

LGA Profile | Camden

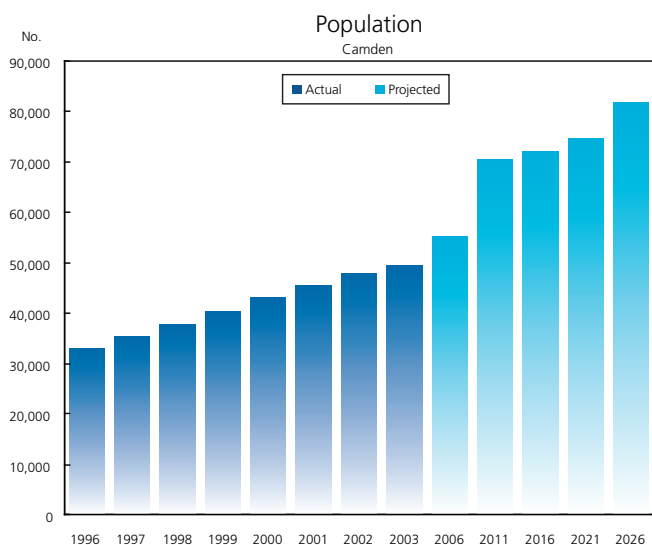
Camden is 60 kilometres south west of Sydney and is the heart of the Macarthur region. The region has picturesque rural landscapes and is steeped in culture, making it a popular tourist destination.

Demographics

There were an estimated 51,361 persons living in Camden in 2005, 2.3% more than in 2004. Camden accounted for 2.8% of the Western Sydney population in 2005.

The population of Camden is projected to experience average annual population growth of 4.0% between 2005 and 2026 to 117,135 persons, an extra 3,132 persons each year.

In fact, Camden is projected to be the fastest growing LGA in Western Sydney in terms of percentage population growth and the third fastest growing LGA in terms of additional persons between 2005 and 2026.



Source: DIP&NR 1999 & ABS 3218.0

Camden is home to a relatively young population in comparison to Western Sydney, with a high proportion of Australian born residents. Persons from a non English speaking background are concentrated in the suburbs of Leppington, Rossmore and Catherine Field, where over a quarter of all residents speak a language other than English.

Analysis of the socio-economic status reveals Camden residents are more likely to have a post school qualification and earn incomes above the Western Sydney average.

| Demographic Summary | | |
|--------------------------------------|------------|----------------|
| | Camden | Western Sydney |
| Population (2005) | 51,361 | 1,848,854 |
| Population 0-14 years | 26.5% | 23.4% |
| Population 65+ years | 7.6% | 9.3% |
| Mean Age | 31.8 years | 33.5 years |
| Australian Born | 79.8% | 61.8% |
| Indigenous Persons | 1.2% | 1.4% |
| Persons with a qualification | 46.5% | 44.6% |
| Avg. weekly individual income (2005) | \$655.62 | \$565.54 |

Note: All figures reported are for 2001 unless otherwise specified.
Source: ABS Census 2001, ABS 3218.0, ABS 6345.0, AECgroup

Employment

Recent declines in employment and an increase in the number of unemployed persons in the region has translated into an increase in the trend unemployment rate, up 0.3% since the June Quarter 2005 to 2.8% in the December Quarter 2005.

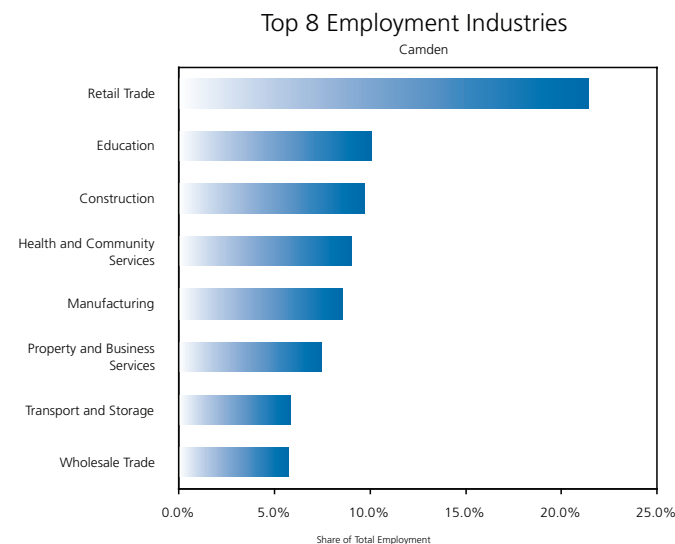
However, the unemployment rate in the region still remains significantly below the Western Sydney average.

| Trend Labour Market, Camden, December Quarter 2005 | | | |
|--|----------------|-------------------|-------------------|
| | Persons Dec-05 | % chg from Jun-05 | % chg from Dec-04 |
| Employed (no.) | 26,620 | -0.8% | 0.4% |
| Labour force (no.) | 25,908 | -1.1% | 0.7% |
| Unemployed (no.) | 713 | 7.2% | 10.4% |
| Unemployment rate (a) (%) | 2.8% | 0.3% | 0.3% |

Note: (a) Unemployment rate changes are percentage point changes. The trend estimates reported in this table are derived through trending the unsmoothed series provided by DEWR.
Source: DEWR, AECgroup

Employment by Industry

In 2001, the majority of Camden's workforce worked in the retail trade (21.4%), education (10.1%), construction (9.7%) and health & community service (9.0%) industries.



Source: ABS Working Population Profiles

Business

There are three business parks in Camden, with the majority of industrial land located at Smeaton Grange. Whilst Narellan Industrial and Narellan Business Park are home to a number of service industries, Smeaton Grange is utilised for warehousing and heavy industrial activity.

Future industrial land activity within Camden is planned in Smeaton Grange North, as part of the NSW Government's Sydney Metropolitan Strategy and Glenee which is situated behind the Mt Annan Botanical Gardens.

| Business Parks, Camden | |
|------------------------|-----------|
| Name | Size (ha) |
| Narellan Business Park | 11 |
| Narellan Industrial | 42 |
| Smeaton Grange | 200 |

Source: Camden Council

The most recent ABS Australian Business Register indicated there were 8,869 business entities in Camden as at June 2004, with the most common industries being construction (27.2%), property & business services (19.3%), transport & storage (9.2%) and retail trade (8.9%).

| Major Corporates, Camden | |
|-------------------------------------|--|
| Tourism | Aviation |
| Belgenny Farm | Camden Aerodrome |
| Camden Bicentennial Equestrian Park | |
| Camden Lakeside Country Club | Agricultural Research |
| Camden Valley Golf Resort | Elizabeth Macarthur Agricultural Institute |
| Camden Valley Inn | Sydney University Farms |
| Gledswood Homestead and Winery | |
| Mater Dei (Wivenhoe Stables) | Industry |
| Mount Annan Botanical Garden | Coles Myer |
| Oran Park Motor Racing Circuit | Nepean Engineering |
| Studley Park Golf Club | Smorgen ARC |
| Wineries (4) | |

Source: Camden Council

Building Activity

There were 229 dwellings approved in Camden in the year ended March 2006, 13.6% less than in the year ended March 2005. Whilst there was an 11.2% decline in the number of new houses approved, the total value of approvals increased by 0.4%, suggesting an increase in the value of each approval.

Residential building activity in the region is projected to remain strong, with the provision of an extra 59,000 dwellings within Catherine Fields, Catherine Fields North, Leppington and Oran Park planned in the next 25 to 30 years as part of the NSW Government's Sydney Metropolitan Strategy.

There were \$22.6 million worth of non-residential building approvals in the year ended March 2006, 34.7% less than in the previous year.

Construction activity in Camden is expected to be buoyed in the near term by projects such as a recycled water pipeline in West Camden and a new court facility in the Camden / Campbelltown area, while significant investment is planned for both road and rail network development throughout Western Sydney.

| Building Approvals, Camden | | | |
|----------------------------|------------------------------|------------------------------|----------------------------------|
| | Level – Year to Mar-06 | Level – Year to Mar-05 | % change on Year to Mar-05 |
| Number | | | |
| Dwellings | 229 | 265 | -13.6% |
| New houses | 223 | 251 | -11.2% |
| Other dwellings | 6 | 14 | -57.1% |
| Value | (\$'000) | | |
| Dwellings | 62,867 | 66,687 | -5.7% |
| New houses | 54,633 | 54,439 | 0.4% |
| Other dwellings | 723 | 2,224 | -67.5% |
| Alts & adds | 7,512 | 10,024 | -25.1% |
| Non-residential | 22,557 | 34,560 | -34.7% |
| Total building | 85,425 | 101,247 | -15.6% |

Source: ABS 8731.0

Education

Camden is home to a variety of government and private schools, Macarthur Community College and Macarthur U3A – Third Age of Learning Incorporated.

Recreation

The region has a wide range of recreational facilities including Mount Annan Botanic Garden and the Nepean River Cycleway. Sporting activities available include golf, gliding, light aircraft facilities, ballooning, equestrian, tennis and squash.

Community Services

Camden offers a variety of community health services including Camden District Hospital, Narellan Community Area Health Care Centre, aged accommodation/services, baby health care centre and a family support service.

Retail Spending

Average weekly household spending in Camden was estimated at \$1,091.89 in 2005. This is above the Western Sydney average of \$903.74.

Residents in Camden tend to spend less on food, tobacco, alcohol & eating out (26.0%) than the total Western Sydney population (27.1%).

Accessibility

Camden is readily accessible via air, rail and road.

| Accessibility, Camden | |
|-----------------------|--|
| Air | Camden is 60 minutes from Sydney Kingsford Smith Airport and Camden Airport can be used by small aircraft. |
| Rail | The region can be accessed by rail via the Main Southern Line, Cumberland Line and East Hills & Airport Line (Campbelltown). |
| Road | Major roads in Camden include the F5 Freeway, M5 Motorway, The Northern Road and Camden Valley Way. |

Source: Camden Council

Contacts

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