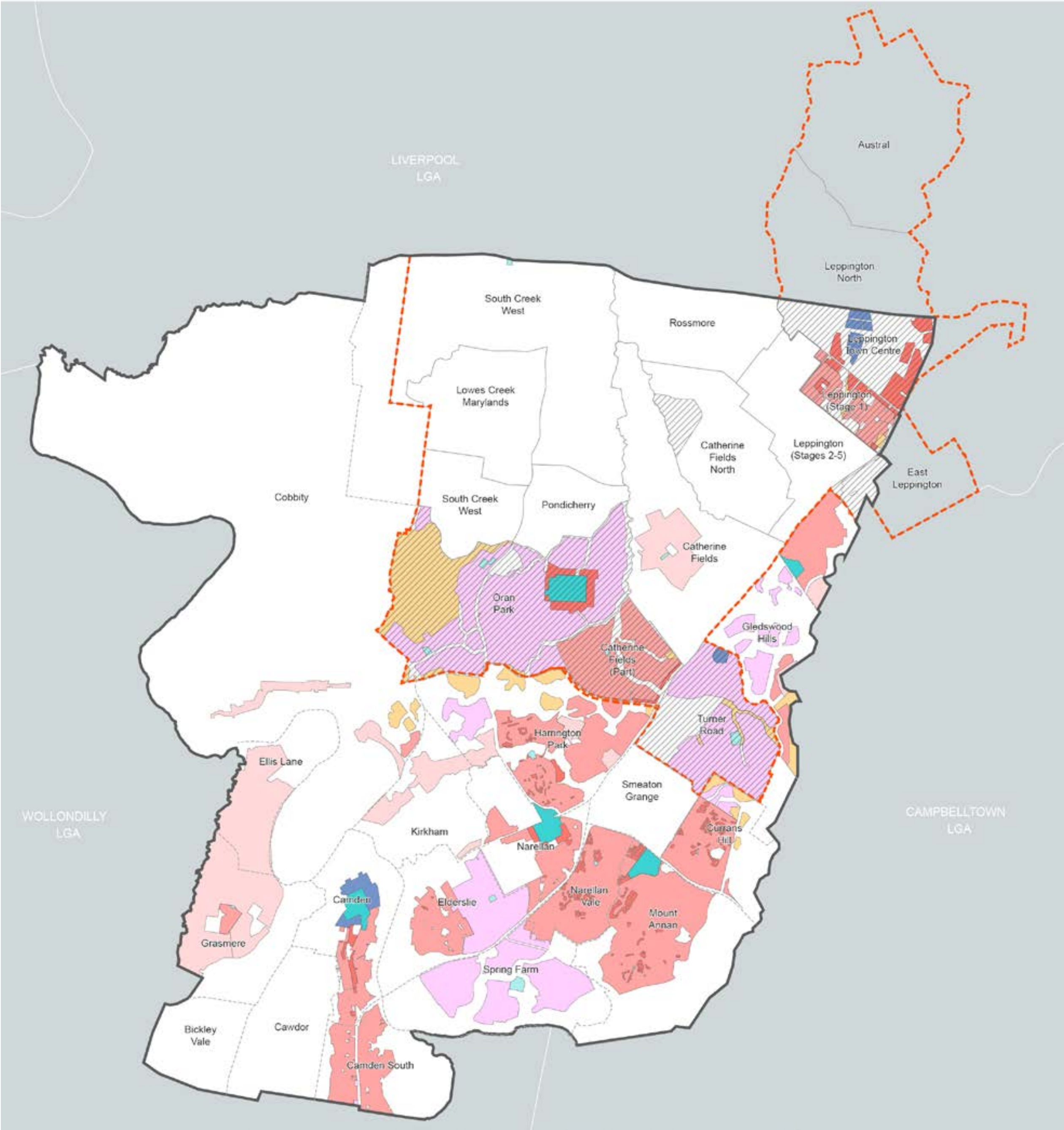


Figure 2.28: Land use zones assessed for planning capacity in the Camden LGA

Land Application

- Camden LGA boundary
- SWGA boundary
- SWGA Precinct Boundary
- Area where Growth Centres SEPP applies
- Area where Camden LEP 2010 applies
- Suburb boundary (outside SWGA)

Land Use Zones

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B4 - Mixed Use
- E4 - Environmental Living
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- R5 - Large Lot Residential

(Source: Housing Market Analysis, Camden Council)

2.9.1 Planning Capacity: Existing Suburbs - Infill (LEP) and Zoned Land Release (LEP & SEPP)

Based on the assumptions contained within the Housing Market Analysis, there is zoned theoretical planning capacity for 25,443 dwellings (excluding Rural Living) in the Camden LGA across infill and land release areas (Table 2.23).

- Over 11,000 detached dwellings that could be provided through subdivisions in zoned land release areas in New Urban South and New Urban North.
- There is planning capacity for approximately 9,000 medium to high density dwellings in the LGA, of which approximately 6,300 dwellings are allocated in zoned land release areas.
- In the Existing Suburbs, Camden and Narellan, there is planning capacity for 4,822 dwellings.

Table 2.23: Zoned dwelling capacity in the Camden LGA – Infill (LEP) and land release areas (LEP & SEPP)

	Total zoned theoretical capacity				
Area	Detached Dwellings (subdivision)	Multi-Dwelling Housing	Dual Occupancies	Medium - High Density	Total
Camden	127	33	41	1560	1,761
Narellan	33	185	5	1141	1,364
Existing Suburbs	346	504	202	645	1,697
New Urban North	9,818			1,280	11,098
New Urban South	1,375				1,375
Future Urban	3,750			4,398	8,148
Total	**15,449**	**722**	**248**	**9,024**	**25,443**

(Source: Camden Housing Market Analysis; Camden Council)

2.9.2 Planning Capacity: Future Land in the SWGA Precincts (SEPP)

There is significant theoretical capacity in future identified precincts within the SWGA which are currently zoned under the LEP.

The theoretical capacity in the SWGA (assuming the land is rezoned under the SEPP) ranges from 44,675 to 83,766 dwellings (Table 2.24). It is important to note that this calculation is highly notional due to the long-time horizons and many variables regarding environmental constraints, land use mixes and dwelling typologies.

Table 2.24: Future dwelling capacity in SWGA (currently zoned under the LEP)

Area	Scenario		
	Lower density	Medium density	Higher density
Future Urban	44,675	69,805	83,766

(Source: Camden Housing Market Analysis)

2.9.3 Adjusted Planning Capacity: Existing Suburbs - Infill (LEP) and Zoned Land Release (LEP & SEPP)

It is acknowledged that planning capacity is based on high level theoretical assumptions. The planning capacity calculated in Section 2.9.1 has been further refined to account for: known development yields; identified development trends; feasibility considerations; heritage; in addition to planning, amenity and environmental constraints.

This adjusted planning capacity will be used to assess the LGA's housing supply gaps. The adjusted planning capacity equates to 16,694 dwellings in total, comprising: 8,852 detached dwellings; 4,782 attached dwellings; and 3,060 apartments.

The adjusted planning capacity adopts a cautious approach to ensure the capacity for detached dwellings (which have the highest demand) is not overstated. It is possible that detached housing capacity is greater than outlined in Tables 2.25 and 2.26 as planning capacity is substitutable (detached dwellings could be delivered in attached dwelling capacity land release areas) and development trends (such as reducing lot sizes) can increase an area's housing capacity.

Table 2.25: Camden, Narellan and Existing Suburbs adjusted planning capacity

Camden, Narellan and Existing Suburbs				
Settlement Area	**Zone**	**Detached**	**Attached**	**Apartments**
Camden	R3	-	200	-
Narellan	R3 & B2	-	-	700
Existing Suburbs	B2	-	139	-
Totals		-	339	700
		1,039		

Table 2.26: New Urban North, New Urban South and Future Urban adjusted planning capacity

Zoned Land Release Capacity (LEP & SEPP)					
Settlement Area	**Precinct**	**Planning Instrument**	**Detached**	**Attached**	**Apartments**
New Urban South	Spring Farm	LEP	688		
	Elderslie	LEP	112	47	125
New Urban North	Emerald Hills	LEP	550		
	Camden Lakeside	LEP	550		
	El Caballo Blanco & Gledswood	LEP	541		
	Manooka Valley	LEP	135		
	Harrington Grove	LEP	75		
	Oran Park	SEPP	1,796	1,869	1,800
	Turner Road	SEPP	950	30	
	Catherine Field (Part)	SEPP	1,709	120	
Future Urban	Leppington Town Centre	SEPP		1,677	435
	Leppington: Stage 1	SEPP	1,746	700	
Totals			**8,852**	**4,443**	**2,360**
			15,655		

2.10 Housing Targets and Supply Gaps

To provide clarity on how housing targets differ from the range of housing metrics introduced throughout the document, Table 2.27 outlines a description, scope and methodology for each housing metric and confirms how these have been used in this Local Housing Strategy. As the planning system provides a framework for market participants to deliver housing, it is considered that planning capacity is the most appropriate measure to assess Council's role in meeting housing targets. Market activity, as represented by approvals and completions, is subject to a range of wider structural economic factors that are beyond Council's influence. It is therefore acknowledged that demonstrating planning capacity does not necessarily mean there is market capacity to deliver housing in line with targets.

Table 2.27: Summary of and relationship between housing demand, housing targets, approvals, completions and planning capacity

Housing Metrics	Description; Scope and Methodology	Type	LHS Reference
Housing Demand	Housing demand forms the basis for the 20 year housing need – or *underlying demand* - in the LGA. It is produced by converting official population growth forecasts into dwelling requirements. The reliance on official projections mean they form a common baseline that can be used by a range of stakeholders. However, the static or linear nature of the projections cannot account for market cycles or significant policy shifts. Like any long-term forecast, the accuracy of projected figures reduces the further they are made into the future. They therefore need to be reviewed regularly to address for market trends and policy positions. To account for the uncertainty inherent in projecting preferences for populations, three density scenarios have been formulated: i) low density scenario; ii) medium density scenario; and iii) high-density scenario	Forecast	Section 2.2
Approvals	Official statistics produced by DPIE (*Greater Sydney Regional Housing Activity*) that measure housing activity and provide an indication of planning capacity that could be potentially used through forthcoming housing activity. Influenced by wider systemic economic and market factors, and are dynamic and cyclical in nature, with large peaks and troughs.	Housing activity indicator	Section 2.6
Completions	Official statistics produced by DPIE (Greater Sydney Regional Housing Activity) that measure the planning capacity used through actual market activity. Post-hoc measurement of effective demand. Influenced by wider systemic economic and market factors, and are dynamic and cyclical in nature, with large peaks and troughs.	Housing activity indicator	Section 2.6
Planning Capacity	The theoretical quantity of dwellings that can be produced under existing zoning and planning controls. Essentially measures the quantity, type and location of opportunities for the market to deliver (supply) housing. Metric by which housing targets are measured.	Target achievement measurement	Section 2.8
Housing Targets	A target set by the Greater Sydney Commission that attempts to forecast effective demand by reconciling DPIE's Housing Supply Forecast, official population forecasts (i.e. underlying housing demand), completion trends, market activity, and planning capacity.	Target	Section 2.9

2.10.1 The 0-5 Year Housing Target

The District Plan sets a 0-5 year (2016/17 to 2020/21) housing target of 11,800 dwellings for the Camden LGA. Council has consistently demonstrated sufficient planning capacity to meet this target.

2.10.2 The 6-10 Year Housing Target

An indicative range for the 6-10 year housing target (2021/22 to 2025/26) has been established with the Greater Sydney Commission of 10,000 dwellings (low growth scenario) to 12,500 (high growth scenario).

In assessing the planning capacity to achieve this range, some key assumptions have been made to:

- distinguish the target range by dwelling type; and
- account for the remaining 0-5 year housing target period.

Targets by Dwelling Type

Table 2.28 breaks the housing targets down by dwelling type using the proportions from the same 5 year period in the low-density housing demand scenario (Table 2.7). The assumed low-density demand scenario is a current reflection of the high demand for detached dwellings and represents a cautious approach to projecting short term dwelling demand by type (see Section 2.2).

Table 2.28: 6-10 year housing target by assumed dwelling type

Dwelling Type	Low Growth	High Growth
Detached Dwelling	9,264	11,580
Attached Dwelling	646	807
Apartment	90	113
Total	**10,000**	**12,500**

Account for Remaining 0-5 Year Housing Target Period

Table 2.29 outlines the projected adjusted planning capacity for the 6-10 year housing target period after making allowance for the planning capacity used in the final two years (2019/20 and 2020/21) of the 0-5 year housing target period. This has been calculated by deducting the total anticipated number of housing completions for these years. Based on current trends, it assumed that the adjusted planning capacity of 16,694 dwellings (Section 2.9.3) will be reduced by 2,400 detached dwellings, 200 attached dwellings and 100 apartments.

Therefore, assuming no further precincts have been rezoned between 2019/20 and 2020/21, it is projected at the start of the 6-10 year housing target period (2021/2022) there will be planning capacity for 13,994 dwellings.

Table 2.29: Planning capacity at 2021/2022 by dwelling type

Dwelling Type	Planning Capacity
Detached Dwelling	6,452
Attached Dwelling	4,582
Apartment	2,960
Total	**13,994**

2.10.3 Housing Supply Gaps

Table 2.30 outlines the projected surplus or deficit planning capacity by dwelling type within the 6-10 year housing target period.

Based the assumptions made, there could be a deficit in detached housing capacity of between 2,812 dwellings (low growth scenario) and 5,128 dwellings (high growth scenario). There is sufficient capacity for projected attached dwelling and apartment demand.

Table 2.30: 6-10 year housing target planning capacity surplus/deficit

Dwelling Type	Low Growth	High Growth
Detached Dwelling	-2,812	-5,128
Attached Dwelling	3,936	3,775
Apartment	2,870	2,847

Detached Dwellings

Figure 2.29 projects demand for detached dwellings under the low and high growth 6-10 year housing target scenarios . It demonstrates under the low growth scenario there is potential planning capacity until mid-2024/25 for detached dwellings; and until the end of 2023/24 under the high growth scenario.

Based the assumptions made, there is a possible shortfall of capacity for detached housing within the next five years, indicating a potential requirement to rezone additional land within the SWGA.

Attached Dwellings

Figure 2.30 projects demand for attached dwellings under the low, medium and high-density demand scenarios. It demonstrates potential capacity beyond 2036 in the low-density demand scenario; a deficit of 2,111 dwellings from 2031/32 in the medium-density demand scenario; and a deficit of 3,647 dwellings from 2030/31 in the high-density demand scenario.

It is therefore important that as new precincts in the SWGA are being planned, the provision of suitably located planning capacity to meet any potential shortfall in attached dwellings is considered.

Figure 2.29: Detached dwelling supply gaps to 2025/26

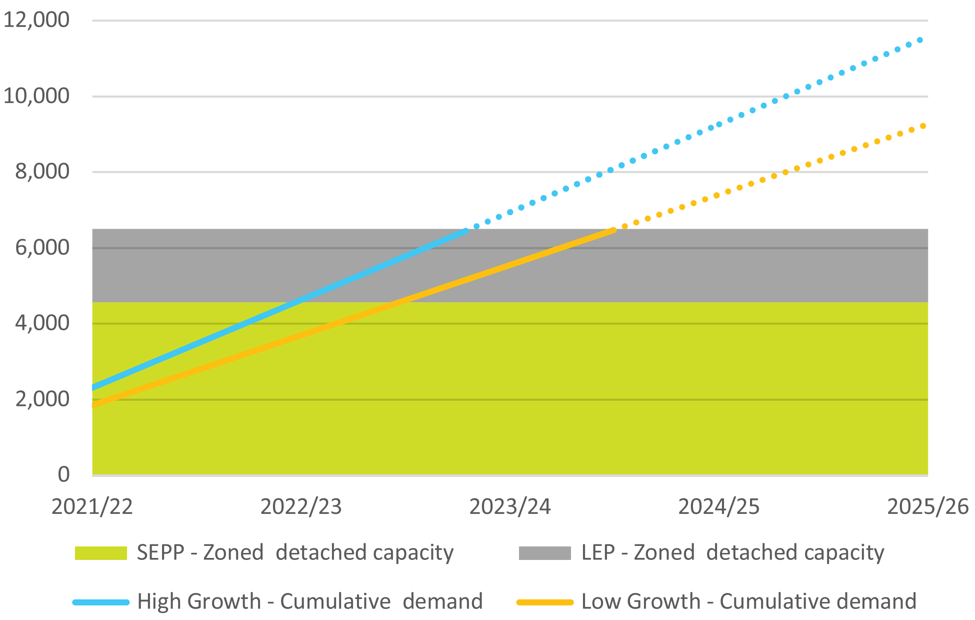
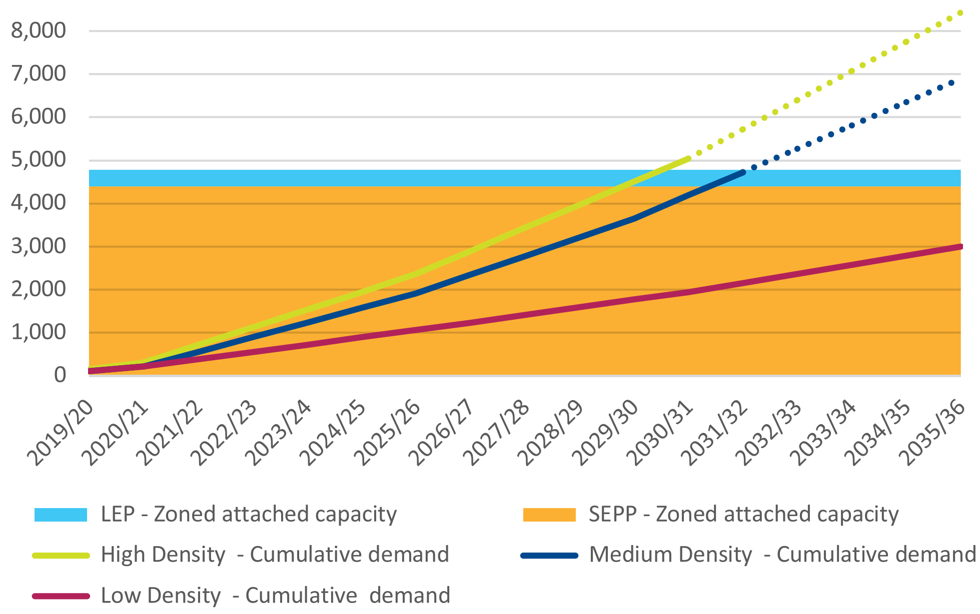


Figure 2.30: Attached dwelling supply gaps to 2035/36



17. For detached dwellings, low and high growth demand scenarios projected using dwelling types of low-density demand scenario as capacity is limited to the 6-10 year period. For attached dwellings and apartments, the low, medium and high-density demand scenario are projected; as capacity lasts beyond 6-10 year period.

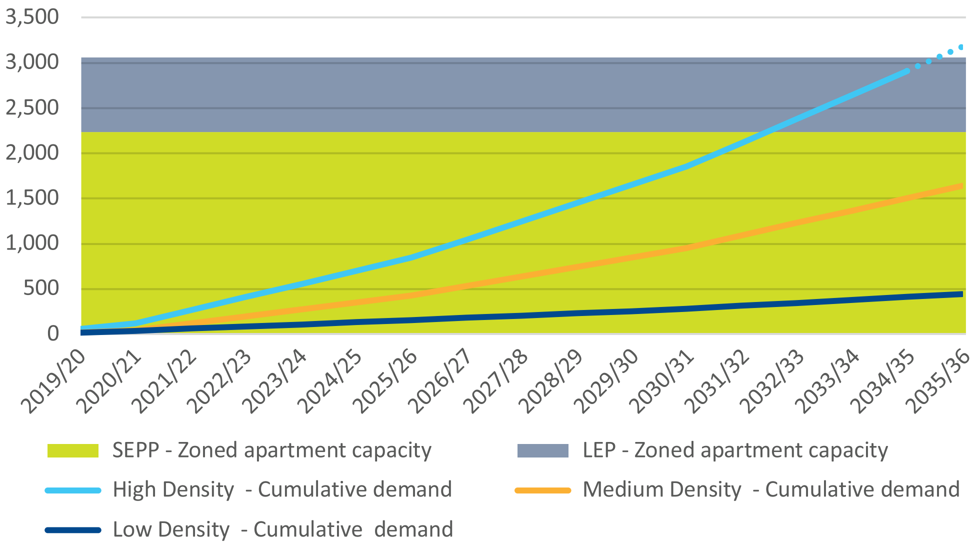
Apartments

Figure 2.31 projects demand for attached dwellings under the low, medium and high-density demand scenarios against the adjusted planning capacity. It demonstrates potential capacity beyond 2036 in the low-density demand scenario; a deficit of 2,111 dwellings from 2031/32 in the medium density demand scenario; and a deficit of 3,647 dwellings from 2030/31 in the high-density demand scenario.

It is important to recognise the capacity for attached dwellings and apartments are substitutable. It is therefore possible that apartment planning capacity is reduced by demand for attached dwellings (and vice versa). In addition, apartment demand can be uneven (with large peaks and troughs) and can change quickly depending on market conditions or the delivery of catalytic infrastructure. This makes accurate forecasting of apartment demand challenging.

Due to the planned delivery of catalytic infrastructure and other external influences on the LGA, to include the WSA and Aerotropolis, it is considered important to explore opportunities to provide medium to long term capacity for apartments in appropriate centres.

Figure 2.31: Apartment supply gaps to 2035/36

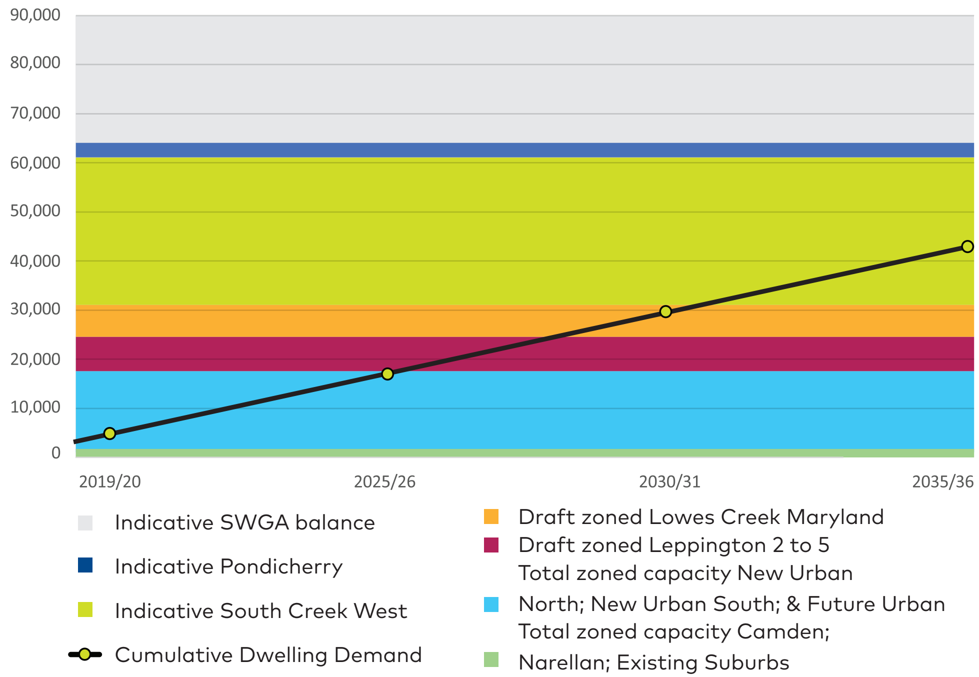


2.10.4 '20 Year' Supply and Demand Balance

Figure 2.32 considers the 20 year housing demand against zoned, draft zoned or unzoned/indicative[18] planning capacity to identify any long-term supply gaps. It demonstrates that there is sufficient theoretical planning capacity of approximately 86,500 dwellings to meet projected total demand of 43,400[19] dwellings from 2019/20 to 2035/36, assuming the SWGA precincts are rezoned and serviced for developed as required.

From 2035/36 there will be remaining notional planning capacity for 43,100 dwellings. It should be noted that Figure 2.32 does not outline or indicate a sequence or order for future housing supply in the SWGA. It is therefore important that the type, time, location and sequence of housing supply in the SWGA in and beyond the 6-10 year target period is planned to ensure Camden LGA's medium and long-term housing needs can be met.

Figure 2.32: Overall capacity and demand balance to 2035/36



18. Adjusted planning capacity (Table 2.25 and Table 2.26) plus Medium Density Scenario of Unzoned Land in the SWGA (Table 2.24).

19. This is dwelling demand from 2019/20 to 2035/36. Section 2.2.1 identifies a total housing demand of 49,625 dwellings, but this is for 2015/16 to 2035/36.

Strategy on a Page

The LHS comprises five Priorities that underpin Council's vision for housing in the Camden LGA over the next 10 and 20 years.

The five Priorities are:

1. **Providing housing capacity and coordinating growth with infrastructure;**
2. **Delivering resilient, healthy and connected communities;**
3. **Delivering the right housing in the right location;**
4. **Increasing housing choice and diversity; and**
5. **Addressing housing affordability.**

These will be implemented by twelve Objectives as detailed within this section. The Priorities will be delivered through strategies to guide land use decisions and actions to be undertaken by Council.

Priority 1: Providing housing capacity and coordinating growth with infrastructure	Priority 2: Delivering resilient, healthy and connected communities	Priority 3: Delivering the right housing in the right location	Priority 4: Increasing housing choice and diversity	Priority 5: Addressing housing affordability
Objective 1 There is sufficient planning capacity to meet forecast housing demand	**Objective 3** Housing is well-designed and environmentally sustainable	**Objective 6** Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure	**Objective 9** The mix of housing types matches the changing needs and preferences of the community	**Objective 11** Support housing that encourages affordability across the housing continuum
Objective 2 Precincts in the SWGA are planned and released to align with infrastructure provision	**Objective 4** Neighbourhood design supports healthy and connected communities that are better placed	**Objective 7** Housing growth in established areas is incremental, and preserves character and heritage values	**Objective 10** Housing is inclusive and caters for an ageing population and People with Disability	**Objective 12** Facilitate the delivery of affordable rental housing
	Objective 5 Increase Camden LGA's green cover and urban tree canopy	**Objective 8** Protect Camden LGA's Rural Lands		

SECTION 3: Priorities

Priority 1: Providing housing capacity and coordinating growth with infrastructure

Objective 1: There is sufficient planning capacity to meet forecast housing demand

3.1.1 Council's role in facilitating planning capacity

Planning capacity is the theoretical quantity of dwellings that could be accommodated in an area under existing zoning and planning controls. It is considered the most appropriate metric to assess Council's role in facilitating housing supply.

Planning capacity is delivered through both effective land use planning (Planning Proposals) and approval pathways that assess proposals against statutory planning controls (Development Assessment).

Council is responsible for facilitating all aspects of planning capacity for land administered under the Camden LEP. Until recently, DPIE had responsibility to plan and rezone land within the SWGA, in collaboration with Council as a principal stakeholder. Once a SWGA precinct was rezoned, Council was responsible for assessing Planning Proposals and Development Applications. The last precinct to be rezoned under this arrangement was Leppington Stage 1 in 2015.

On 2 November 2019, the Minister for Planning and Public Spaces (the Minister) announced a new approach to precinct planning. The announcement followed a review of 51 precincts across Greater Sydney, which concluded that DPIE could better target its role in the delivery of precincts by giving more responsibility to Councils, leaving the State to focus on priority precincts. Under the new Collaborative Planning Framework, Council will play a more central role in the planning and rezoning of the SWGA precincts, in addition to finalising a design-led review of the current Leppington Town Centre masterplan.

In response to the new approach to precinct planning, a Camden Precinct Collaboration Group (Camden PCG) has been established, bringing Council and State agencies together to:

- align infrastructure delivery with precinct planning;
- agree of planning priorities; and
- determine planning pathway and collectively manage the delivery of land rezoning.

The Camden PCG membership includes Council, and the following public agencies:

- Greater Sydney Commission;
- Department of Planning, Industry and Environment (DPIE);
- Transport for NSW (TfNSW);
- Sydney Water; and
- Other State agencies as required (e.g. NSW Justice, NSW Health, School Infrastructure NSW).

3.1.2 Facilitating planning capacity to meet forecast demand

The Evidence (Section 2) demonstrates there is sufficient planning capacity to meet the balance of the 0-5 year (2019/20 to 2020/21) housing target of 2,700 dwellings, in addition to the 6-10 year (2021/22 to 2025/26) housing target of 10,000 to 12,500 dwellings, equating to a total range of 12,700 to 15,200 dwellings. As summarised in Table 3.1, there is planning capacity for 16,694 dwellings.

Table 3.1: Summary Adjusted Planning Capacity

Settlement Area	Planning Instrument	Adjusted Planning Capacity (dwellings)
Existing Suburbs and Centres	LEP	1,039
New Urban South	LEP	972
New Urban North	LEP	1,851
New Urban North	SEPP	8,274
Future Urban	SEPP	4,558
Total		**16,694**

It is acknowledged that planning capacity is a theoretical assessment and may not necessarily equate to housing approvals and completions (supply). This is informed by wider structural economic factors that are beyond Council's control.

In order to facilitate housing supply to meet the needs of the community, it is essential that appropriately zoned land is made available at the right time, in the right location and supported by infrastructure.

Based on the evidence, planning capacity for the 6-10 year housing target could be achieved with the full support of State and public agencies in the planning and delivery of supporting infrastructure.

The evidence highlights there could be a shortage of land for detached housing around 2024. It is the role of Council, the State and public agencies in planning and delivery of infrastructure, to ensure this demand can be met through appropriate land rezoning.

The LGA has existing and future planning capacity across three distinct environments: i) Existing Suburbs - Infill (LEP); ii) Zoned Land Release (LEP & SEPP); and iii) Future Land in the SWGA Precincts (SEPP).

Existing Suburbs – Infill (LEP)

Development in the Existing Suburbs and Centres has historically been below 5% of total dwelling completions. Council anticipates these trends to continue and considers there is latent planning capacity in these areas to meet this demand.

Zoned Land Release (LEP & SEPP) and Future Land Release in the SWGA Precincts (SEPP)

The zoned land release areas and SWGA precincts are anticipated to meet the majority of the housing demand over the short, medium and long term. There is sufficient planning capacity in these areas to meet all of the remaining 0-5 year housing targets and the 6-10 year housing targets (Section 2.10.2).

Any additional land required to meet housing demand is to be provided within the future land release in the SWGA. These precincts have significant capacity to meet future housing requirements, as outlined in Table 3.2. Based on current studies and assumptions, there is an indicative capacity of 65,000 dwellings.

The rezoning of rural land within the Metropolitan Rural Area (MRA) to urban uses is therefore not required to meet housing targets.

Figure 3.1: Current planning status of the SWGA Precincts

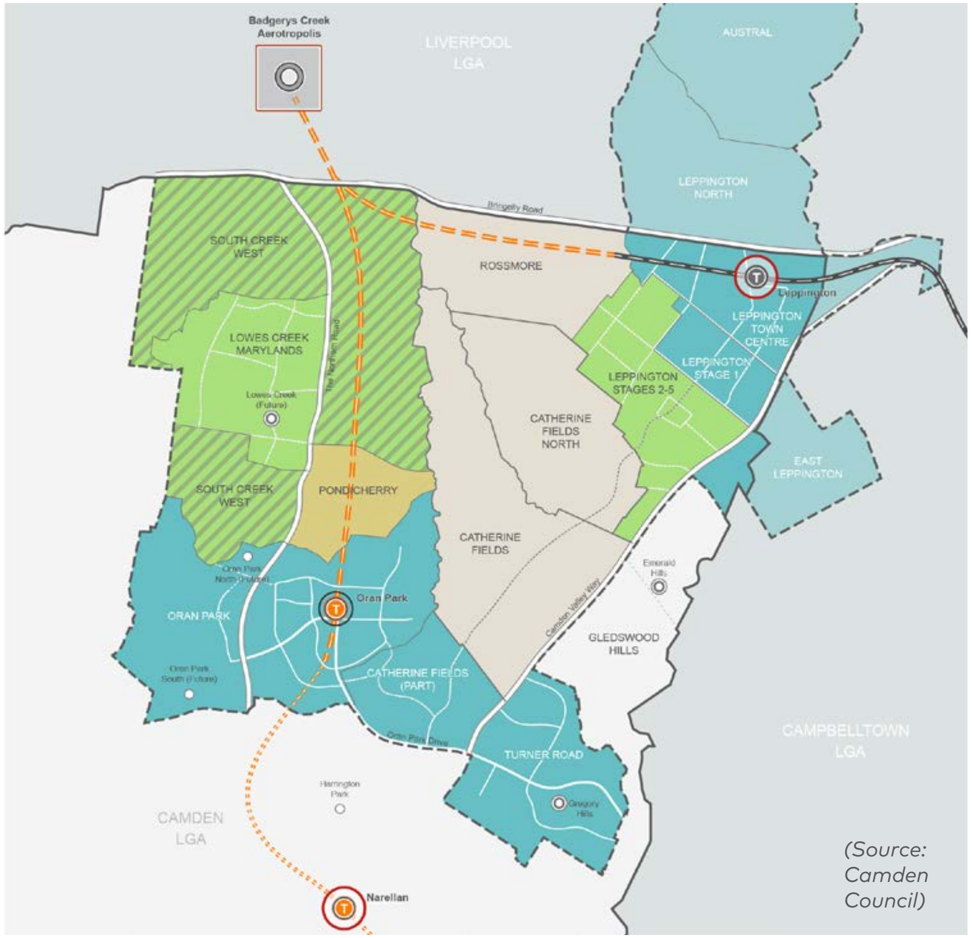


Table 3.2: Current housing capacity assumptions for future land in the SWGA Precincts

SWGA Precinct	Approximate No. of Landowners	Planning Framework	Planning Status	Indicative Capacity (dwellings)
SWGA – Released				
Lowes Creek Maryland	7	Collaborative Planning	Draft zoned and ILP	7,000
Leppington Stages 2 to 5	190	Collaborative Planning	Draft zoned and ILP	6,500
South Creek West	165	Collaborative Planning	Released	30,000
SWGA – Planning Underway				
Pondicherry	1	Collaborative Planning	Planning Underway	2,500
SWGA – Not released				
Catherine Field	475	-	-	5,000
Catherine Field North	200	-	-	9,500
Rossmore	175		-	4,500
Total				**65,000**

South West Growth Area (SWGA) boundary
Precinct status - Zoned
Precinct status - Released
Precinct status - draft zoned
Precinct status- planning underway
Precinct status - not released
Major/ collector roads - existing
Major/ collector roads - indicative
Rickard Road proposed upgrade (Transport for NSW)
Rail station - existing
Rail line - existing
Rail station - proposed
Rail line - existing
Rail station - proposed
Rail line - proposed
Rail line tunnel - proposed
Metropolitan cluster
Strategic centre
Town centre
Local centre
Neighbourhood centre
Camden Local Government Area (LGA) boundary

In order to meet any 6-10 year (2021/22 to 2025/26) housing supply gaps, in addition to contributing to the 20 year strategic housing target for the District, the rezoning of the following SWGA precincts (in no particular order) should be prioritised: Lowes Creek Maryland; Pondicherry; and Leppington Stages 2-5. Council is further reviewing the Leppington Town Centre Masterplan, which may yield additional dwelling capacity. Figure 3.1 illustrates the current planning status of the SWGA precincts.

Lowes Creek Maryland Precinct

DPIE is responsible for the planning and rezoning of the Lowes Creek Maryland Precinct following the exhibition of the draft Precinct Plan in late 2018.

Pondicherry Precinct

In April 2018, the landowner entered into a Voluntary Planning Agreement (VPA) with the Minister to facilitate the accelerated release of approximately 210 hectares of land to the north of Oran Park, known as the Pondicherry Precinct. The proponent has recently submitted a draft Planning Proposal to Council for part of the Pondicherry Precinct. It seeks to rezone land to facilitate 470 residential lots and deliver 3.9ha of open space and 2.44ha of riparian corridors.

Leppington Precinct Stages 2-5

The Indicative Layout Plan for Leppington Stages 1-5 was exhibited in late 2014 and early 2015. Following the exhibition, it was determined that a staged approach to the rezoning of the precinct would be required to ensure essential services could align with housing growth. Leppington Stage 1 was subsequently rezoned in November 2015.

Council and DPIE are collaboratively devising a strategy that will inform the rezoning of Leppington Stages 2-5. It is currently anticipated that Leppington Stages 2 and 5 will be rezoned in advance of Stages 3 and 4.

South Creek West Precinct

The South Creek West (SCW) Precinct was released in November 2017. In November 2019, the Minister identified two sub-precincts of SCW to be delivered via the Collaborative Planning Framework.

Leppington Town Centre

The Leppington Town Centre (part of the Austral and Leppington North Precinct) was rezoned in March 2013, prior to confirmation of the Western City Airport. The train station was subsequently completed in March 2015 ahead of schedule. Although there is currently significant zoned capacity for high density housing in Leppington Town Centre, development has not been forthcoming. The lack of development could be attributed to multiple factors, but it is considered that land fragmentation (approximately 175 landowners) and a lack of infrastructure, are principal barriers.

In order to facilitate development, the Housing Acceleration Fund has committed $2.9 million (in Fund Round 3) to the planning and design of upgrades along Ingleburn Road between Camden Valley Way and Rickard Road, and Rickard Road between Ingleburn Road and Bringelly Road. The road upgrades will be delivered by Council.

In July 2017, DPIE commenced a review of Leppington Town Centre by undertaking several draft specialist studies, which included a design led review of the masterplan. In collaboration with Liverpool LGA, the Camden PCG is currently progressing a gap analysis of the work undertaken to date, led by Council.

3.1.3 Land Sequence Schedule

Through a combination of the Leppington Town Centre review, and rezoning of the Pondicherry and released SWGA precincts, there will be future capacity to meet the housing targets.

These precincts will need to be supported by timely infrastructure and service provision. Council will collaborate with the Camden PCG and State agencies to identify priority precincts and land areas that can be supported by infrastructure and service provision in order to develop a land sequence schedule. It is intended this schedule will prioritise the preferred sequence of land release to meet housing demand based on the availability of required infrastructure to support a new community.

3.1.4 Communication

Council acknowledges communication with stakeholders is essential in enabling informed decisions to be made. Council will therefore seek to develop a community information program for landowners within the Camden LGA SWGA to include regular updates on precinct planning, and the timing and delivery of new and upgraded infrastructure.

3.1.5 Council Processes

Council's assessment processes play an important role in the delivery of housing. Council has continued to improve the efficiency and assessment timeframes of Development Applications (DAs), including the creation of a 'fast-track' service in January 2018 for certain DAs. In the last calendar year, 239 DAs were approved under this service within an average timeframe of 19 days.

Council aims to determine all DAs within 40 days. In the last 5 years Council has approved 6,534 DAs with a median determination timeframe of 39 days.

Furthermore, Council is one of 68 LGAs processing planning applications via the NSW Planning Portal as part of the NSW State Government ePlanning Digital Services. It is proposed that these services will be extended to support the Planning Proposal process.

It is essential that Council continues to accurately record DA approvals and housing completions to monitor how the LGA is tracking against the housing targets and to identify housing diversity trends. It is proposed that a more granular and standardised approach is required in the recording of data to ensure the accurate categorisation of housing types (e.g. detached, semi-detached, dual occupancy, secondary dwelling etc) are collated.

Objective 2: Precincts in the SWGA are planned and released to align with infrastructure provision

There is a critical nexus between infrastructure, planning, design, and development. The provision of appropriate, coordinated, efficient and timely infrastructure is essential to achieve liveable and sustainable communities, and ensure long-term housing supply.

The extent of infrastructure planning currently being undertaken in the Western Parkland City (including the SWGA) is significant. Each of the infrastructure planning initiatives, conducted by various NSW Government agencies, Council, utility providers and development proponents will inform infrastructure service requirements. These planning initiatives are guided by the following principal studies:

- Sydney Water: Growth Servicing Plan 2019-2024;
- Endeavour Energy: Growth Servicing Plan 2018 and Distribution Annual Planning Report;
- NSW State Infrastructure Strategy 2018-2038;
- Transport for NSW: Future Transport 2056;
- Transport for NSW: Sub-District Integrated Network Plan (Camden, Campbelltown, Wollondilly);
- Greater Sydney Commission: Place-based Infrastructure Compact;
- Camden Council: Leppington & Leppington North Project Identification & Status Report;
- Camden Council: All contribution plans in the SWGA;
- Camden Council: All 'voluntary planning agreements' in the SWGA; and
- NSW Government: All 'voluntary planning agreements' in the SWGA.

3.1.6 Servicing Development

The provision of utility services such as water, sewage, gas and electricity are vital to ensuring the continued delivery of housing within the SWGA. Uncertainty over service provision can stall the delivery of housing in rezoned precincts and dampen land take-up. Sydney Water's Growth Servicing Plan provides a high-level overview of the expected availability of trunk water-related infrastructure over the next 15 years. Similarly, the Endeavour Energy Growth Servicing Plan 2018 outlines Endeavour Energy's plans to provide trunk infrastructure until 2024.

The timing of infrastructure provision is critical to ongoing housing supply. Communities cannot be planned, nor Development Applications permitted without assurances of adequate utility infrastructure. The full support of both State and public agencies is required to enable Council to facilitate the delivery of the GSC housing targets for the LGA. Council will continue to collaborate with service providers to facilitate the coordinated provision of utilities to support land for housing.

To support housing growth outside of the SWGA, Council officers currently meet quarterly with Sydney Water. These meetings could be formalised and extended to include Endeavour Energy and Transport for NSW. The principal objective of this project working group would be to ensure infrastructure is delivered in a coordinated and efficient manner.

3.1.7 Planning and Delivering Transport Infrastructure

It is essential that local, district and regional transport infrastructure is planned and delivered to ensure that the SWGA is connected with the Western Parkland City and Greater Sydney. Road capacity and public transport are critical pieces of enabling infrastructure that will allow people to access jobs, services and areas of recreation.

Camden Council (in collaboration with Campbelltown and Wollondilly Councils) has partnered with Transport for NSW (TfNSW) on a 'Sub-District Integrated Network Plan' (SDINP) project. Part of the Future Transport 2056 initiative, the SDINP project involves State and Local Government co-developing an integrated transport planning framework for future use on transport networks. The outcome of the SDINP is to integrate Transport for NSW's planning with Council's LSPS transport infrastructure priorities, and in doing so develop a strategic movement and place context for integrated land use, amenity planning and multi-modal transport planning for the Camden LGA.

SEPP (Major Infrastructure Corridors) 2020 confirms future infrastructure corridors within the LGA and regulates development within and around them. The NSW State and Federal Government have committed funding for Stage 1 of the North South Rail Link, which connects St Mary's to the Western Sydney Airport (WSA). No funding or delivery commitments have been provided for Stage 2 of this link, which will connect Campbelltown/Macarthur to the WSA via Oran Park and Narellan. Similarly, funding has not yet been committed for the South West Rail Link Extension connecting Leppington to the WSA.

Certainty surrounding the timing and delivery of these important pieces of infrastructure have the potential to shape new precincts, contribute to the LGA's continued economic and social growth, and provide access to key strategic centres such as the WSA, Parramatta and Sydney CBD. Confirmed timing and delivery information will enable long-term land use planning that can guide the supply of housing types to meet demand.

In the interim, integrated transport options must be delivered to connect Camden residents to other areas within the Western City District and Greater Sydney. The City Deal commitment C2 identifies the need for the delivery of rapid bus services from the metropolitan centres of Penrith, Liverpool and Campbelltown to the WSA prior to its opening in 2026. Council will advocate for the rapid bus service to connect the LGA's key centres to the WSA.

3.1.8 Structure Plan for the SWGA

There is currently no overarching strategic plan for the SWGA that provides a framework for future precinct release and infrastructure planning. A Structure Plan could provide a framework to facilitate the delivery of future housing in the SWGA by identifying the future urban structure, as well as outlining the infrastructure requirements to guide the work of Council, DPIE and other relevant agencies. This will enable the SWGA to develop in an orderly and efficient manner.

3.1.9 Camden LGA SWGA Infrastructure Study

Council is exploring the development of a Camden LGA SWGA Infrastructure Study. The overall purpose of the project would be to establish a baseline understanding of the currently planned infrastructure for the Camden LGA SWGA, to be delivered by Council, NSW Government, Australian Government, utility providers (e.g. Sydney Water, Endeavour Energy, Jemena etc.) and developers, to identify a gap analysis of the infrastructure required to support housing and employment growth, in addition to developing a 10 year program of works, with a 20 year vision of infrastructure initiatives, to facilitate the coordinated delivery of infrastructure.

It is intended that the Camden LGA SWGA infrastructure Study could inform the SWGA Structure Plan, in addition to advancing the development of a Placed-Based Infrastructure Compact (PIC) for Leppington North (which includes Leppington Town Centre) and informing the potential development of a PIC for the rest of the SWGA.

A PIC brings together government agencies, local councils and utility providers, to consider holistically what infrastructure and services are needed in a place before it can grow to address existing problems and for when more people come to live and work in an area. The PIC can also help determine how contributions can be secured to enable efficient delivery.

The evolution of the Camden LGA SWGA Infrastructure Study into a SWGA Structure Plan would facilitate a coordinated approach to land release that manages the number of development fronts, builds on existing development patterns and maximises planned or existing resources and infrastructure.

3.1.10 Funding Infrastructure

Future development in the SWGA will occur on greenfield land. To ensure that new communities are liveable, they need to be supported by suitable local infrastructure. There are a number of funding mechanisms which provide for essential infrastructure to support development.

Monetary contributions for local infrastructure, also known as developer contributions, are charged by councils when new development occurs through the section 7.11 of the EP&A Act contribution framework (7.11 framework). Developer contributions are used to provide the infrastructure required to support the community, such as open space, playgrounds, community facilities, local roads, footpaths, stormwater drainage and traffic management.

The previous 7.11 framework capped the maximum amount Council was able to collect for development within greenfield areas, which resulted in financial shortfalls in the funding of local infrastructure. Council welcomes the uncapping of contributions from July 2020. There are also key pieces of local infrastructure such as community halls or riparian links that are not currently able to be levied for but are essential to provide liveable and sustainable communities. Council is working with DPIE to review the 7.11 framework so that it is easier for Council to provide these key pieces of infrastructure.

The NSW Government has committed to upgrading major roads including Bringelly Road and The Northern Road. Major road upgrades within the precincts are funded via the Western Sydney Special Infrastructure Contribution (SIC). The SIC also includes funding for other regional infrastructure such as schools, health hubs, public transport infrastructure and emergency services infrastructure. The SIC is currently under review by DPIE. The completion of this review will give Council assurances that major road and social infrastructure have been appropriately funded and in turn, help determine the sequenced release of precincts or ensure that housing can be satisfactorily connected within these areas.

3.1.11 Green and Blue Infrastructure

The Green and Blue Grid is an important network of open spaces and natural elements that provide recreation opportunities, protect critical habitats and enhance biodiversity values, all of which contribute to the unique character of the LGA. Council recognises the importance of protecting and enhancing key environmental corridors and water bodies in areas of the SWGA such as South Creek, areas of Cumberland Plain Woodland and large farm dams that contribute to attractive and liveable communities.

These environmental elements need to balance ecological services and urban requirements, and spatially traverse precinct and LGA boundaries. It is therefore important that a holistic and collaborative approach is adopted by a range of stakeholders, through the precinct planning process, to determine ways in which these corridors can be practically retained and enhanced in a systemic and coordinated manner.

By adopting a strategic approach to planning and delivering Green and Blue Grid connections throughout the Camden LGA, SWGA and the broader Western Parkland City, Council can incorporate place-based urban design outcomes for each precinct that utilise green and blue infrastructure. Council will therefore implement the South Creek urban design principles outlined in the District Plan, as well as the established Camden Green and Blue Grid principles, in all future precinct planning.

3.1.12 Fragmented Land

Fragmented land is one of many interconnected factors such as infrastructure coordination, utility service availability (water, sewer and electricity), and market demand that affect market take-up of land and housing delivery.

Fragmented land ownership patterns create coordination and co-operation challenges in relation to land development and infrastructure servicing and funding.

As outlined in Table 3.2, there are a range of precincts in the SWGA with fragmented land ownership. Those that are zoned or have draft zonings include Leppington Town Centre and Leppington Stages 1-5. In the absence of a lead developer or an overarching government land development body, the coordinated delivery of housing in these areas will be challenging. Council uses several methods to overcome land fragmentation including the preparation of Indicative Layout Plans that align future infrastructure such as roads to property boundaries, and the early delivery of enabling infrastructure. In order to further reduce the barriers of land fragmentation, Council will investigate a fragmented land policy that explores additional methods and mechanisms that could be appropriate for the impacted precincts in the SWGA.

PRIORITY 1 ACTIONS	
1. Plan for the GSC 6-10 year (2021/22 to 2025/26) housing target of 10,000 to 12,500 dwellings and ensure sufficient planning capacity through the rezoning and review of land within the SWGA subject to the delivery of supporting infrastructure.	Short term
2. Develop a Camden LGA SWGA Infrastructure Study to inform infrastructure requirements and a land sequence schedule to facilitate the orderly supply of housing.	Short term
3. Develop a community information program for landowners and stakeholders within the SWGA Camden Precincts.	Short term
4. Ensure internal assessment processes for development assessments and planning proposals support the efficient delivery of housing in the Camden LGA.	Short term
5. Review how development approval and completion data is captured to assist in monitoring housing diversity and capacity in the Camden LGA.	Short term
6. Advocate for a Project Working Group between Council Officers and essential service providers to deliver adaptive and flexible infrastructure.	Short term
7. Finalise the Camden Green and Blue Grid Analysis.	Short term
8. Explore the development of a fragmented land policy for the SWGA Precincts.	Short term

Priority 2: Delivering resilient, healthy and connected communities

Objective 3: Housing is well-designed and environmentally sustainable

The design of housing can contribute significantly to the liveability and environmental sustainability of an area. Good design can lessen the impact of new housing on the surrounding environment, contribute to the resilience of buildings and places, provide amenity for residents and improve the public domain. As climate change becomes an increasingly pressing concern, so too does the need to create sustainable buildings that offer minimal environmental impact and maximum human comfort.

Environmentally sustainable design attempts to minimise a building's environmental impact through energy and water efficiency methods, the use of sustainable materials and landscaping that considers a site's existing natural features and the local climate.

3.2.1 BASIX

In NSW, sustainable considerations, such as reducing energy and water consumption, along with thermal comfort are regulated under the Building Sustainability Index (BASIX). This requires minimum sustainability targets for all new residential builds, including detached and semi-detached dwellings and residential flat blocks, and additions and alterations costing $50,000 or more.

Residential building sustainability targets are important because:

- High efficiency standards can create significant co-benefits including consumer savings;
- 46% of Camden LGA's residential emissions are from electricity use in housing (Resilient Sydney Platform, 2016-2017).

Although BASIX was introduced in 2006, there has only been one major review of the standards. This occurred in 2017, when energy reduction targets for houses and low-rise units were increased by 10% and 5% for mid and high-rise units, with an increase in the stringency for thermal heating and cooling caps. It is important that BASIX standards are reviewed regularly to ensure they are in line with broader emission reduction targets and improvements in technology, materials and building design. Improving on BASIX is particularly important for urban release areas where there is a high volume of new builds, as this can drive cumulative benefits.

3.2.2 Delivering Sustainable Housing

Many sustainable design approaches, such as orienting buildings to utilise passive design, the choice of building materials and colour schemes, are most beneficial when considered during the initial design and construction of a home. Most of the LGA's housing growth over the next 20 years will be delivered via new builds in new release areas, and this presents an important opportunity for Council to establish planning mechanisms to encourage and support the adoption of sustainable design principles for housing.

To assist homeowners in designing homes that not only meet but exceed the minimum targets required under BASIX, there is a need for clear and comprehensive information on design which promote sustainable approaches to building. Council will develop initiatives to showcase and promote the design of sustainable homes - integrating the local climatic conditions in the design of homes with considerations such as the orientation of dwellings, building appearance, materials and landscaping. Many of these considerations can also be successfully retrofitted to existing homes.

Council will work with the development industry and local builders to investigate opportunities to promote sustainable design choices in new builds. This could include the opportunity of partnering with a local developer to promote the benefits of incorporating sustainability principles.

Sustainable housing could further be encouraged through introducing clauses within planning instruments that offer incentives to increase water and energy efficiency. In addition, Council is committed to auditing the residential controls within Council's DCP to ensure they provide for sustainable built form, facilitate the use of recycled water systems, support innovative waste management approaches, accommodate the use of renewable energy storage, and make provision for urban tree canopy and green infrastructure, such as green roofs and walls.

The increasing volume of new homes delivered via the SEPP (Exempt and Complying Development Codes) 2008 has limited the number of site-responsive dwelling designs that prioritise sustainable outcomes. For example, the rear setback and building footprint controls allow limited area for tree planting.

The volume of housing development expected in the LGA over the next 20 years could necessitate different requirements for new release areas, including a review of the Exempt and Complying Development Codes, to ensure that development standards support and encourage sustainable, resilient, energy efficient housing designs. The cumulative impact of these changes could greatly improve the performance of new suburbs, and Council will continue to advocate for this outcome.

Objective 4: Neighbourhood design supports healthy and connected communities that are better placed.

The built environment influences both individual and community health and wellbeing. Good access to safe, connected streets linked to services, green open spaces and shared community facilities promotes walking and cycling, and generates positive mental health outcomes through enabling social interaction and increasing exposure to nature.

The shape of the urban landscape affects the prevalence of many lifestyle and chronic diseases, including obesity, type 2 diabetes and heart disease. It can further influence the mental health of residents through enabling opportunities for social interaction.

3.2.3 Healthy and connected neighbourhoods

Promoting walking and cycling is an effective way to increase physical activity. Walking and cycling for transport and recreation are influenced by different features of the urban environment. Walking and cycling for transport are associated with living in neighbourhoods that have connected street networks, good access to destinations, public transport, and higher residential densities. Enhanced natural and public domain features, as well as access to facilities and parks encourage physical activity and tend to be associated with increased walking and cycling for recreation.

The Heart Foundation has developed a Walkability Checklist for the community to survey their own neighbourhoods and assess the walkability of an area. Council could adapt this approach and develop a walkability index to be used in future precinct planning, which would ensure the key urban elements needed to support healthy communities are embedded into the design of a neighbourhood. This index could also be used to retrofit existing neighbourhoods where improvements may be required to promote physical activity.

Streets also provide the opportunity for people to congregate and engage with others. The Healthy Streets Approach is a framework for decision making in relation to planning transport and streets created by Transport for London. The framework is based on 10 Healthy Streets Indicators, which reflect the essential ingredients for tackling the public health, socio-economic and environmental challenges that can be addressed through effective street design and management.

The Western Sydney Health Alliance (WSHA) is an initiative under the Western Sydney City Deal. It comprises the eight City Deal Councils (including Camden Council), the South West Sydney and Nepean Blue Mountains Local Health Districts (LHDs), in addition to the South West Sydney and Nepean Blue Mountains Primary Health Networks (PHNs).

The WHSA is preparing an "access to health impact statement" which will support the consideration of health and wellbeing within the broader planning framework. The health impact statement is intended to:

- provide strategic/land use planning considerations by Local and State Government to support improved health outcomes, and
- support the future planning for health services by the LHDs and PHNs by establishing quantitative and qualitative health services outcomes to ensure that the right services are provided in the right places.

There are considerable opportunities through future precinct planning to promote walking and cycling and improve the accessibility of sociability of neighbourhoods. Adopting a master-planned approach to neighbourhood design can ensure locations for future housing are appropriately integrated with public transport, open space, mixed-use centres, health services and employment nodes.

Healthy and connected neighbourhoods are also environmentally sustainable. In addition to considering ways in which the built environment can support healthy and connected communities, it is also important that Council ensure future precinct planning incorporates sustainability principles in order to address climate change impacts such as drought and urban heat, and conserves resources such as water and energy.

There is an opportunity for Council to work with utility service providers to investigate innovative approaches to the sustainable provision of water, energy and transport, in addition to working with developers to consider opportunities to utilise existing landscape characteristics that could function as stormwater wetlands and urban forests.

3.2.4 Improving liveability in neighbourhoods

Connected and functional communities rely on more than just physical connectivity. It is important that neighbourhood design facilitates and encourages social connectivity and interaction between residents by accounting for the appropriate provision and location of social services and infrastructure. The early delivery of these facilities can significantly impact the capacity for new residents, particularly those new to the Camden area who may rely on immediate support, to establish important social connections within the community.

Councils collect development contributions under S.7.11 of the EP&A Act, to fund the delivery of essential local infrastructure required to support communities. The contributions system does not currently consider the construction of social infrastructure such as community centres, youth centres and libraries as "essential works" and as such, Council is unable to collect contributions to fund their up-front construction. This often results in these facilities being delivered after new residents have moved in. It is therefore important that opportunities are explored through future precinct planning for the early delivery of these important services in order to establish community networks.

In order to monitor the health and wellbeing, or liveability, of established and new communities, Council will explore data collection and analytical systems that assess how communities are performing against a pre-defined set of metrics. This index could enable Council to identify areas of success and areas for improvement in communities and to inform the planning of future precincts.

3.2.5 Better placed

Under the new approach to precinct planning, Council will play a greater role in influencing the outcomes of future precincts. This will include adopting a place-based approach, starting from considering the feel, aesthetic, form, history, and culture of an area, and recognising that existing local character can be reflected and strengthened in planning for the future. Council will support this approach by pursuing the associated actions of the LSPS:

- implement the South Creek urban design principles contained within the District Plan for all future development areas around South Creek;
- advocate for the retention of remnant vegetation in the master-planning of new communities;
- continue biodiversity precinct master-planning to identify key actions to protect and enhance biodiversity across the LGA;
- prepare a Green and Blue Grid Analysis;
- consider the principles of Better Placed (Government Architect of NSW) within the Camden DCP; and
- ensure that future precinct planning considers and protects State and Local Heritage Items.

There are numerous State and Local Heritage Items in the SWGA that are important features of future precincts and connect the new suburbs to their pastoral and indigenous past. It is important that these items are appropriately identified, protected and incorporated into the design of precincts to celebrate Camden's history. Through finalising the Heritage Study and Visual and Scenic Analysis, planning controls can be reviewed and developed to ensure housing growth is sensitive and preserves the LGA's rich heritage.

Objective 5: Increase Camden LGA's green cover and urban tree canopy

Trees and vegetation cool the urban environment by providing shade, reflecting sunlight and releasing moisture into the air through their leaves in a process called transpiration. Every 10% increase in tree canopy cover can reduce land surface temperature by 1.13˚C. Increasing urban green cover provides effective and relatively low-cost resilience to heat impacts, improves community amenity and character, and provides multiple environmental benefits. It can also have a beneficial impact on the value of properties.

Integrating vegetation, green spaces and permeable surfaces into neighbourhoods and investing in the enhancement of urban bushland, biodiversity, canopy cover and waterways will help cool the urban environment, improve the health of ecosystems, mitigate urban heat and flash flooding, and encourage healthy lifestyles and community wellbeing.

3.2.6 Urban Tree Canopy

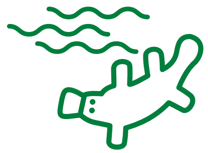
Australian summers are becoming increasingly hotter, particularly in the urban areas of Western Sydney where there is often minimal urban tree canopy (Figure 3.2). A common method for determining the amount of urban tree canopy is to measure the area of canopy as a percentage of the total land area. The Region Plan has set a target to increase urban tree canopy cover across Greater Sydney from 21% to 40% by 2056. This target aligns The Greening our City Premier's Priority, which aims to plant one million trees by 2022, as part of a broader commitment to plant five million trees by 2030. These targets and initiatives are further supported by the draft Greener Places Design Guide (Government Architect for NSW). This draft guide provides information on how to design, plan and implement green infrastructure in urban areas throughout NSW.

Cool Green Neighbourhoods

- Greater urban tree canopy cover
- Reduced temperatures through evapotranspiration and shading of hard surfaces
- Improved ability to adapt to and mitigate the impacts of urban heat

Healthy Lifestyles

- Better access to open spaces
- Enhanced walking and cycling routes
- Active and passive recreation opportunities
- Links to scenic rural landscapes



Ecological resilience

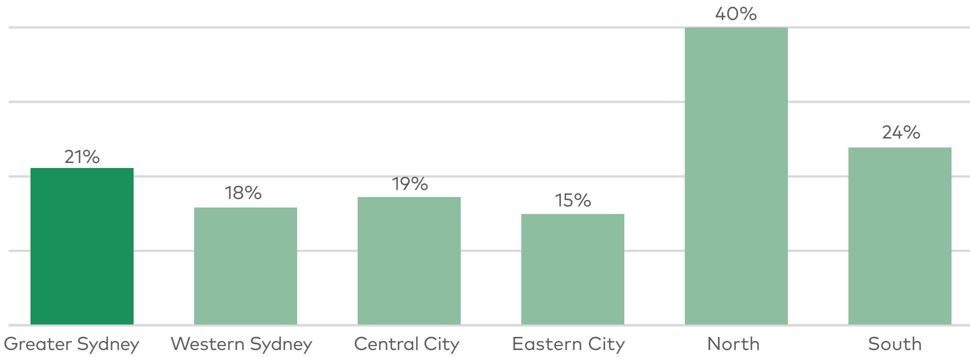
- Enhanced habitat complexity of biodiversity corridors
- Create viable mosaic of threatened species habitat
- Conserve, connect and buffer existing ecological communities

Water quality management

- More water retained in the landscape
- Stormwater treatment
- Reduced flood risk in increasingly common severe weather events
- Value of waterways is recognised by the community
- Local waterways are healthy

In 2017, the urban tree canopy in the LGA was 17%, and the recently developed suburbs, such as Oran Park and Gregory Hills, had the lowest urban tree canopy coverage. This could be attributable in part to the infancy of the landscape but is also likely to also be impacted by the limited opportunities for planting of tree canopy on private land due to the smaller lot sizes. Council has a role in ensuring appropriate provisions are made to assist meeting the urban tree canopy cover target.

Figure 3.2: Urban Tree Canopy cover as of 2016



3.2.7 Green Cover

In existing neighbourhoods, increased green cover can be implemented by focusing on the embellishment of existing streets and open space, although acknowledging in many situations there is limited space to facilitate this approach, and through encouraging the community to consider opportunities for tree planting on private land. In new suburbs within the SWGA, there is a unique opportunity to plan for cooler and greener neighbourhoods from the outset, which will greatly improve the liveability and sustainability of these areas for the community. In these areas, the retention of existing vegetation should be prioritised, and additional planting undertaken to ensure the benefits are available to the community in the early stages of development.

As new neighbourhoods with mixed housing typologies and densities are planned, it is important that the public domain appropriately balances any potential impacts by providing more green space and canopy cover on public land. This is especially important in areas where residential lots do not have sufficient area for deep soil planting, and thereby limited opportunity to contribute to the urban canopy so important for shade and cooling. However, it is preferred that the future subdivision of lots should provide adequate amenity to meaningfully contribute to the urban tree canopy targets. Careful consideration must therefore be undertaken at the neighbourhood design stage to ensure that the street network, services easements, and road cross-sections support appropriate planting of canopy trees within the public domain.

Water sensitive urban design (WSUD) is integral to increasing green cover and tree canopy. This is to ensure plantings benefit from an ongoing water source, particularly in a changing climate. Furthermore, it is essential that appropriate and diverse tree species are planted to provide adequate shade and habitat in addition to climate resilience.

Council's LSPS identifies an action for Council to develop a Street and Public Tree Masterplan to inform a LGA-wide tree planting program. In addition, the Western Sydney Planning Partnership (WSPP) is currently preparing the Western Sydney Street Design Guidelines and Engineering Design Manual to achieve greater consistency and standardisation for projects across Western Sydney. These documents will be used in the evaluation, planning and design of streets. The associated objectives, guiding principles and design standards should be considered when undertaking neighbourhood design.

Public engagement and education initiatives are an effective way of raising community awareness of the benefits of tree planting for neighbourhoods. To encourage increased tree coverage on residential lots, the Greening our City Premier's Priority is offering a free tree to residents in selected LGAs. The offer makes trees from Bunnings available to the first 8,750 households in Greater Sydney to apply. Council will continue to support such initiatives, and work to develop future initiatives to support the community in increasing tree cover within Camden suburbs.

3.2.8 Camden LGA Green and Blue Grid

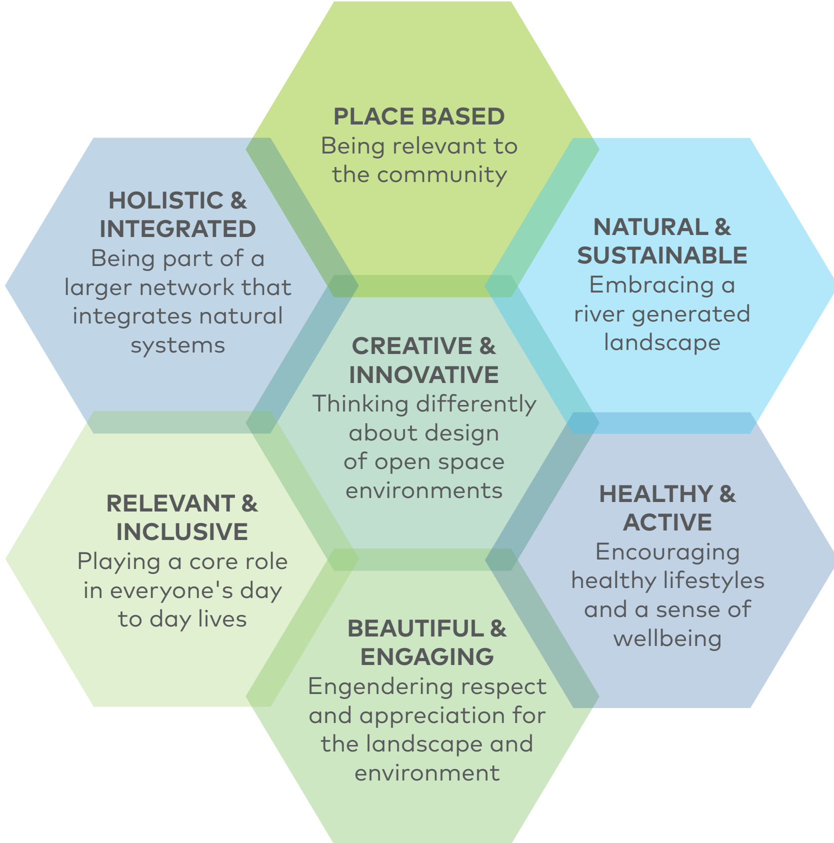
The District Plan defines 'Greater Sydney's Green Grid' as a:

'Network of high-quality green spaces and tree lined streets that supports walking, cycling and community access to open spaces and will provide cool, green links throughout the District'.

Due to the interrelated association of waterways i.e., the Blue Grid and surrounding bushland, and the need for green infrastructure to have a complementary and sustainable source of water, Council considers that the Green Grid should not be considered in isolation.

The Green and Blue Grid therefore represents an important network of green spaces and waterways that connect centres, public transport and public spaces to green infrastructure and landscape features such as bushland, parks, urban tree canopy, creeks and rivers. When properly treated, built elements of the public realm such as public utility corridors, transport routes, suburban streets and cycleways can also contribute to the Grid.

The Green and Blue Grid Analysis will inform a range of principles that could be developed when planning future precincts within the SWGA to ensure the Grid is delivered in a coordinated and consistent manner. Opportunities to retain and enhance existing corridors, and identify new corridors, will be vital in ensuing the Grid can be connected across the LGA and beyond.



PRIORITY 2 ACTIONS	
9. Develop community education initiatives to showcase and promote the design of sustainable homes.	Short term
10. Investigate the feasibility of incentive provisions for increased energy and water efficiency in new builds.	Short term
11. Audit the Camden DCP and investigate opportunities to increase the sustainability of the urban form.	Short term
12. Advocate for the development of guidelines that promote sustainability principles in the provision of infrastructure and utility services.	Medium term
13. Investigate methods to assess and monitor the walkability, liveability and health of future neighbourhoods and renewal projects.	Medium term
14. Advocate to the NSW Government for a review of s7.11 to include social infrastructure as essential infrastructure within contributions plans.	Short term
15. Establish urban tree canopy targets and advocate for opportunities to increase Camden's green cover and urban tree canopy.	Short term
16. Develop community education initiatives to raise awareness of the importance of green grid and support for increased planting and green cover.	Short term

Priority 3: Delivering the right housing in the right location

Objective 6: Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure

When located appropriately, higher density housing has many benefits. It is important that planning controls provide a high degree of certainty to housing density to efficiently plan for infrastructure and create walkable and lively centres.

3.3.1 Vibrant and walkable centres

Appropriately located and well-designed higher density housing will play a fundamental role in the successful development of the LGA's centres into vibrant places filled with a mix of commercial activity, well-designed housing and vital social infrastructure, making them great places to work, live, socialise and recreate.

The Heart Foundation proposes that housing that has a density of 30dw/ha and above (i.e. townhouses and above) that is located at a scale appropriate for the location, is an essential ingredient in making an area walkable. Walkability has many health and amenity benefits and is an important element of modern centres. It is identified as a potential indicator for the liveability of an area by the Region and District Plans.

The walkability of an area is not just determined by housing density, but also distance to public transport, the diversity of commercial and social uses, the number of destinations that attract foot traffic, and the quality, connectivity and attractiveness of the public domain. It is important centres are planned with consideration of how these multiple uses interact to create walkable, mixed-used areas, which are underpinned by enabling infrastructure and appropriate housing densities.

3.3.2 Optimised infrastructure

In order to be provided and operate efficiently, infrastructure such as public transport, social infrastructure, shops or parks require a certain population base (critical mass). It is important that planning controls provide a high degree of certainty regarding projected population numbers in centres to assist in the efficient coordination of infrastructure. The scale, cost and inter-dependence of infrastructure required to make centres successful means efficient planning is essential.

Some pieces of infrastructure are more vital than others in enabling higher density housing. The most fundamental of these is a public transport node, with a frequent train service being the most important. Being within walking distance of a train station allows people access to work opportunities and social engagements without having to drive - a critical factor in creating demand for higher density housing in centres.

The presence of a train station is a major influence in determining the quantity of higher density dwellings a centre can support. Leppington is currently the only centre in the LGA with a train station. Oran Park and Narellan both have plans for rail, but no commitment to delivery dates.

A rail station alone, however, is not sufficient in creating demand for higher density housing. In land release areas where centres are being fully established, it is important that all infrastructure elements are coordinated and delivered in a timely manner to help create the structure and supporting services that allow the centre to achieve its vision as early as possible and ensure that the centre's amenity is appreciable.

Notwithstanding any wider market barriers, the challenge for Leppington Town Centre is the sequencing of infrastructure and establishment of commercial activity that can demonstrate the centre's amenity and enable development ahead of establishing a critical mass. Oran Park and Narellan have the opposite challenge. These centres have a range of commercial activities, supporting social infrastructure, an evolving character and established population mass, however the lack of rail may subdue demand of higher density housing and delay the need to provide additional housing capacity in these centres.

3.3.3 Stage higher density housing to support centres

Demand for medium and higher-density housing can be supported through the staging of development. This approach seeks to withhold higher density housing land until the market has sufficiently matured to ensure financial viability and essential pieces of supporting infrastructure are in place. A staged masterplan approach recognises that as housing density increases, so do the market and infrastructure thresholds required to make development viable.

The period between the viability points of low density and high-density housing is affected by many variables, but in new release areas this period can often be sustained. By safeguarding the long-term vision for centres through effective master-planning, appropriate densities can evolve over time. It is acknowledged that the commercial viability of future centres will initially be supported in the short term by low density housing, until a population base can be established to facilitate the viable development of higher density housing.

3.3.4 Integrated and place-based approach to master-planning centres

Centres should be planned in an integrated manner that brings together the key issues of commercial productivity, transport and infrastructure, design and movement, and housing.

The draft Camden Employment Lands Strategy 2020 will provide a summary of each of the LGA's existing major centres and their future growth path. These centres include Leppington, Oran Park, Narellan and Camden. Each centre is at a different stage of development and has its own strengths, opportunities and capacity for growth. The realisation of the vision for each centre will be supported by place-based master-planning work.

In addition to the LGA's established centres, new centres will be planned in the SWGA precincts. It is important that the planning of these centres is guided by key pieces of supporting infrastructure such as the North South Rail Line and are complimentary to the established centres hierarchy.

Adopting a master-planned approach when planning future centres could clearly articulate the appropriate location for housing density and the desired built form outcomes. This would allow the coordination of infrastructure to support the mix of commercial and residential uses in a way that creates desirable destinations with a high standard of connectivity, public amenity and access to services. The development of a master-planning toolkit will ensure the key principles of centre development in land release environments are incorporated into the planning of any new centre.

3.3.5 Leppington Town Centre

Leppington Town Centre has been identified as a Strategic Centre in both the Region Plan, the District Plan and the LSPS. It will be connected to the WSA via an extension of the existing rail line (identified in Future Transport Strategy 2056). The town centre will form an integral social and economic link between the WSA and South West Sydney, complementing the concept of a 30-minute city.

Leppington Town Centre was rezoned in March 2013, ahead of the Federal Government commitment to deliver the WSA. Due to planning policy evolving following the initial rezoning of the precinct, DPIE commenced a review of the town centre in 2017. Under the new approach to precinct planning announced in November 2019, the Camden PCG and PWG are progressing a gap analysis of the work undertaken to date. This includes completing a housing market demand analysis to determine appropriate development standards that will support i) high density housing and employment opportunities around the train station; and ii) help catalyse Leppington Town Centre to be a Strategic Centre.

The current planning capacity for the town centre is assumed to be 2,112 dwellings comprising 1,677 attached dwellings and 435 apartments (Section 2.9.3), which reflects the current assumptions of the Contributions Plan. It is acknowledged that these may change following completion of the Leppington Town Centre review.

3.3.6 Oran Park Town Centre

Oran Park Town Centre was rezoned in 2007 as part of the Oran Park Precinct. An establishing centre with a developing retail offering, civic precinct and emerging office floorspace. Identified as a Town Centre within the LSPS, it is principally zoned B2 Local Centre. The town centre has experienced strong growth since the opening of the Oran Park Podium Shopping Centre (Phase 1) in 2014, benefiting from a lead developer and a growing population base.

The recent submission and approval of Development Applications (DA) and Planning Proposal relating to the town centre would suggest that the viability point for higher density housing in Oran Park Town Centre is nearing.

To ensure the proposed housing density is supported by adequate infrastructure, Council will ensure the Oran Park Town Centre Masterplan Review is undertaken to support future job and housing growth in proximity to the future Oran Park train station.

Over the medium to long-term, the opening of the WSA and planned railway station could elevate the centre's significance, in addition to driving demand for higher density housing. The adjusted planning capacity assumes 1,800 apartments for Oran Park Town Centre, which mirrors the VPA assumption for the area (Section 2.9.3).

3.3.7 Narellan

Narellan Town Centre is an established retail centre and the largest in the LGA. The District Plan identifies Narellan as a Strategic Centre due to its potential to provide growth and a range of employment, including knowledge-intensive jobs, to support the local population. In the absence of a central public transport node, Narellan currently demonstrates activity orientated development around a retail core that supports the southern population base of the LGA.

The full potential of Narellan as a centre is not currently realised. Narellan has the potential to grow and diversify into a mixed-use centre with expanded office and residential floorspace, supported by high-quality civic spaces and pedestrian connections. By leveraging off the established infrastructure and services available to the local community, the town centre provides opportunity to support housing growth.

Further, a train station has been identified in Narellan as part of the planned North South Rail Line. This future transport link will boost connectivity for the region and enhance Narellan's role in supporting growth in the Western Parkland City. However, as the timing for the delivery of the proposed station is yet to be confirmed, Council is unable to progress substantial planning control amendments to provide certainty and guidance for the centre's evolution.

To guide the anticipated growth of Narellan, Council has identified the need for a planning and place making review. The first step will be to establish a baseline understanding of Narellan town centre's characteristics, urban structure and function to identify strengths, weaknesses, opportunities and constraints. This will assist in developing a strategic vision for Narellan. Once the vision has been established, Council will seek to undertake a two-stage masterplan approach for the town centre, with the second stage dependent on commitment to the rail line.

The theoretical adjusted planning capacity for Narellan in both the B2 Local Centre and R3 Medium Density Residential is 700 apartments (Section 2.9.3). However, the evidence base suggests that this will not be a form of viable development until after the WSA and Aerotropolis are established, and the train station has been delivered – post 2036.

3.3.8 Camden Town Centre

Established as a town in the mid-1800s, Camden Town Centre grew to become the main centre for the LGA. However, the growth and establishment of other centres, including Narellan and those located within the Growth Centres, have challenged its role. Camden is identified as a Town Centre in the LSPS. When compared with other centres in the LGA, Camden has retained much of its rural heritage and community character, which is reflected in its Heritage Conservation Area status.

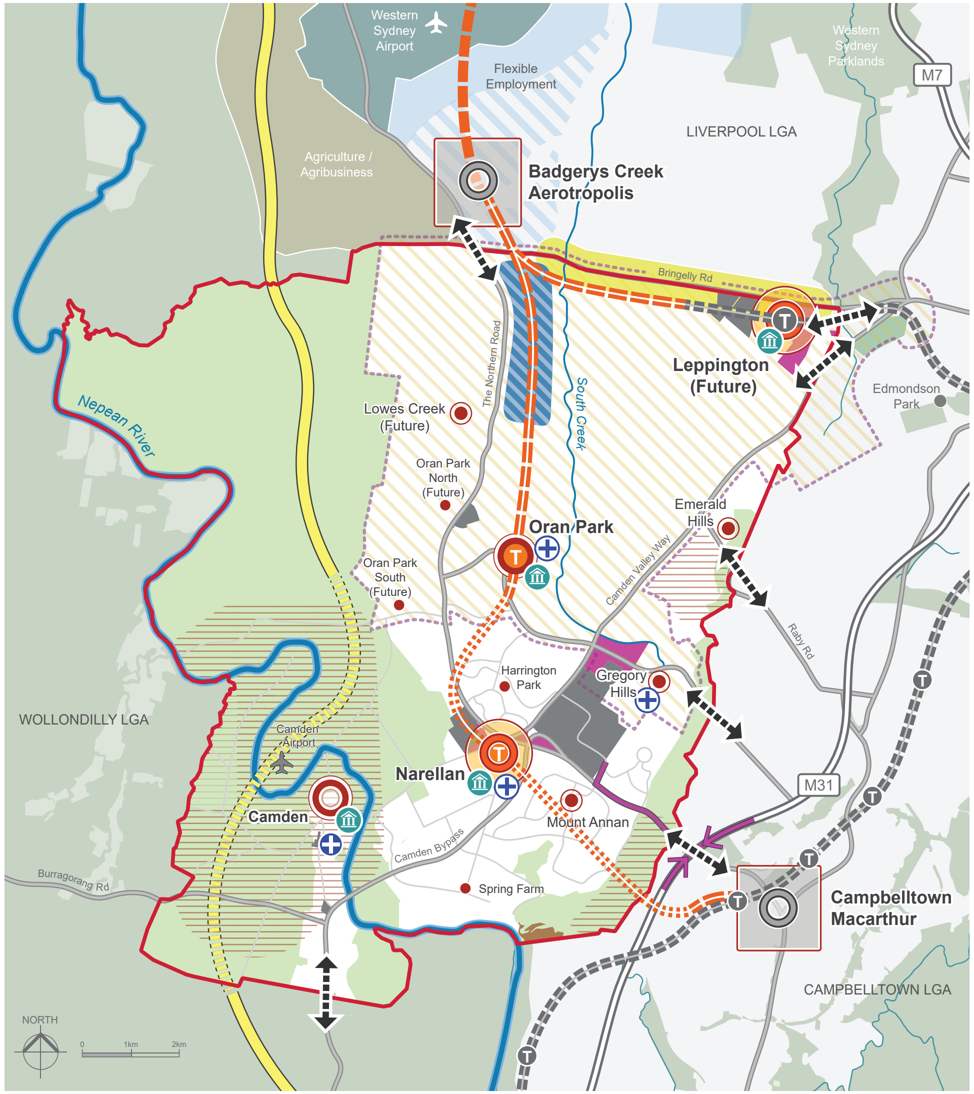
Development in the town centre is constrained by the 1 in 100 year flood event zone of the Nepean River. This has resulted in challenges between accommodating flood mitigation measures and compliance with current height of building controls in the assessment of development applications. These are further exacerbated by heritage and local character considerations, in addition to land use zoning that has not been reviewed since 2005.

Ensuring the continued vitality of Camden is of upmost importance to Council. The Camden Urban Design Framework (CUDF) guides how incremental renewal can be accommodated in the town centre in a sensitive way to protect and enhance the town's valued and distinct character. With reference to the Heritage Study and Scenic and Visual Analysis, a review of current planning controls in line with the CUDF will be undertaken to evaluate land uses, building and design standards, and permitted uses, including residential.

It is assumed that Camden Town Centre will not provide any capacity in meeting the LGA's housing targets, however, it is acknowledged that incremental housing growth may occur.

Figure 3.3: Camden LGA Productivity Map

(Source: Camden LSPS, 2020)



- Metropolitan Cluster
- Strategic Centre
- Town Centre
- Local Centre
- Neighbourhood Centre
- Primary Medical Facility
- Supporting Medical Facility
- Civic Precinct
- Enterprise Corridor Investigation Area
- SWGA Future Urban Land
- Future Employment Land - Investigation Area
- Mixed Employment Land
- Future Industrial Land
- Industrial Land
- Tourism
- Metropolitan Rural Area (MRA)
- South West Growth Area (SWGA)
- Proposed M9 Alignment/ Tunnel
- Proposed Train Line/ Tunnel
- Proposed Train Station
- Existing Train Station
- Key Transport Connection
- Freight Connection/ Corridor
- Camden LGA Boundary

Objective 7: Housing growth in established areas is incremental, and preserves character and heritage values

Whilst Council's strategy for housing growth focuses growth on the SWGA, there is latent planning capacity for low scale incremental growth in the established suburbs of the LGA. However due to significant development constraints, established characters and limited potential for the expansion of supporting infrastructure, housing growth in these areas is expected to be limited. Any housing growth in established areas will need to preserve local character and heritage values.

3.3.9 Incremental growth

The established areas are defined as the R2 Low Density Residential zoned areas within the Camden, Narellan, and Existing Suburbs Settlement Areas (Section 2.1.5). They represent low-density areas with distinct characters that are highly valued neighbourhoods by residents.

In the established areas, low-scale development such as dual occupancies are currently permissible in the R2 Low Density Residential land zoning. There are over 3,000 lots that have the correct zoning and lot dimensions to potentially accommodate this housing typology. Development Applications for dual occupancies in the established areas has been very low, indicating there is currently a limited market for this type of development. The adjusted planning capacity (Section 2.9.3) therefore assumes the established areas will not contribute towards meeting the housing targets, however, it is acknowledged that incremental growth may occur over the period of this Local Housing Strategy.

When sympathetically designed to integrate with existing local character, dual occupancies can be a valuable housing typology to meet the changing needs of the community. They can permit families to expand or down-size without leaving the neighbourhood, provide economic benefits, can contribute to housing affordability, and encourage the efficient use of land.

In 2019, Council transferred the minimum lot sizes for dual occupancies from the Camden DCP into the Camden LEP, to ensure the incoming Low-Rise Housing Diversity Code (LRHDC) appropriately accounted for local context, particularly regarding the established area.

The LRHDC allows well designed dual occupancies, manor houses and terraces (up to two storeys) to be carried out under complying development approval. Dual occupancies, manor houses and terraces built as complying development are allowed in R1, R2, R3 and RU5 zones where this type of housing is already permitted under a council's LEP.

Under the LRHDC, multi-dwelling housing (terraces) and manor houses are permitted in the R1 and R3 zones of the Camden LEP. The minimum lot sizes for multi-dwelling houses were moved from the Camden DCP into the LEP at the same time as dual occupancies.

There is an opportunity to review land use and development controls in the residential land use zones of the Camden LEP to ensure any infill development is appropriate and respects neighbourhood character and amenity.

3.3.10 Character

Local character is what makes a neighbourhood distinctive and gives it identity - the way an area looks and feels. Character is also fluid. It is the community's needs, values and priorities that shape places, and these can change over time as a community evolves.

The planning system can account for local character in many ways, such as through strategic plans like the LSPS, or through planning controls in the LEP and DCP. These use place-based development controls to achieve built form outcomes that positively contribute to an area's character.

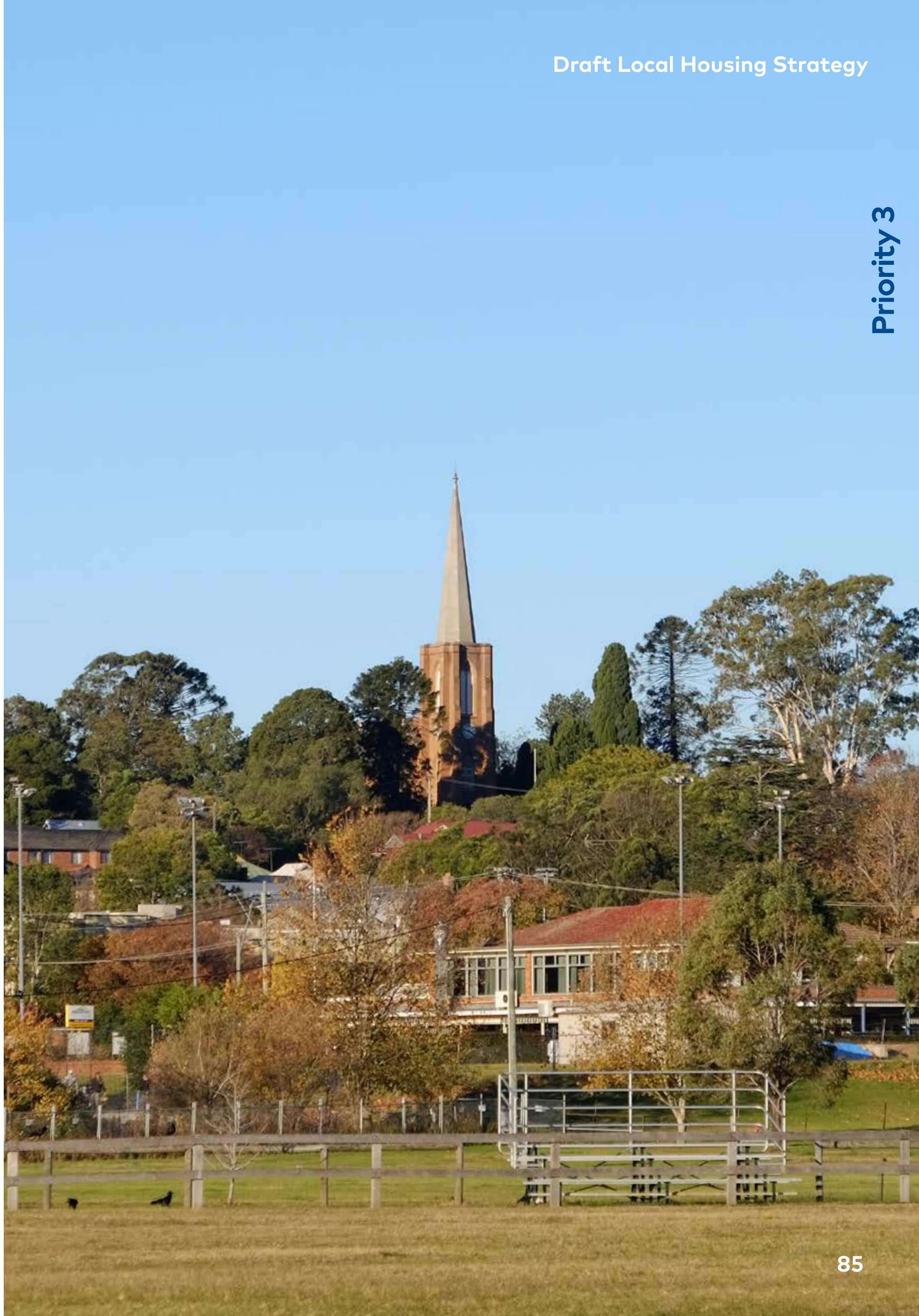
An additional planning layer that DPIE has proposed is the introduction of Local Character Statements (LCS) and Local Character Overlay (LCO). The LCS is a standalone document that describe an areas existing character and desired future character. The LCO would be a map layer in the LEP and a legal mechanism for introducing additional character assessments requirements for Development Applications.

The rural village of Cobbitty, nestled on the Nepean River and offering sweeping views of the LGA's rural landscape and historic buildings, is a unique example of a rural village with significant cultural and landscape value. The village lies within the Metropolitan Rural Area (as identified in the District Plan) and provides an important connection to Camden's heritage and its character must be appropriately protected.

Through exploring the development of a pilot LCS and LCO for Cobbitty Village with DPIE, Council seeks to strike the balance between respecting and enhancing the local character of the area and identifying and accommodating the community's future housing, infrastructure and social needs.

3.3.11 Heritage

The Heritage Review currently being undertaken by Council, will review the existing Heritage Items (of State or Local Significance) and two Heritage Conservation Areas (Camden and Struggletown in Narellan) listed in the Camden LEP, in addition to the Culturally Significant Items identified in the Camden DCP. The recommendations of this study, in collaboration with the Scenic and Visual Analysis, will enable a comprehensive review of planning controls and policies to ensure the valued heritage of the LGA is respected and preserved in meeting the housing targets.



Objective 8: Protect Camden LGA's Rural Lands

Camden LGA has historically been known as a rural region with highly productive agricultural land. The rural landscapes are highly valued by the community and contribute to the character and identity of the local area.

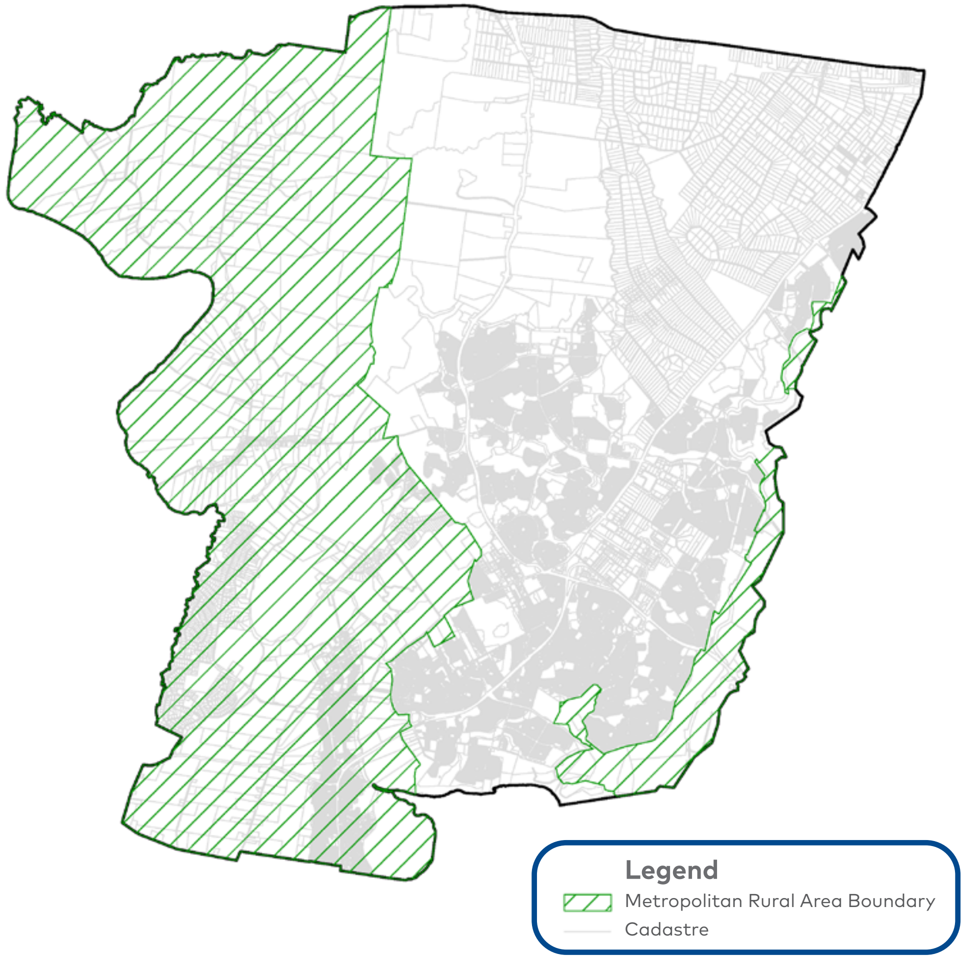
3.3.12 Rural lands

The LSPS and Rural Lands Strategy confirm Council's policy position to protect existing rural land and contain residential development within urban areas. This is in line with the direction set in the Region Plan, the District Plan and Council's local strategies. It is assumed that the rural land will not provide any planning capacity in meeting the LGA's housing targets.

The District Plan identifies the Metropolitan Rural Area (MRA), a portion of which is located within the Camden LGA. The MRA comprises of Cobbitty Village, the predominantly R5 Large Lot Residential zoned suburbs of Ellis Lane, Grasmere and Kirkham, in addition to land used for a range of rural and rural lifestyle purposes. The District Plan outlines that urban development within the MRA is generally not supported.

Protecting viable agricultural land is becoming increasingly important for the sustainability of local food production. Planning policies will therefore need to include controls to ensure the protection of rural land for optimum growing conditions and food production.

The urban-rural interface and locations where rural land adjoins residential land presents a risk of land-use conflict and poor visual and amenity outcomes. The adverse impacts of odour, dust, noise and vehicle movements on residents living near operational farms must be effectively managed and mitigated through land-use zoning and development controls. Left unresolved, land use conflict has the potential to displace rural industries, which could impact the contribution of agricultural production to the local economy and could dramatically alter the character, identity and rural landscapes valued in the Camden area. The development of appropriate planning controls will be essential in securing effective visual buffers and mitigating any future land use conflicts.



3.3.13 Visual and scenic landscapes

A Visual and Scenic Landscapes Analysis is currently being completed and will inform a review of the current planning controls that protect the unique scenic and aesthetic values, to include:

- safeguarding identified scenic, visual and cultural landscapes;
- ensuring future housing growth respects identified scenic, visual and cultural views and vistas; and
- determining proposed aspirations for future character.

This review will further inform planning for housing growth within the future SWGA precincts.

PRIORITY 3 ACTIONS	
17. Explore developing guidelines to protect and facilitate the staged delivery of high-density housing in appropriate locations.	Short term
18. Finalise the Leppington Town Centre Review to identify opportunities for jobs and housing in close proximity to Leppington train station.	Short term
19. Ensure the Oran Park Town Centre Master Plan Review is undertaken to support future job and housing growth in close proximity to the future Oran Park train station.	Short term
20. Undertake a review of existing land uses and planning controls within Narellan Town Centre to identify appropriate land use mixes and potential capacity to facilitate job and housing growth.	Short term
21. Undertake a review of land use and development controls within the Camden Town Centre to ensure any job and housing growth can be sensitively accommodated.	Short term
22. Review land use and development controls in residential zones of the Camden LEP to ensure any infill development is appropriate and respects neighbourhood character and amenity.	Short term
23. Explore developing a pilot Local Character Statement and Overlay with DPIE to guide the future character of Cobbitty Village.	Short term
24. Complete the Heritage Review.	Short term
25. Investigate the introduction of appropriate land zoning to mitigate potential land-use conflicts between urban and rural land uses.	Short term
26. Finalise the Scenic and Visual Landscapes Analysis.	Short term

Priority 4: Increasing housing choice and diversity

Objective 9: The mix of housing types matches the changing needs and preferences of the community

As the population grows and matures, and suburbs move through their life stages, housing demand will be increasingly shaped by new and existing residents - some of whom will have preference for smaller housing in high amenity locations. Neighbourhoods and housing will need to be able to adapt to these changing demands. This diversity of housing is not currently being delivered in the LGA and is dominated by a predominance of detached dwellings (92%).

To be able to develop in a socially sustainable way, a range of housing types suited to different life stages, often referred to as the 'missing middle', will need to be made available. The demand for the missing middle could be driven by the following range of factors:

Ageing Population: Many older households may see the option of downsizing as attractive for financial and lifestyle reasons. It is likely that people will want the option to live in the same area to remain close to family and friends. A diverse mix of housing means this change can be better accommodated. Downsizing also allows an opportunity for another family to upsize, which means that housing and land is more efficiently used. It further means that houses are 'right-sized', which can reduce the need for additional housing to be built. This factor is especially relevant to the Camden LGA where the growth of older age groups is anticipated to be much higher than younger households.

Young Worker (without children) Households: These households generally move to areas with higher accessibility, better access to a wide range of jobs and a large range of smaller and more affordable housing types that match their needs. Although the percentage increase of this demographic is less than the Greater Sydney average, the WSA and other catalytic pieces of infrastructure may re-balance jobs across the LGA and Western Sydney. This could result in a higher portion of these households remaining in the LGA and possibly even an in-ward migration of these households.

Changing Family Households: The makeup of family households can change over time through the forming of stepfamilies, single parent families or single person households. For stability reasons, there is often a desire for children and parents to remain in proximity to one another. These new households often only have one income and may require smaller and more affordable dwellings.

Increased Amenity and Connectivity: As the LGA's commercial centres develop and become more connected, their attractiveness and amenity will increase. This improved amenity could in turn increase the demand from households – old and young - who are looking to trade the size of housing for location and greater connectivity.

Affordability Pressures: By their nature, smaller dwellings are generally more affordable (but not guaranteed to be) and represent a market-based method to ease some housing affordability pressures in the LGA. Increasing the provision of housing that is more affordable increases the probability that a household can access a dwelling that is the 'right-size' and reduce mortgage stress - 21.4% of households within the LGA with a mortgage are in mortgage stress, of which 57% are moderate- or high-income households.

3.4.1 Increasing Housing Diversity

Whilst demographic and lifestyle trends imply a growing need for more diverse housing, the delivery of non-detached housing within the LGA has been challenging for a range of factors, including structural market and viability dynamics, which can take an extended period of time to evolve.

The review and creation of focused planning controls in the SWGA precincts could be one method to overcome some barriers to the missing middle and higher density housing, and ensure strategic objectives are met in the near term. The planning controls will need to be guided by the following Principles: 1) balance certainty of built form outcomes with flexibility; 2) create a range of distinct characters; 3) guide step changes in density bands; and 4) balance housing density with amenity.

Principle 1: Planning controls balance certainty of built form outcomes with flexibility

The planning controls for medium and high-density housing are more detailed than low density housing in order to mitigate the higher individual and cumulative impacts and offer certainty regarding the expected built form and streetscape.

The planning controls for medium and high density housing in the SWGA precincts currently permit a range of possible housing outcomes. Whilst flexibility can at times be a valuable feature of the planning system, in the SWGA it has translated into the delivery of one dominant dwelling type - front accessed small lot detached housing (small lot detached housing). Under current market conditions, the flexibility afforded in the SWGA precincts has not encouraged housing diversity.

Adopting a mix of planning controls, including hierarchical residential land zoning (R2, R3 and R4), density bands with well-defined upper and lower thresholds, minimum lot sizes, and firm height and Floor Space Ratio (FSR) controls, can provide certainty of expected built form and density with flexibility of design.

Principle 2: Planning controls create a range of distinct characters

The combination of market conditions and planning controls in the SWGA precincts have led to development outcomes converging on the highest possible allowable density for small lot detached housing. Whilst there are benefits to this housing typology, the cumulative effects of small lot detached housing being delivered in high quantities in dispersed areas creates parking challenges, reduces the diversity of detached housing, and blurs the distinction between low and medium density areas.

When housing of different density is planned appropriately, it can create a variation of streetscape with distinguishable characters (Figure 3.4). A mix of housing densities can allow a diverse character to evolve, whilst ensuring that land is still used efficiently and achieves overall minimum density targets.

Figure 3.4: Mix of housing types can create different street, precinct or suburb characters whilst achieving overall minimum net residential densities

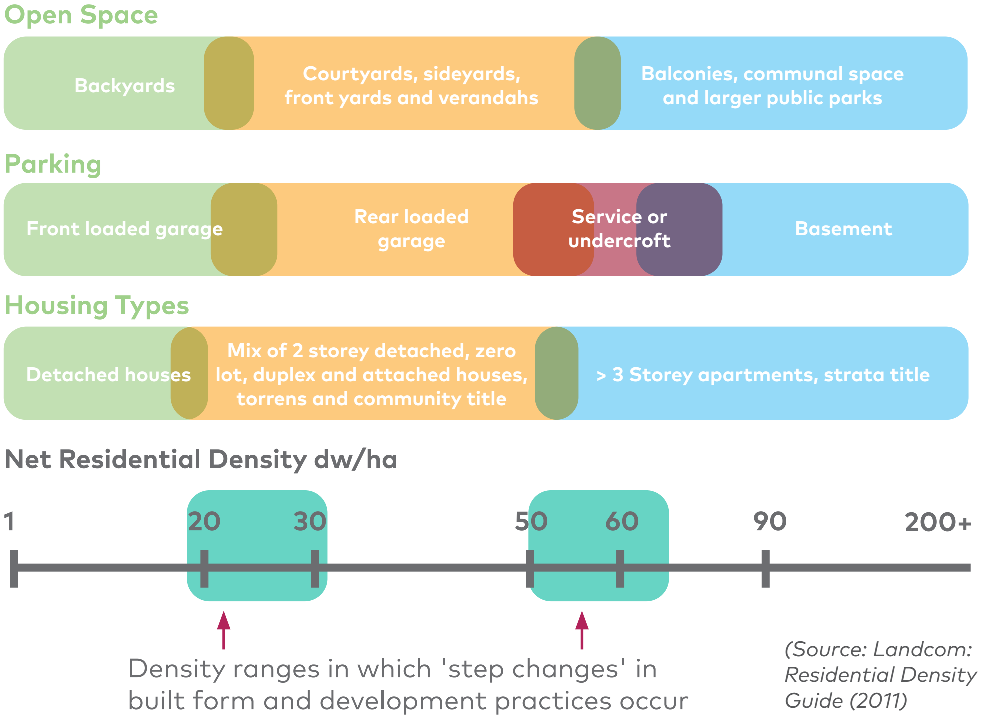
(Source: Landcom: Residential Density Guide (2011)

Principle 3: Planning controls guide step changes in density bands

As outlined in Figure 3.5, there are key points where incremental changes in density create a 'step-change' in the built form outcome and development process. Between 25-35dw/ha a jump is made from front loaded small lot detached housing to attached dwellings (townhouses), and from 50-65dw/ha a jump is made from rear loaded attached dwellings to apartment buildings.

The building typologies on either side of these step-changes have very different characteristics, streetscapes, and development processes. Planning controls should use these tipping points to define development ranges that create a group of compatible built form outcomes within well-defined upper and lower density band limits.

Figure 3.5: Housing typology type step-change guide



(Source: Landcom: Residential Density Guide (2011))

Principle 4: Planning controls balance housing density with amenity

The planning controls in the SWGA precincts currently allow medium density housing in R2 Low Density Residential or R1 General Residential zones if any of the following locational criteria are met:

- adjoining/separated by a road from land set aside for open space or recreation purposes; or
- adjoining/separated by a road from land zoned B1 Neighbourhood Centre; B2 Local Centre; B4 Mixed Use; or
- within 400 m of land zoned as B1 Neighbourhood Centre or B2 Local Centre ***and*** adjoining or separated by a road for SP2 Infrastructure land set aside for drainage or education purposes

Provision of medium density housing in proximity to supporting uses is sound planning practice. However, the planning controls detailed extend the supporting uses beyond shops, employment and transport located in centres, to include simply open space or recreational purposes. The location and provision of open space in the SWGC precincts therefore facilitates market demand for medium density housing to be diffused around a greater area.

Understanding the locational and infrastructure attributes specific to a centre is fundamental to ensuring appropriate densities are planned to deliver areas with distinct character and built form certainty.

3.4.2 Explore innovative and well-designed housing typologies

In order to overcome some of the economic barriers to the delivering of diverse housing in the LGA, innovative and well-designed medium and high-density housing typologies could be explored.

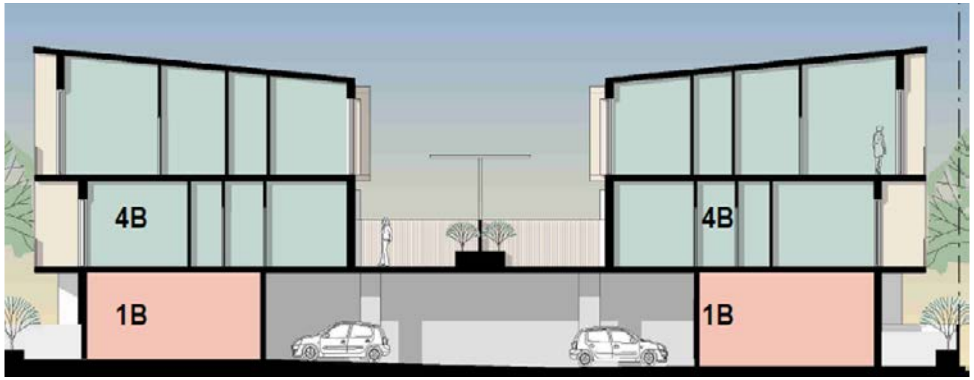
Townhouses delivered through land and house development process

A new planning pathway could simplify and streamline the development of townhouse dwellings, whilst ensuring suitable streetscape, built form and amenity outcomes. An option could include altering the subdivision approval pathway to permit lots between 120m² and 200m² to be subdivided with dwelling plans to be required as part of a future Development Application that would permit the construction of individual dwellings (abutting/ zero lot) in appropriate locations. To ensure a high standard of built form outcomes, this typology could be accompanied by a suite of design controls. This approach could facilitate the land and house development process to deliver townhouse type dwellings, which could increase diversity and affordability of homes.

Apartment with undercroft parking[20]

Providing adequate off-street parking is a vital component in mitigating the effects of medium density housing. Appropriate parking provision can increase the cost of development and is a possible barrier to viability – with basement parking having the greatest impact. Well-considered design solutions for apartments that utilise undercroft parking (Figure 3.6) could improve project viability. This approach could be delivered in centres suitable for higher density housing. Planning controls would need to be developed to ensure successful urban design outcomes.

Figure 3.6: Example layout of a townhouse/apartment development with undercroft parking



(Source: Ed Square, Frasers Property 1. Ground-level parking that occupies the area below the footprint of the building.)

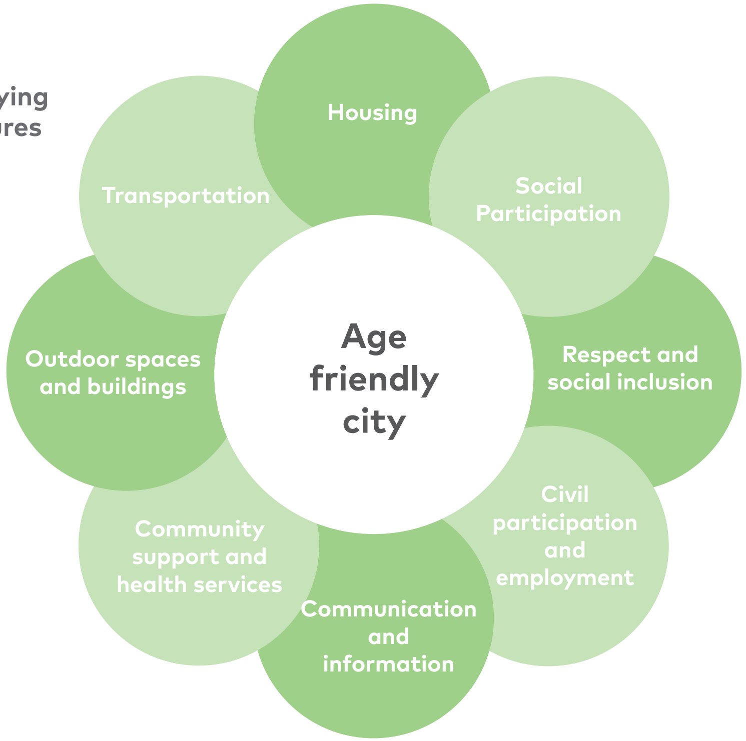
20. Ground level parking that occupies the area below the footprint of the building.

Objective 10: Housing is inclusive and caters for an ageing population and People with Disability

3.4.3 Housing for an Ageing Population

Within the LGA, one in five people are over the age of 55 and classified as a senior. This age group is predicted to grow much quicker than younger households, resulting in a 'older' age structure for the LGA. Some of the life experiences and changes that are common for seniors include: a change to work life balance when preparing for and entering retirement; children leaving the family home; an increased need of medical services; and reduced independence and mobility. The World Health Organisation identifies eight features that assess the age-friendliness of a city, of which housing plays a pivotal role (Figure 3.7). It is essential that housing delivery in the LGA supports the needs of this growing demographic.

Figure 3.7: Identifying age-friendly features of a city



(Source: World Health Organisation: Global Age-friendly Cities)

Council supports the ability for residents to "age in place", supported by the principles associated with adaptable dwellings (discussed in Section 3.4.4) and by facilitating the adequate supply of specialist housing options, to include Seniors Housing and secondary dwellings.

Seniors Housing

Seniors Housing can be permitted via three environmental planning instruments (EPIs) within the LGA; the Camden LEP 2010; the SEPP (Sydney Region Growth Centres) 2006 (Growth Centres SEPP); and the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (HSPD SEPP).

Seniors Housing is either a mandated permitted use with consent by the State Government or locally permitted with consent in the land zones outlined in Table 3.3 of the Camden LEP 2010 and Appendix 1 and 9 of the Growth Centres SEPP.

Table 3.3: Seniors Housing permissibility in the Camden LEP and Growth Centres SEPP

EPI	Seniors Housing mandated permitted with consent* / permitted with consent land use zones					
	R1	R2	R3	B1	B2	B4
Camden LEP	X*	X	X*			X*
Oran Park and Turner Road SEPP (Appendix 1)	X		X	X	X	X
Leppington North, Leppington, East Leppington, Catherine Field (Part) SEPP (Appendix 9)		X	X			X

Recent amendments exclude the HSPD SEPP from applying to land within a Heritage Conservation Area (HCA) under an LEP until 31 July 2021 and land identified within the Metropolitan Rural Area (MRA).

DPIE is further proposing to update the HSPD SEPP through the development of a Housing Diversity SEPP. The proposed amendments include:

- updating definitions to align with the Standard Instrument LEP;
- updating Schedule 1 – Environmentally Sensitive Land;
- revising provision for 'location and access to facilities' to exclude the use of point to point transport to meet the site related requirements;
- extending the validity period of a site compatibility certificate; and
- applying local development standards so that development standards in the LEP prevail to the extent of any inconsistency with the Housing Diversity SEPP.

Between 2015 and 2019, the HSPD SEPP facilitated the approval of 687 dwellings (9.2% of overall dwelling approvals) for Seniors Housing across 13 Development Applications (DAs) as summarised in Table 3.4. The majority of these dwellings are located in the New Urban North Settlement area, with 62% in Oran Park. A further major identified site is located on Smalls Road, Grasmere (a potential extension to Carrington), which could offer a range of housing for seniors.

Table 3.4: Development Approvals for Seniors Housing 2015-2019

Settlement Area	Suburb	No of DAs between 2015-2019	No of Dwellings Approved
Camden	Camden South	1	33
Camden	Elderslie	1	122
Existing Suburbs	Currans Hill	1	33
Narellan	Narellan	2	5
Rural Living	Cobbitty	1	1
Rural Living	Grasmere	2	45
New Urban North	Gregory Hills	1	2
New Urban North	Harrington Park	1	22
New Urban North	Oran Park	3	424
	Total	13	**687**

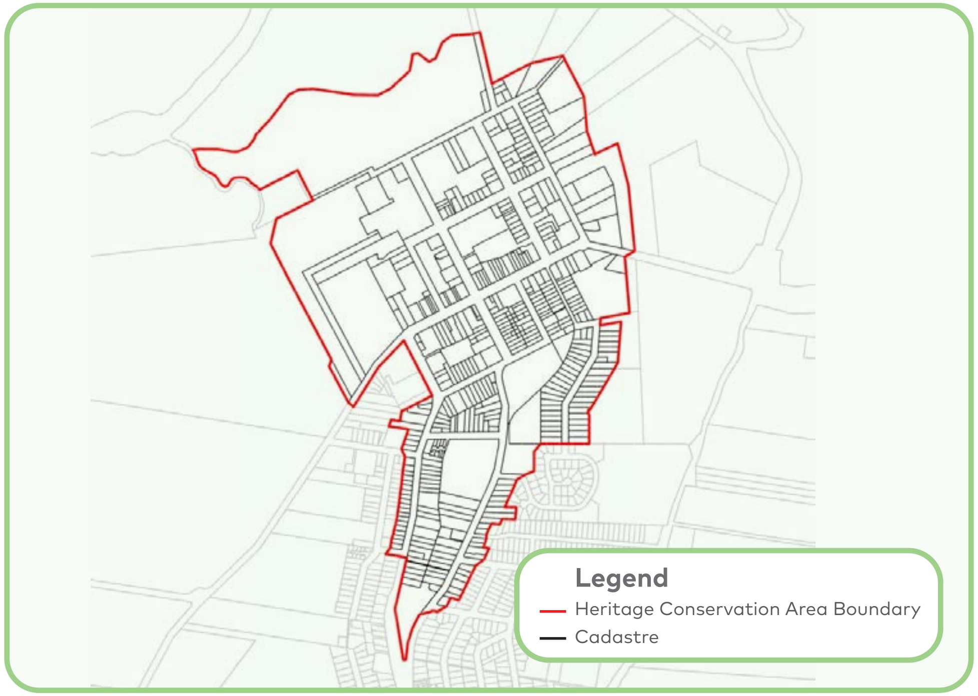
Seniors Housing in the SWGA

The majority of the LGA's housing growth is to be accommodated within the new and emerging precincts of the SWGA. These greenfield sites offer unique opportunities for Seniors Housing and provide a range of appropriate housing, including residential flat buildings, multi-dwelling housing and detached housing. Council will continue to ensure appropriate opportunities to provide Seniors Housing are facilitated in future precinct planning.

Seniors Housing in Heritage Conservation Areas

The current moratorium that excludes the HSPD SEPP from applying to land within an HCA is due to end on 1 July 2021. The Camden LGA has two HCAs in Camden (Figure 3.8) and Struggletown in Narellan.

Figure 3.8: Camden HCA Map



In light of the proposed reforms to the HSPD SEPP through the development of a Housing Diversity SEPP, Council will review planning controls in the EPIs and DCPs for Seniors Housing to ensure a consistent approach is adopted across the LGA.

Secondary Dwellings for Seniors

A secondary dwelling or granny flat, is a self-contained dwelling which is:

- established in conjunction with another dwelling (the principal dwelling);
- on the same lot of land as the principal dwelling (and not an individual lot in a strata plan or community title scheme); and
- may be within, attached to, or separate from the principal dwelling.

Secondary dwellings are a proven housing typology for senior family members that provide a degree of independence, whilst preserving connections to an extended family. Between 2015 and 2019, 348 Development Applications and 472 Complying Development applications for secondary dwellings were approved across a range of residential lots including rural, large lot, established and greenfield areas within the Camden LGA. Council will continue to support the supply of secondary dwellings as a sustainable housing option for seniors.

3.4.4 Housing for People with Disability

People with Disability (PwD) are a diverse group of people who have varying needs and abilities. In the Camden LGA, approximately 3,327 or 4.3% of the population need help in their day-to-day lives due to a disability. In the coming years, the number of people diagnosed with a disability is expected to increase. This is in part due to an ageing population, a higher prevalence of dementia, and earlier diagnosis of disabilities (especially in children).

The Camden LGA has a higher proportion of people aged 0-19 and 70+ requiring assistance with their core activities due to a disability compared to the Greater Sydney average. Approximately 11% of the Camden LGA's population aged over 15 reported providing unpaid care to someone with a disability, long term illness or who are elderly. This has slightly increased since 2011 (10.9%) and could be indicative of an emerging shift towards a higher demand for local housing, services and facilities that can better support the needs of older people and PwD living in the Camden community.

The HSPD SEPP is the current statutory planning instrument that prescribes standards for the development of housing suited to the needs of PwD and site related requirements. While urban areas may be better suited for the delivery of housing for PwD, Council supports providing housing choices for PwD across the Camden LGA that meet the site related requirements of the HSPD SEPP and the potential emerging requirement so the Housing Diversity SEPP (Section 3.4.3).

Supported Disability Accommodation Innovation Plan

PwD have the right to choose where and with whom they live. The Supported Disability Accommodation Innovation Plan prepared by the National Disability Insurance Agency (NDIA) emphasises a movement away from a traditional group home model of housing towards an integrated approach. The NDIA recommends that housing for PwD should be indistinguishable from, and intermingled with, housing in neighbourhoods. This approach promotes independent living for PwD so they can actively participate in community life. Council will continue to advocate support of this objective and will use the planning framework to facilitate a variety of housing choices, to include adaptable and accessible housing, specialist disability housing, and affordable housing across the Camden LGA.

Adaptable Housing

The Camden DCP and Growth Centres DCPs require developments of multi-dwelling housing and residential flat buildings of 10 or more dwellings to provide a minimum of 10% of the dwellings in accordance with Australian Adaptable Housing Standard AS4299-1995. Adaptable housing design means regardless of who the occupants are, the type of disability a person has, or their life stage, the dwelling can be tailored in the future to meet a range of the occupants' needs. Building adaptable housing in accordance with the Standard provides several benefits, to include: i) minimising the costs (including inconvenience) to occupants to retrospectively upgrade homes to accessible standards; ii) allowing PwD to visit households who reside in standard accommodation; iii) improving accessibility for the mobility impaired (such as those in wheelchairs or prams); and iv) increasing the safety of everyday tasks (for example moving furniture) by preventing poor design outcomes. Increasing the proportion of adaptable housing constructed within the Camden LGA would therefore benefit the broader community for minimal additional cost compared to that of retrofitting design solutions to existing dwellings.

Universal Housing

Universal or accessible housing design is suited for people with higher support needs from a temporary or permanent disability. Through age and disability specific housing solutions people can remain living independently and with dignity in their homes for longer. The AS1428 – Design for access and mobility outlines standards for a variety of accessible design solutions for buildings including assisted technology infrastructure (for example voice or visual recognition systems). The NSW Government has set benchmarks for adaptable and universal design features to be incorporated within apartment design. Providing a variety of accessible housing products including apartments, and ensuring all accessible housing is connected to local services and facilities by infrastructure that meets Access Standards, will be an important consideration for future residential development within the Camden LGA.

Liveable Housing Design Guidelines

The Commonwealth Department of Social Services (DSS) has published the Liveable Housing Design Guidelines to assist the residential property industry and governments to incorporate liveable design features into Australian homes. These features aim to meet the changing needs of occupants over their lifetime, as well as making it easier for people to enter and move around their homes.

There are three performance levels under the Guidelines:

- **Silver level** – focuses on the key structural and spatial elements that are critical to ensure future flexibility and adaptability of the home. Incorporating these features will avoid more costly home modification if required at a later date.
- **Gold level** – provides for more generous dimensions in most of the core liveable housing design elements and introduces additional requirements in areas such as the kitchen and bedroom.
- **Platinum level** – describes design elements that would better accommodate "ageing in place" and people with higher mobility needs. This level requires more generous dimensions for most of the core liveable design elements and introduces additional requirements for features in the living room and floor coverings.

The incorporation of the Guidelines into housing design will make it easier for PwD as well as families with young children and older residents to move and live within their homes over their lifetime. As these design features are relatively inexpensive (silver and gold level) to implement during the design and construction phase of a new dwelling, the inclusion of these Guidelines within planning controls should be explored further.

Supported Independent Living

Council is aware of several services offering Supported Independent Living (SIL) accommodation across the Camden LGA. SIL is provided to PwD in their home (usually under private ownership or rental tenure), whereby disability support workers come into the home to assist PwD with their daily living tasks and skill development. Under this model, PwD pay for their own everyday living expenses such as rent, utility bills, and groceries, for many on a pension or low income. The amount spent on living expenses can vary depending on individual circumstances. Increases to everyday living expenses and rent prices in particular could make this housing model unaffordable for a PwD and/or service providers leasing properties in the LGA. In addition, accommodation provided under the SIL model may not suit the needs of all People with Disability, and modifying a dwelling leased under private rental tenure can be difficult. PwD can be supported to live independently in local neighbourhoods through the delivery of affordable housing and greater housing diversity across the Camden LGA.

PRIORITY 4 ACTIONS	
27. Investigate the development of a Housing Density and Diversity Guide to inform planning controls in the review or rezoning of SWGA precincts.	Short term
28. Review the locational requirements for medium density housing within the Growth Centres SEPP.	Short term
29. Explore innovative approaches to planning that encourage the viable delivery of medium density housing within the SWGA.	Short term
30. Review planning controls in the EPIs and DCPs for Seniors Housing to ensure a consistent approach is adopted across the LGA.	Short term
31. Complete a needs analysis for Specialist Disability Accommodation (SDA), Supported Independent Living (SIL) housing and Adaptable and Accessible Housing Design to better support People with Disability.	Medium term
32. Investigate options to facilitate liveable design features in more homes.	Short term

Priority 5: Addressing housing affordability

Objective 11: Support housing that encourages affordability across the housing continuum

Socially content and economically secure communities require housing that is appropriate, stable and affordable for all households regardless of financial means. The housing continuum (Figure 3.9) recognises:

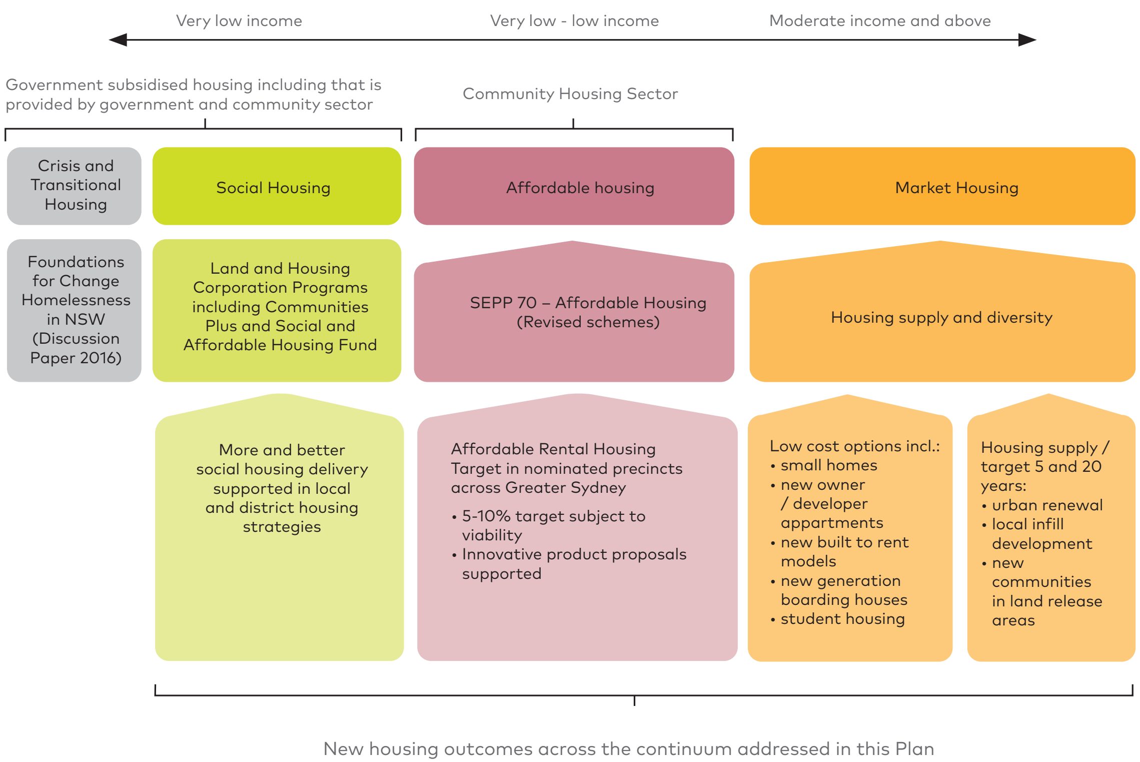
- affordability of housing is affected by a mix of interrelated systemic factors;
- the housing needs of our community are diverse;
- household income is the primary factor affecting a household's ability to access housing of different types, cost and tenure;
- possible housing transition pathways for households as income levels change; and
- addressing affordability is complex and requires coordinated initiatives by all levels of government across all housing types.

The economics of housing provision mean that whilst the housing market can provide choice for moderate income and above households, it is generally unable to provide secure and affordable housing for very-low, low and moderate-income households. For these households, a form of social and affordable housing (SAH) with tenure and price protection is necessary to avoid housing stress and homelessness.

As outlined in Section 2.4, Camden LGA residents face affordability pressures in the form of both mortgage stress and rental stress. The breadth and structural nature of addressing affordability requires different initiatives across the housing continuum.

Figure 3.9: The Housing Continuum

(Source: Greater Sydney Commission Region Plan)



Why is affordable housing important?

The lack of affordable housing can have a range of negative social and economic costs, which can affect the most vulnerable people in the community. Households that are struggling to find affordable housing are faced with a range of issues, to include long commutes and working hours, debt accumulation, in addition to emotional and financial stress. These factors further erode the ability to meet other costs, creating damaging social outcomes, which can further increase the precariousness of housing security and the possibility of homelessness.

A lack of affordable housing in an area can reduce options for at-risk residents. It can be a barrier to leaving a domestic violence situation or a reason to return to a violent partner. It can result in people living in overcrowded or substandard housing, and can be socially disruptive for families forced to move away from a community, social bonds and services, such as schools and health services.

Adequate provision of affordable housing can have a range of positive economic effects, to include: increased productivity through reduced travel times; more money spent in local communities; and improved economic participation.

Who needs affordable housing?

Many different people need affordable housing and for lots of different reasons. This may include people:

- employed in lower paid jobs where their household income is insufficient to pay market rent or service a mortgage in the area they live and/or work;
- supporting a household in the early stages of their career, or on a single income;
- employed in essential services, such as health, education and emergency services, known as key workers, play a critical role in the local and metropolitan economic and social fabric. Camden LGA has the second largest concentration of key workers of any LGA in Greater Sydney;
- in challenging financial circumstances, that have encountered job loss, illness, family separation, domestic violence or death of a partner.

3.5.1 Social and Affordable Housing (SAH)

SAH is housing that meets the needs of a range of very low, low and moderate-income households. In 2036, the demand for SAH in the Camden LGA is expected to grow by 4,592 households, which represents an annual growth rate of 5.6% (refer to Section 2.5).

SAH is primarily rental housing that offers priced controlled secure tenancies that enable households to meet other basic living costs such as food, clothing, transport, medical care and education. As SAH is priced below market rents, it requires subsidy for its ongoing viability. Subsidy can be in the form of: i) an upfront capital investment (by government or from developer contributions); ii) land (granted or discounted sales); iii) ongoing operating subsidies; or iv) a combination of subsidies.

There are different types of SAH with variations in terms of funding, management and primary resident group:

Crisis and Transitional Housing: short to medium term transitional housing to support people who are in crisis (such as fleeing domestic violence), and people who are homeless or at risk of becoming homeless.

In 2016, there were 96 people homeless in the Camden LGA, an increase of 11.6% from 2011. The NSW Government Department of Communities and Justice (DCJ) provides a range of accommodation and support services for individuals, couples and families to prevent homelessness within in the Macarthur region, which includes the Camden LGA. Although Camden Council has not currently developed a policy on this social issue, it is an active stakeholder in the services provided by the DCJ.

Social Housing: secure, affordable housing for people with the highest housing need, such as people who are homeless, on very low and low incomes and other disadvantaged groups.

The DCJ process funding, eligibility requirements and applications for social housing. Although the majority of homes and tenancies are managed by the DCJ, Community Housing Providers manage approximately 27% of the housing stock. Rents are generally set at 25% - 30% of household income.

In 2016, there were 344 households living in social housing in the LGA. Within the Camden LGA allocation zone, 213 households are waiting on the general housing register for social housing (DCJ, June 2019). The current waiting time for a 1-bedroom home is 10+ years and 5 to 10 years for a 2, 3 and 4+ bedroom home. Across NSW, there are 46,530 households waiting on the general housing register (DCJ, June 2019).

Social housing supply and renewal is addressed through State Government programs such as Communities Plus (Land and Housing Corporation) and the Social and Affordable Housing Fund (DCJ and NSW Treasury). The State Government's Future Directions for Social Housing in NSW (Future Directions) outlines a program to deliver and replace social housing through the renewal of existing assets to develop new mixed tenure communities where affordable or social housing is indistinguishable from surrounding housing.

The State Government's continued investment to increase the stock and quality of SAH is a central element to improving housing affordability in the LGA. This can further include counter-cyclical investment (i.e. when private sector activity is low) to support and stimulate local economies.

Affordable Housing: secure affordable housing for people with a housing need on very-low, low and moderate incomes (a wider eligibility range than social housing).

Developed and partially funded through subsidies from a range of sources other than direct Government funding[21], with applications and tenancies managed by Community Housing Providers. Rent is generally set at 20% - 25% below market rates but can be designed to provide for a range of incomes and needs, subject to financial constraints.

In 2016, there were 73 households in the Camden LGA living in a form of affordable housing not managed by the DCJ.

Affordable housing is primarily working households on lower incomes priced out of market housing. It represents a layer of housing between social housing and market housing, which can reduce price and capacity pressure on these other tenures. The planning system can play a fundamental role in facilitating the supply of affordable housing, as outlined in Objective 12: Facilitate the delivery of affordable rental housing.

21. e.g. planning system mechanisms, such as SEPP 70 and in-fill affordable housing under ARH SEPP; the National Affordability Rental Scheme; and land subsidies or grants from State Government.

3.5.2 Market Housing

Ensuring a steady supply of diverse market housing can play an important part in improving housing affordability. Within an affordability context, the role of the planning system is to provide adequate housing supply and diversity opportunities. The take-up of these opportunities and the type, timing and price points of new housing supply is determined by the private sector, commercial objectives and market dynamics. In the Camden LGA, the high level of approvals, unbuilt approvals, and planning capacity to meet short-to-medium term supply of land for a range of housing typologies demonstrates that the planning system is not currently hindering supply.

As Section 2.3 demonstrates, between 2013 and 2019 lot prices rose significantly in the LGA, with median lot prices up 57% and median lot prices per square metre more than doubling in the same period. Lot prices have subsequently plateaued, with a 5% reduction between 2018-2019. From the peak of supply in 2017, lot sales have reduced dramatically in 2019. These trends demonstrate that supply is strong in times of high price growth, but weak in periods of flat or declining prices. There is potential commercial logic that explains this dynamic - if it can be avoided, there is little incentive to supply housing at a quantity that leads to ever decreasing prices levels and also removes the option of increasing supply in times of price growth. This dynamic implies that a sole policy of increased housing land supply is insufficient alone in improving affordability.

The planning system is only a single element in the wider housing system. There are a wide range of interrelated economic factors that Influence house prices and affordability, such as: reducing or rising interest rates; mortgagee availability; macro-economic conditions (i.e. GDP growth, income levels, unemployment etc.); taxation policies; investor sentiment; and development industry trends[22], all of which are beyond Council's control.

One way that the planning system can play a role in improving housing affordability is by supporting well-designed and appropriately located smaller, lower cost housing that is more affordable. An increased supply of these housing typologies could facilitate 'right-sizing' opportunities, resulting in more affordable smaller dwellings relative to larger housing options.

Market dwellings enabled through State Environmental Planning Policy

The SEPP (Affordable Rental Housing) 2009 (ARH SEPP) allows in-fill affordable housing, secondary dwellings (granny flats), new generation boarding houses and group homes. The HSPD SEPP further permits a range of housing types suitable for seniors or PwD. These approval pathways seek to improve housing affordability by providing planning incentives or allowances for smaller dwellings than otherwise would be permitted under local planning controls, and therefore lowering delivery costs.

An important distinction to make with housing delivered through these polices compared to SAH, is that there are no set discounts required to prevailing market rents (except in-fill affordable housing under the ARH SEPP). Research undertaken for South Sydney Regional Organisations of Council[23] determined that dwellings built under the ARH SEPP in Central and Southern Sydney had delivered minimal affordable rental housing for very low and low-income households. There is no guarantee that any costs savings or planning allowances afforded by the SEPPs flow through to residents to ensure affordable rents (i.e. a granny flat or boarding house room cost could still be more than 30% of household income).

DPIE's development of the Housing Diversity SEPP commits to ensuring an adequate supply of new dwellings that are affordable, well-designed and located in places that people want to live. This policy would seek to update the ARH SEPP as outlined below:

- A boarding house would be an affordable rental building managed by a CHP;
- Boarding houses will not be mandated in the R2 Low Density residential zone;
- A reduction in the current FSR bonus for providing boarding houses on land within a zone that residential flat buildings are permitted;
- A quicker and easier process to allow an existing dwelling to be used as a group home;
- Changes to facilitate the retention and mitigate the loss of existing affordable rental housing;

22. RBA – Distributional Effects of Monetary Policy: Evidence from Local Housing Markets (Research Discussion Paper), 2020
23. City Futures Research Centre at UNSW – ARH SEPP and affordable housing in Central and Southern Sydney, 2018

- The onus is on the developer (not a local council) to evidence that a building did not contain any low rental dwelling;
- Allow local councils the discretion to set a maximum size (currently the greater of 60sqm or 25% of the total floor area of the principal dwelling) for secondary dwellings in rural zones (where permitted);
- Amendments to support delivery of social housing by the NSW Land and Housing Corporation and other social housing providers as envisaged by the Future Directions; and
- Increase the range of development that can benefit from infill affordable housing FSR bonuses to align with the LRHDC.

The Housing Diversity SEPP also seeks to introduce three new housing types to improve the stability and diversity of the rental sector and provide more clarity for all stakeholders. It is proposed:

1. Built-to-Rent (BTR) housing will provide large scale apartment developments with long term leases and on-site management. These developments would have to contain at least 50 dwellings, be held in a single ownership, operated by a single management entity and include on site management. Due to the scale and form of the proposed buildings, it is anticipated that they will only be permitted in highly accessible areas;
2. Purpose-built student housing providing accommodation and communal facilities principally for students; and
3. Co-living (otherwise known as new generation boarding houses) are small private rooms (typically self-contained with bathroom and kitchenette facilities) that provide access to communal living areas and other facilities.

Council will continue to support both the delivery of affordable dwellings across the housing continuum when they are designed and located appropriately, in addition to any amendments to the SEPPs that couple planning concessions with affordable price control mechanisms.

Objective 12: Facilitate the delivery of affordable rental housing

Recognising the growing unmet need for affordable rental housing across Greater Sydney, the Region and District Plans include Affordable Rental Housing Targets. These are to be generally in the range of 5 – 10% of new residential floor space and subject to viability testing. These targets are intended to be applied in defined precincts prior to rezoning and will not affect projects already underway.

3.5.3 Affordable rental housing policy

In order to implement the Affordable Rental Housing Targets, the Region and District Plans outline the need for councils to develop policies and implementation mechanisms. The principal legislation through which this will be achieved is SEPP No.70 Affordable Housing (Revised Schemes) (SEPP 70), which applies to all councils across NSW. DPIE has recently announced the intent to incorporate SEPP 70 into a new Housing Diversity SEPP. The existing provisions of SEPP 70 are proposed to be transferred to the new SEPP in their current form.

Under SEPP 70, councils may place consent conditions on specific developments to require contributions or offer incentives for the delivery of affordable housing. These would need to be in accordance with an Affordable Housing Contribution Scheme (AHCS). An AHCS sets out the mechanisms for determining: the land to which it applies; whether the requirement is via dedications or contributions; the applicable contribution rate; and how the dwellings will be owned and managed.

In order to create a consistent policy environment across Western Sydney, Council will work with the partner Councils of the Western City District, in addition to Blacktown (the Western City Planning Partnership), to develop a Western City Affordable Housing Strategy (WCAHS). This approach will allow for a consistent overarching policy, supported by a comprehensive evidence-base, model mechanisms and best practice housing delivery methods.

3.5.4 Mechanisms to provide affordable rental housing

They are two primary mechanisms to deliver affordable housing through the planning system: i) mandatory schemes; or ii) incentive schemes.

Mandatory contribution schemes apply to developments that are facilitated by upzoning and are referred to as 'inclusionary zoning'.

Upzoning includes a change of zone to enable residential development (e.g. from rural to residential) or a change in planning controls that permit greater density and potentially additional value.

Mandatory inclusionary zoning schemes require a defined percentage of floorspace (or the financial equivalent) to be provided as affordable housing as a condition of development consent. The percentage floor space required, or financial contribution is subject to viability testing. The AHCS will detail the inclusionary requirements for development proposals.

In contrast, incentive schemes are voluntary and use floor space bonuses to entice the delivery of affordable housing. They can be suitable if land has already been upzoned or where development viability is constrained.

Viability testing

Inclusionary zoning is a form of value capture from the upzoning of land. This concept is widely supported on economic efficiency and equity grounds[24], under the condition that it is targeted and doesn't restrict development activity.

To ensure affordable housing contributions do not restrict development, detailed viability testing can be undertaken to support a proposal. This will need to be context and site specific to account for different locational development and environmental factors, such as between urban land release and infill areas.

24. Infrastructure Australia – 'Capturing Value: Advice on making value capture work in Australia' 2016

3.5.5 Delivery and management of affordable rental housing

There are two main methods for the delivery of affordable rental dwellings: i) the dedication of dwellings; and ii) monetary contributions. The dedication of dwellings has the social benefit of creating integrated mixed income communities, whilst streamlining the development process. Monetary contributions allow development flexibility to meet certain needs, however, require an additional layer in the development process as Council must appoint a CHP to manage the full development cycle. The WCAHS and AHCS will assess the suitability of both delivery methods within the context of the Camden LGA.

Irrespective of the delivery model, any affordable housing developed in the LGA through an AHCS would need to meet high internal and external design standards, be located close to transport and services, and integrated with the surrounding area as indistinguishable from market housing.

The on-going management of affordable rental housing could be via a CHP, enabling leveraging of experience in the area and the scaling up the sector. The AHCS will detail how the dwellings will be owned; design and construction requirements, such as sustainability and accessibility standards; in addition to ongoing rental management arrangements, such as rents, application process, eligibility requirements, and tenancy management.

Registered Community Housing Providers:

- are charitable not-for-profit organisations that do not require developer margins and reinvest their surpluses in expanding their housing services
- design & build housing to meet local needs for people in need
- preserve social and affordable housing for the long term through community ownership
- manage over 38,000 dwellings across NSW
- have delivered 1,002 affordable housing properties between 2012 and 2017, with 792 planned for delivery between 2017 and 2020.

PRIORITY 5 ACTIONS	
33. Prepare an Affordable Housing Strategy and Affordable Housing Contribution Scheme for the Camden LGA in collaboration with the partner councils of the Western City District and Blacktown.	Short term
34. Work with the Land and Housing Corporation to support the renewal of social housing within the LGA, in-line the with the Future Directions for Social Housing in NSW.	Short term
35. Work with Community Housing Providers in the LGA to assist delivery of well-designed affordable housing.	Short term
36. Advocate that affordable rental housing delivered through State planning policies is well designed and offered at affordable rental rates.	Short term
37. Investigate developing policy regarding homelessness in the Camden LGA.	Medium term

SECTION 4: Implementation and Delivery Plan

This section identifies how and when housing will be delivered over the life of this LHS. Table 4.1 provides an overarching summary of what type of housing will be delivered, where it will be located, the stakeholders to engage and the mechanism for delivery. The mechanisms for delivery include proposed amendments to Environmental Planning Instruments (EPIs) and Development Control Plans (DCPs). The Implementation and Delivery Plan addresses the following Priorities in facilitating housing supply to meet forecast demand:

- Priority 1: Providing housing capacity and coordinating growth with infrastructure
- Priority 2: Delivering Resilient, Healthy and Connected Communities
- Priority 3: Delivering the right housing in the right location
- Priority 4: Increasing housing choice and diversity
- Priority 5: Addressing housing affordability

For the purpose of this LHS, the following short and medium term timeframes have been established. These timeframes align with those in the LSPS and the CSP:

- Short term actions: 0-5 years
- Medium term actions: 5-10 years

Table 4.1: Implementation and Delivery Plan

Priority 1: Providing housing capacity and coordinating growth with infrastructure

Objective 1: There is sufficient planning capacity to meet forecast housing demand

Objective 2: Precincts in the SWGA are planned and released to align with infrastructure provision

Actions	Rationale	Implementation	LSPS Housing Principle/Action	CSP Key Direction	Timeframe
1. Plan for the GSC 6-10 year (2021/22 to 2025/26) housing target of 10,000 to 12,500 dwellings and ensure sufficient planning capacity through the rezoning and review of land within the SWGA subject to the delivery of supporting infrastructure.	The GSC has set a draft 6-10 year housing target of 10,000-12,500 dwellings. The housing target will need to be supported with the delivery of infrastructure. The housing target will be agreed in consultation with DPIE, the GSC and the community.	Undertake community and stakeholder consultation through the LHS public exhibition and further discussion with DPIE and the GSC to agree the appropriate housing target.	HP1, 3	1	Short term
2. Develop a Camden LGA SWGA Infrastructure Study to inform infrastructure requirements and a land sequence schedule to facilitate the orderly supply of housing.	To facilitate the coordination of infrastructure provision and sustainable housing growth.	In partnership with the Camden PCG instruct a suitably qualified consultant to undertake an infrastructure study. Through collaboration with principal stakeholders, and informed by the infrastructure study, Council officers will develop a land se-quence schedule.	HP1,2,3,4,5 A2,3,4,6,7 13,25,30	1, 4	Short term

Priority 1: Providing housing capacity and coordinating growth with infrastructure					
Actions	**Rationale**	**Implementation**	**LSPS Housing Principle/Action**	**CSP Key Direction**	**Timeframe**
3. Develop a community information program for landowners and stakeholders within the SWGA Camden Precincts.	To inform the community and assist in the collaborative and efficient rezoning of land for housing.	Develop and implement a community information program.	A33	1, 5	Short term
4. Ensure internal assessment processes for Development Assessments and Planning Proposals support the efficient delivery of housing in the LGA.	To ensure Council processes support the delivery of housing supply to meet demand.	Review, streamline and implement standardised processes to ensure best practice.	A33	1	Short term
5. Review how development approval and completion data is captured to assist in monitoring housing diversity and capacity in the LGA.	To monitor housing delivery and diversity in the LGA.	Assess current methods of data collection and determine how efficiencies can be implemented to enable accurate recording of housing delivery.	A33	1	Short term
6. Advocate for a Project Working Group between Council officers and essential service providers to deliver adaptive and flexible infrastructure.	To drive efficiencies in infrastructure delivery to support housing growth.	Advocate with relevant State and public agencies.	A25	1	Short term
7. Finalise the Camden Green and Blue Grid Analysis.	To ensure the Green and Blue Grid is protected and enhanced.	Update planning policies in accordance with the Camden Green and Blue Grid Analysis and/or any subsequent Council endorsed strategy.	A82	1, 2	Short term
8. Explore the development of a fragmented land policy for the SWGA Precincts.	To assist in housing delivery – housing completions are recognised as the metric for meeting housing targets.	Partnership with relevant State Government Departments and agencies to determine appropriate solutions.	A3,5	1	Short term

Priority 2: Delivering Resilient, Healthy and Connected Communities

Objective 3: Housing is well-designed and environmentally sustainable

Objective 4: Neighbourhood design supports healthy and connected communities that are better placed

Objective 5: Increase Camden LGA's green cover and urban tree canopy

Actions	Rationale	Implementation	LSPS Housing Principle/Action	CSP Key Direction	Timeframe
9. Develop community education initiatives to showcase and promote the design of sustainable homes.	To demonstrate the cost/value benefits of including sustainable features at design inception of new builds or when retrofitting existing homes.	Partnership with key stakeholders that could include partnership with a local developer.	HP9	2	Short term
10. Investigate the feasibility of incentive provisions for increased energy and water efficiency in new builds.	To assist contributing to net-zero carbon emissions by 2050 through mitigating additional upfront sustainability costs with planning incentives.	Undertake viability reviews to determine appropriate incentives and any required amendments to the EPIs and associated DCPs.	HP9 A116	2	Short term
11. Audit the Camden DCP and investigate opportunities to increase the sustainability of the urban form.	To mitigate the cumulative impact of new buildings on the environment and to encourage healthy and sustainable communities.	Comprehensive review and audit of the DCPs to determine appropriate actions and any required amendments.	HP9	2	Short term
12. Advocate for the development of guidelines that promote sustainability principles in the provision of infrastructure and utility services.	To holistically consider how the environment and built form can work together to drive efficiencies and sustainability.	Partnership with State and public agencies and key stakeholders. Potential amendments to DCP provisions.	A27, 91	1, 2	Medium term

Priority 2: Delivering Resilient, Healthy and Connected Communities					
Actions	**Rationale**	**Implementation**	**LSPS Housing Principle/Action**	**CSP Key Direction**	**Timeframe**
13. Investigate methods to assess and monitor the walkability, liveability and health of future neighbourhoods and renewal projects.	To inform principles to ensure resilient, healthy and connected communities are planned and assess how an existing neighbourhood area is performing.	Review and assessment of existing indices to determine best practice and appropriate options to pursue.	HP6	1, 2, 5	Medium term
14. Advocate to the NSW Government for a review of s7.11 to include social infrastructure as essential infrastructure within contributions plans.	To ensure new communities are supported in the early stages of development.	Advocacy to NSW Government and the Productivity Commissioner.	HP6 A60	5	Short term
15. Establish urban tree canopy targets and advocate for opportunities to increase Camden's green cover and urban tree canopy.	To build environmental resilience and assist meeting the Minister Priorities/ DPIE targets.	Partnership with NSW Government and potential amendments to DCP provisions.	A84, 85, 86	2	Short term
16. Develop community education initiatives to raise awareness of the importance of green grid and support for increased planting and green cover.	To build environmental resilience and assist meeting the Minister Priorities/DPIE targets.	Develop and implement a community information program.	A85	2, 6	Short term

Priority 3: Delivering the right housing in the right location					
Objective 6: Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure					
Objective 7: Housing growth in established areas is incremental and preserves character and heritage values					
Objective 8: Protect Camden LGA's Rural Lands					
Actions	**Rationale**	**Implementation**	**LSPS Housing Principle/Action**	**CSP Key Direction**	**Timeframe**
17. Explore developing guidelines to protect and facilitate the staged delivery of high density housing in appropriate locations.	To ensure master plans appropriately locate and preserve land to facilitate the staged delivery of high density housing.	Review best practice. Potential amendments to DCP provisions.	HP10 A54	1, 5	Short term
18. Finalise the Leppington Town Centre Review to identify opportunities for jobs and housing in close proximity to Leppington train station.	To catalyse development within this Strategic Centre.	Collaboration with the Camden PCG and key stakeholders.	HP8,10 A71, 73	1, 3, 5	Short term
19. Ensure the Oran Park Town Centre Masterplan Review is undertaken to support future job and housing growth in close proximity to the future Oran Park train station.	To reflect the growth and evolution of Oran Park following its initial rezoning in 2007.	Potential amendments to SEPP and DCP provisions.	P8, 10	1	Short term
20. Undertake a review of existing land uses and planning controls within Narellan Town Centre to identify appropriate land use mixes and potential capacity to facilitate job and housing growth.	To ensure planning policies appropriately support the development of this established Strategic Centre.	Undertake a place making review, to include establishing the opportunities and constraints, developing a vision and undertaking a two-stage master plan approach. Potential amendments to LEP and DCP provisions.	HP7 A68,69,70	1, 5, 6	Short term

Priority 3: Delivering the right housing in the right location					
Actions	**Rationale**	**Implementation**	**LSPS Housing Principle/Action**	**CSP Key Direction**	**Timeframe**
21. Undertake a review of land use and development controls within the Camden Town Centre to ensure any job and housing growth can be sensitively accommodated.	To ensure that planning controls provide for sensitive incremental growth whilst preserving and enhancing heritage and character values.	Review in accordance with the Camden Town Centre Urban Design Framework. Potential amendments to the LEP and DCP provisions.	HP7 A50	1, 6	Short term
22. Review land use and development controls in residential zones of the Camden LEP to ensure any infill development is appropriate and respects neighbourhood character and amenity.	To assess and identify areas in the established suburbs that could be suitable for incremental housing growth to assist increasing housing supply and diversity.	Review of residential land zones within the Camden LEP, taking into consideration the objectives of the LRHDC, existing infrastructure and prevailing character to determine any preferred areas that could accommodate low rise housing diversity. Potential amendments to LEP and DCP provisions.	HP7	1	Short term
23. Explore developing a pilot Local Character Statement and Overlay with DPIE to guide the future character of Cobbitty Village.	To pilot how Council could potentially use LCS and LCO to manage development in the MRA.	Liaise with other LGAs who have trialled the approach, such as Hornsby Shire Council and partnership with DPIE. Potential amendments to the LEP and DCP provisions.	A49	1, 2	Short term
24. Complete the Heritage Review.	To ensure any housing growth respects heritage values.	Make amendments to the DCP in accordance with the Heritage Review and/or any subsequent Council endorsed strategy.	HP12 A35	1	Short term
25. Investigate the introduction of appropriate land zoning to mitigate potential land use conflicts between urban and rural land uses.	To mitigate future land use conflict and support the economic viability of rural lands.	Review best practice. Potential amendments to the EPIs and associated DCPs.	A102	1, 2	Short term
26. Finalise the Scenic and Visual Landscapes Analysis.	To protect identified scenic, visual and cultural landscapes and to inform aspirations for future character of the LGA's rural lands.	Make any amendments to the EPIs and associated DCPs in accordance with the Scenic and Visual Landscapes Analysis and/or any subsequent Council endorsed strategy.	A40	1, 2	Short term

Priority 4: Increasing housing choice and diversity					
Objective 9: The mix of housing types matches the changing needs and preferences of the community **Objective 10: Housing is inclusive and caters for an ageing population and People with Disability**					
Actions	**Rationale**	**Implementation**	**LSPS Housing Principle/Action**	**CSP Key Direction**	**Timeframe**
27. Investigate the development of a Housing Density and Diversity Guide to inform planning controls in the review or rezoning of SWGA precincts.	To facilitate appropriate housing density and typologies to meet the changing needs and preferences of a community as it matures.	Review best practice. Potential amendments to DCP provisions.	HP10	1, 5	Short term
28. Review the locational requirements for medium density housing within the Growth Centres SEPP.	To ensure amenity is optimised and medium density housing is appropriately located.	Partnership with DPIE. Potential amendments to the SEPP and DCP provisions.	HP7	1	Short term
29. Explore innovative approaches to planning that encourage the viable delivery of medium density housing within the SWGA.	To assist facilitate the delivery of medium density housing.	Partnership with DPIE and State Agencies, or include Landcom.	HP10	1	Short term

Priority 4: Increasing housing choice and diversity					
Actions	**Rationale**	**Implementation**	**LSPS Housing Principle/Action**	**CSP Key Direction**	**Timeframe**
30. Review planning controls in the EPIs and DCPs for Seniors Housing to ensure a consistent approach is adopted across the LGA.	To ensure appropriate location, access, design and planning controls are developed to facilitate the successful delivery of Seniors Housing.	Potential amendments to the EPIs and associated DCPs.	HP10	1	Short term
31. Complete a needs analysis for Specialist Disability Accommodation (SDA), Supported Independent Living (SIL) housing and Adaptable and Accessible Housing Design to better support People with Disability.	To inform planning policy and ensure Council facilitates the delivery of appropriate housing for all.	Collaborate with key stakeholders to inform policy development.	HP10 A44	1, 5	Medium term
32. Investigate options to facilitate liveable design features in more homes.	To ensure housing can efficiently and effectively support an ageing population and People with Disability.	Review best practice. Potential amendments to DCP provisions.	HP10 A44	1, 5	Short term

Priority 5: Addressing housing affordability					
Objective 11: Support housing that encourages affordability across the housing continuum **Objective 12: Facilitate the delivery of affordable rental housing**					
Actions	**Rationale**	**Implementation**	**LSPS Housing Principle/Action**	**CSP Key Direction**	**Timeframe**
33. Prepare an Affordable Housing Strategy and Affordable Housing Contribution Scheme for the Camden LGA in collaboration with the partner councils of the Western City District and Blacktown.	To provide context for the need for affordable housing, summarise best practice in mandatory affordable housing provision, and provide the basis for a consistent approach in the provision of affordable housing within the LGA.	Through State Environmental Planning Policy.	A34	1, 5	Short term
34. Work with the Land and Housing Corporation to support the renewal of social housing within the LGA, in line the with the Future Directions for Social Housing in NSW.	To assist the delivery of social housing to support access and affordability across the housing continuum.	Partnership with LAHC.	HP10,11	1, 5	Short term
35. Work with Community Housing Providers in the LGA to assist delivery of well-designed affordable housing.	To assist the delivering affordable rental housing to support access and affordability across the housing continuum.	Partnership with CHPs.	HP10,11	1, 5	Short term
36. Advocate that affordable rental housing delivered through State planning policies is well designed and offered at affordable rental rates.	To increase the effectiveness of State policies in providing affordable rental housing.	Advocate as appropriate to DPIE.	HP11	1, 5	Short term
37. Investigate developing policy regarding homelessness in the Camden LGA.	To inform planning policy regarding this important social issue.	Review best practice to inform potential policy development.	HP10	5	Medium term

Section 4.2 Monitoring and Review

Council will monitor, review and report on the LHS to ensure that the housing Priorities are being achieved, as outlined below:

- An annual review of housing supply against the implementation and delivery plan;
- A five yearly review of the evidence base and housing supply against the broader aims of the District and Region Plan; and
- A ten yearly review of the LHS to ensure it continues to respond to the community's changing housing needs.

Regular reviews will ensure that the LHS reflects the housing vision and is aligned with the latest trends and information available regarding the environment and the community's social, economic and housing needs.

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