

Supporting Document 2



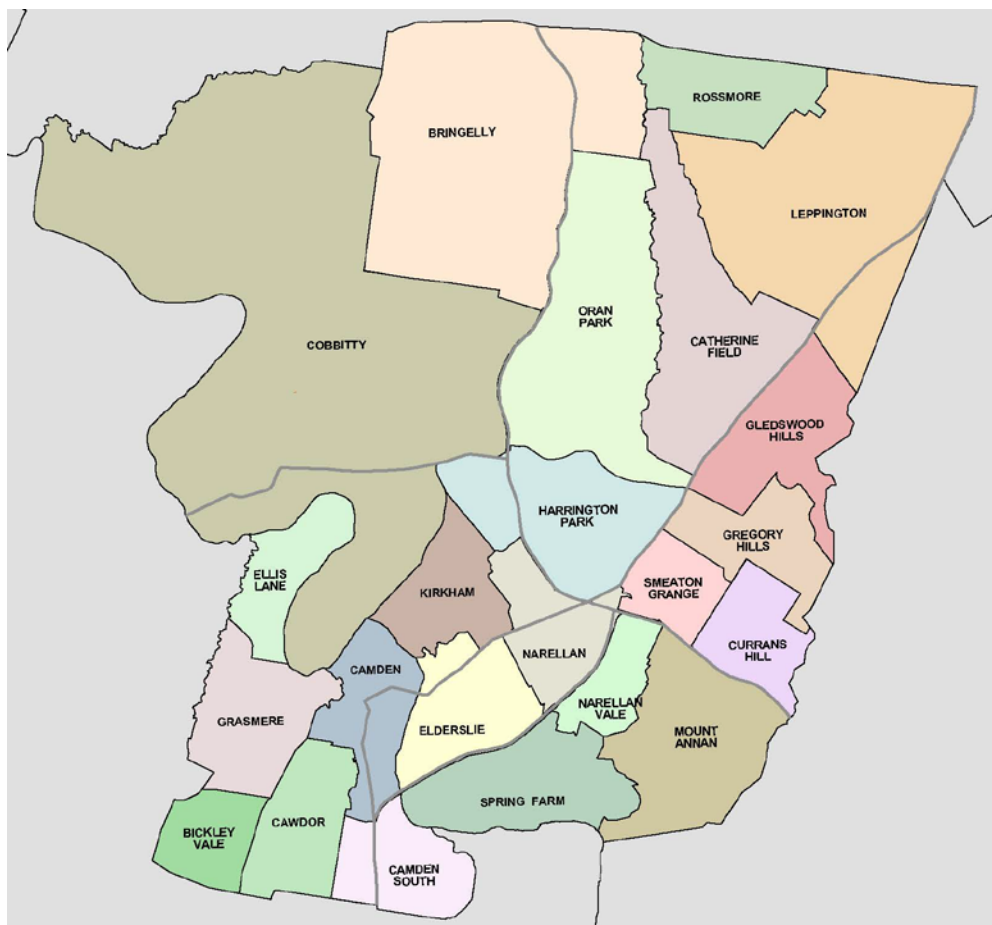
Camden Local Government Area

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Camden Local Government Area (LGA) is a semi-rural and urban area in the Macarthur region. The LGA is situated in the south west of Sydney, approximately 60km from Sydney, and is bounded by Liverpool City Council in the north, Campbelltown City Council in the east and Wollondilly Shire Council in the south and west. Camden LGA covers an area of 206 sq kms and is bisected by the Nepean River.

Camden LGA is rapidly growing with new land releases, as part of the NSW Plan for the Growing Sydney (Formerly Metropolitan Strategy).

Due to this growth, Camden LGA now has twenty three suburbs with special characteristics and uniqueness.



The suburbs are Camden, Camden South, Bickley Vale, Bringelly, Cawdor, Catherine Field, Rossmore, Cobbitty, Kirkham, Leppington, Elderslie, Ellis Lane, Grasmere, Narellan, Narellan Vale, Currans Hill, Mount Annan, Smeaton Grange, Harrington Park, Spring Farm, Oran Park, Gregory Hills and Gledswood Hills.

Characteristics

Camden LGA is one of the fastest growing areas in NSW and Council is effectively balancing the new urban growth with the existing semi-rural country feel by providing people with options to enjoy both an urban and rural lifestyle. Camden LGA is an area steeped in heritage, arts, culture, sports and recreation.

The LGA's rich history includes its unique Aboriginal history where the three Aboriginal tribal boundaries intersect - the eastern Cowpastures are Tharawal, the people to the northeast of the Nepean River are Dharug and the sub-group in the Camden or Cowpastures called the Cubbitch Barta.

The region of Macarthur is named after renowned pioneers, John and Elizabeth Macarthur, who were granted 5,000 acres in the Cowpastures area in 1805 to develop Australia's merino wool empire. Macarthur named the estate 'Camden Park' which has been part of the core of Australian history. There are many heritage buildings which captivate a rich array of historic sites.

The LGA is also home to the Australian Botanic Gardens at Mount Annan. It is Australia's largest botanic garden with more than 4,000 species of native plants. The garden features five picnic areas with BBQs, recreational facilities, natural areas and wildlife.

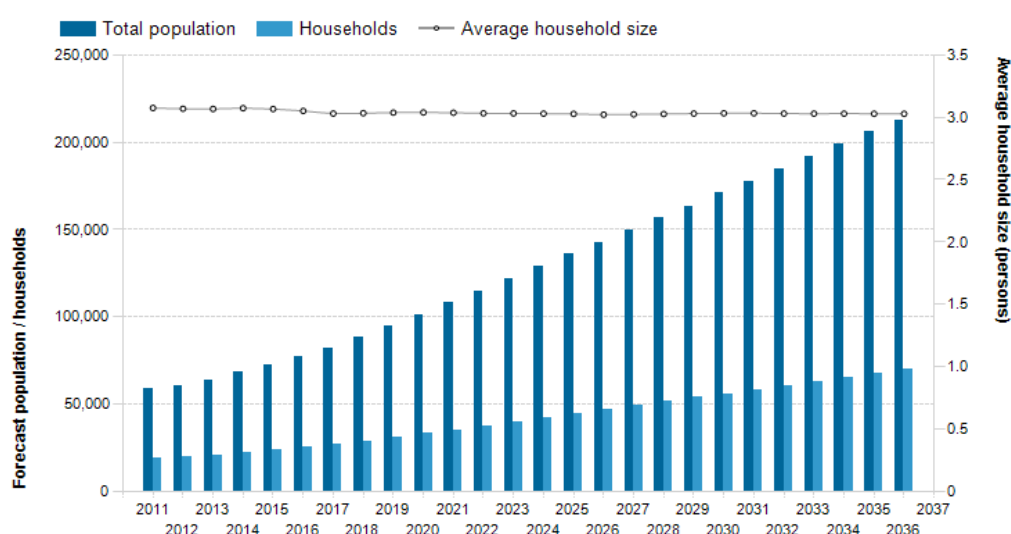
Tourism captures some of the most fascinating experiences and breathtaking sightseeing with helicopter rides, ballooning and gliding. The farming activity at Belgenny Farm, Camden Town Farm, Bicentennial Equestrian Park and Gledswood Homestead highlights the semi-rural character of Camden LGA. The boutique wineries and breweries are also one of the key tourist attractions.

Community Profile

Camden LGA's population is one of the fastest growing areas in NSW. The current population is approximately 72,660 and will reach 212,656 by 2036, an influencing factor for a change in the existing demographic composition of the community. According to 2014 ABS census data, the demographic comprises:

- 8% of people came from countries where English was not their first language.
- Top ten Country of Birth includes – United Kingdom, New Zealand, Italy, Philippines, South Africa, Malta, Germany, India and Ireland.
- 10% of people spoke a language other than English at home – Italian, Spanish, Arabic, Cantonese, Maltese, Serbian, Croatian, Greek, Hindi and Filipino/Tagalog
- Aboriginal and Torres Strait Islander people made up 2% of the population.

The graph below shows the forecast population, households and average household size.



Source: Population and Household Forecasts - prepared by id.profile, 2014

The forecast and associated average annual change is:

Forecast	Forecast Year					
	2011	2016	2021	2026	2031	2036
Population	58,440	77,242	107,749	142,559	177,495	212,656
Average Annual Change	-	5.74%	6.88%	5.76%	4.48%	3.68%

Source: Population and Household Forecasts - prepared by id.profile, 2014

The population growth is due to new land releases and subsequent building development, relocation including from interstate, increase in birth rates and decrease in mortality rates.

Council's Profile

Council's 2015/16 budget is approx. \$200 million (gross). In addition, due to growth, Council's projected rates and annual charges income will more than double within the next 10 years, from \$40 million to \$116 million, which will provide greater economies of scale.

Council has employed an additional 64 staff since 2013/14 and the total number of employees as at April 2015 is 447. It is projected that there will be 531 employees by 2025. The net value of assets owned by the community is \$934 million. The majority of this equity relates to the ownership of land and infrastructure assets such as roads, stormwater drainage, footpaths and bridges. Council's equity will continue to grow as more assets are handed over by developers from new land releases.

Council has commenced the construction of a new Central Administration Central at Oran Park to accommodate the existing and growing workforce from both administration buildings. This new administration building will cost \$35.6 million and will be funded from cash reserves and loan borrowings. The funding of this new building is included in the appropriate Fit for the Future benchmarks. Council has continued to limit loan borrowings to ensure it has the capacity to fund this major project which is a major part of being able to efficiently and effectively provide services to our growing community.

Council is managing the new infrastructure requirements in newly created communities through innovative approaches and partnership models including Voluntary Planning Agreements (VPA), Works In-Kind Agreements, Government Grants and Partnering with the State Government. Council also adopts an extensive capital works program each year funded through Section 94 contributions. The current value of works being delivered through VPA's is approx. \$379 million with another \$89 million currently under negotiation. The current value of Works In-Kind Agreements is \$12 million with another \$30 million currently under negotiation.

Council has also successfully implemented the Integrated Planning and Reporting (IPR) framework by effectively engaging the community in developing the [Community Strategic Plan \(Camden 2040\)](#). Camden 2040 includes the community's goals and priorities through the following Key Directions - 1) Actively Managing Camden's Growth, 2) Healthy Urban and Natural Environment, 3) A Prosperous Economy, 4) Effective Sustainable Transport, 5) An Enriched and Connected Community, and 6) Strong Local Leadership.

Council provides a large number of direct and indirect services to the community with 30 local services that sit under the six key directions of Camden 2040. Council reports back to the community through the Six Monthly Reports and the Annual Report under the IPR framework.

Camden 2040 focuses on population growth and associated specific needs including transport, infrastructure, open space, a well-connected LGA with good community spirit, and retention of places, landscapes and characteristics of semi-rural and country heritage.

Council is also aware of the changing diversity of its community profile and has ensured that there is compliance with the NSW Government Social Justice Strategy and adherence to interrelated principles of Equity, Access, Participation and Rights. This is critical for current and future planning and resource management.

Council's stable leadership is through nine elected Councillors across three wards:

North Ward	Central Ward	South Ward
Mayor, Lara Symkowiak	Deputy Mayor, Therese Fedeli	Councillor Debby Dewbery
Councillor Peter Sidgreaves	Councillor Greg Warren	Councillor Eva Campbell
Councillor David Bligh	Councillor Penny Fischer	Councillor Greg Copeland

Council's Executive Leadership Group comprises:

- General Manager
- Director Planning & Environmental Services
- Director Customer & Corporate Services
- Director Community Infrastructure

New Development

Being the major part of the South-Western Sydney Growth Area, Camden represents a rapidly growing region.

In March 2013 Austral and Leppington North were rezoned for redevelopment to deliver 17,350 new homes to house up to 54,000 residents, featuring a major regional shopping centre, Leppington train station, three neighbourhood centres and 220 hectares of industrial land with employment opportunities. In December 2013, a part of Catherine Fields was rezoned for development which will provide approximately 3,200 homes, with a primary school and neighbourhood centre.

The [South West Subregion: Draft Subregional Strategy](#) recognises Camden Town Centre to be the 'Civic and Cultural Centre' of the Camden LGA and Narellan as the emerging second town centre. The focus of Narellan Town Centre is to service the developing areas of Spring Farm, Elderslie, Harrington Park and Oran Park. The Strategy recognises these two town centres as 'Community Service Hubs' with complementary services at each centre.

Between 2010 and 2014, the value of Development Applications received by Council has increased from \$348 million to \$513 million, the number of subdivisions assessed by Council increased from 44 to 65 and the number of houses built per week has increased from 18 to 33. The Camden LGA welcomes approximately 120 new people each week.

Future Challenges

The rapid urban and population growth brings significant challenges for Council and the existing community, local community organisations and the local business sector.

Camden Council's challenge is to effectively balance competing priorities by:

- Responding quickly and effectively to community and stakeholders' expectations,
- Providing a working environment that remains adaptive, flexible, innovative and contemporary in responding to community and stakeholders' needs,
- Continually strengthening the working relationship with the State and Federal Government Agencies, Developers and Builders in creating new communities,
- Effectively planning, developing and implementing long-term strategic and land-use plans,
- Investing in employing qualified, skilled, motivated and inspired people across Council,
- Learning from the experiences of the past by developing and implementing improvement plans, and
- Providing for and adopting best practice strategic asset and financial management planning.