

Housekeeping Amendment to Oran Park and Turner Road Precinct Plan

Proposal Title : Housekeeping Amendment to Oran Park and Turner Road Precinct Plan

Proposal Summary : The Proposal deals with housekeeping matters relating to the Oran Park and Turner Road Precincts in the South West Growth Centre. The Proposal seeks to:

- rezone riparian areas and adjoining land in both Precincts to Zones R1 General Residential, R3 Medium Density Residential, E4 Environmental Living and RE2 Private Recreation;
- realign the zoning boundary for employment land in the Turner Road Precinct, between Zones IN1 General Industrial, B5 Business Development and R1 General Residential; and
- rectify a map anomaly for a Riparian Protection Area in the Oran Park Precinct.

PP Number : PP_2012_CAMDE_004_00 Dop File No : 12/02221

Proposal Details

Date Planning Proposal Received :	31-Jan-2012	LGA covered :	Camden
Region :	Sydney Region West	RPA :	Camden Council
State Electorate :	CAMDEN	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	Various		
Suburb :	Oran Park and Turner	City :	Sydney
Land Parcel :	Road Precincts	Postcode :	2570

DoP Planning Officer Contact Details

Contact Name : Mato Prskalo
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RPA Contact Details

Contact Name : Jeff Williams
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DoP Project Manager Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	Other
Regional / Sub Regional Strategy :	Metro South West subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : Yes

If No, comment :

Have there been meetings or communications with registered lobbyists? : No

If Yes, comment : While there have been no known meetings or communications with registered lobbyists, Council and major developers have held discussions with the Department.

Supporting notes

Internal Supporting Notes : A copy of the Proposal is provided in the 'Documents' section. The Proposal was received by the Sydney West Regional Branch on 20 January 2012. Further information was sought from Camden Council between 30-31 January 2012, and supplied by Council on those dates.

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The Objective of the Proposal is to make minor adjustments to the Oran Park and Turner Road Precincts in the South West Growth Centre as discussed below.

Existing maps from SEPP (Sydney Region Growth Centres) 2006 are contained in Attachment 4 to the Proposal document. Proposed amendments to the SEPP maps are contained in Attachments 5-9 of the Proposal document.

1. REZONE RIPARIAN AREAS AND ADJOINING LAND IN BOTH PRECINCTS

When the Precincts were rezoned, riparian areas were intended to be privately owned and managed by enabling residential development within 20m riparian extension strips on one side of the riparian areas. This approach was in response to restrictions on the levying of s.94 contributions for the acquisition of riparian land. However, development patterns since have resulted in the split-zoning of residential allotments and riparian areas have also largely become governed through planning agreements. This has necessitated a zoning review.

Split-zoned Land

The above residential allotments adjoining riparian areas are largely zoned part R1 General Residential or R3 Medium Density Residential and part E4 Environmental Living or RE2 Private Recreation (i.e. applying to the 20m extension strips) as illustrated on page 3 of the Proposal document.

This split-zoning has restricted residential development due to different, zone-specific minimum lot size standards for such development under clause 4.1A of Appendix 1 to the SEPP. The Proposal seeks to address this by rezoning land within the 20m extension strips to R1 General Residential or R3 Medium Density Residential.

Riparian Areas

The Proposal seeks to rezone the above riparian areas from E4 Environmental Living and RE2 Private Recreation to E2 Environmental Conservation. This zone will better protect the land, which is identified under the SEPP as a Riparian Protection Area, and has previously been supported by the Department in discussions with Council and the developers.

2. ADJUST EMPLOYMENT LAND ZONING BOUNDARIES AT TURNER ROAD

The Proposal seeks to adjust zoning boundaries for employment land within the Turner Road Precinct to reflect approved subdivision patterns. This will involve changing the boundaries between the following zones:

- Zone IN1 General Industrial and Zone B5 Business Development, and
- Zone IN1 General Industrial and Zone R1 General Residential.

3. RECTIFY MAP ANOMALY FOR RIPARIAN PROTECTION AREA AT ORAN PARK

The Proposal seeks to correct an anomaly in the boundary of a Riparian Protection Area in the Oran Park Precinct as mapped under the SEPP, which has been revised following detailed site investigations. This will also require a corresponding adjustment to zone boundaries.

Almost all of the zoning changes sought under the Proposal will require corresponding changes to the minimum permissible lot size and the maximum permissible building height limitation. In addition, some proposed map changes will require changes to Special Areas designated under the SEPP (i.e. the map anomaly at Oran Park and the boundary adjustment at Turner Road).

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The Objectives will be achieved by amending the following maps relating to Appendix 1- Oran Park and Turner Road Precinct Plan under State Environmental Planning Policy (Sydney Region Growth Centres) 2006:

South West Growth Centre Land Zoning Map

Sheet LZN_003

Sheet LZN_004

Sheet LZN_008

Sheet LZN_009

South West Growth Centre Lot Size Map

Sheet LSZ_003

Sheet LSZ_004

Sheet LSZ_008

Sheet LSZ_009

South West Growth Centre Special Areas Map

Sheet SAM_003

Sheet SAM_004

Sheet SAM_008

Sheet SAM_009

South West Growth Centre Height of Buildings Map

Sheet SAM_003

Sheet SAM_004

Sheet SAM_008

Sheet SAM_009

South West Growth Centre Riparian Protection Area Map

Sheet RPN_004

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

2.1 Environment Protection Zones

* May need the Director General's agreement

3.1 Residential Zones

3.4 Integrating Land Use and Transport

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP (Sydney Region Growth Centres) 2006

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997)

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

S117 DIRECTIONS

DIRECTION 1.1 - BUSINESS AND INDUSTRIAL ZONES

This Direction applies to the Proposal as it affects land within existing business and industrial zones. The Proposal is consistent with the Direction as it seeks to adjust zoning boundaries for employment land to reflect approved subdivision patterns.

DIRECTION 2.1 - ENVIRONMENT PROTECTION ZONES

This Direction applies to the Proposal and requires the protection and conservation of environmentally sensitive areas. The Proposal is consistent with the Direction as it seeks to provide better protection for riparian land.

DIRECTION 3.1 - RESIDENTIAL ZONES

This Direction applies to the Proposal as it creates and removes zonings of residential land. The Proposal is consistent with the Direction as it seeks to facilitate residential development that was intended to be permissible when the Precincts were rezoned.

DIRECTION 3.4 - INTEGRATING LAND USE AND TRANSPORT

This Direction applies to the Proposal as it relates to the proposed alteration of a zone relating to urban land. The Proposal is consistent with the Direction as it relates to the rectification of minor zoning anomalies.

DIRECTION 7.1 IMPLEMENTATION OF THE METROPOLITAN PLAN FOR SYDNEY 2036

This Direction requires the Proposal to be consistent with the Metropolitan Plan for Sydney 2036. The Proposal is consistent with this Plan as it rectifies minor zoning anomalies in existing release areas.

SEPPs

SEPP (SYDNEY REGION GROWTH CENTRES) 2006

The Proposal is consistent with this SEPP as it seeks to facilitate orderly development and environmental protection as envisaged by the SEPP.

The Proposal was referred to the Manager, Land Release (Planning), of the Department's Strategies and Land Release Division, for comment. The Manager supported the Proposal and sought clarification of several minor matters, which have been addressed by Council.

SREP No. 20 - HAWKESBURY-NEPEAN RIVER (No.2-1997)

The Proposal is consistent with this SREP as it rectifies anomalies relating to land that is already zoned for urban development.

Mapping Provided - s55(2)(d)

Is mapping provided? Yes

Comment : While the maps are adequate for the purposes of the Gateway process, it is considered that maps forming part of the community consultation should more clearly indicate how the current maps under the SEPP apply to each proposed map change.

Community consultation - s55(2)(e)

Has community consultation been proposed? Yes

Comment : Council proposes to undertake community consultation for a period of 14 days.

Additional Director General's requirements

Are there any additional Director General's requirements? No

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? Yes

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : September 2010

Comments in relation to Principal LEP : The Principal Plan, Camden LEP 2010, was made in September 2010.

Assessment Criteria

Need for planning proposal :	The Proposal is the only means of facilitating the objectives.
Consistency with strategic planning framework :	The Proposal is consistent with the Metropolitan Plan for Sydney 2036 and the Draft South West Subregional Strategy as it is intended to support the existing release of land for well planned and located urban development.
Environmental social economic impacts :	ENVIRONMENTAL The Proposal will not result in adverse environmental impacts as it seeks to better protect environmentally significant land. Notwithstanding this, it is recommended that Council be required to consult the Department of Primary Industries - Office of Water as that Office has been involved in discussions with Council and the land owner regarding rectification of the boundary anomaly for the Riparian Protection Area in the Oran Park Precinct. SOCIAL AND ECONOMIC The Proposal is not expected to result in adverse social or economic impacts due to its minor nature.

Assessment Process

Proposal type :	Minor	Community Consultation Period :	14 Days
Timeframe to make LEP :	6 Month	Delegation :	DDG
Public Authority Consultation - s56(2)(d) :			
Is Public Hearing by the PAC required?	No		
(2)(a) Should the matter proceed ?	Yes		
If no, provide reasons :			
Resubmission - s56(2)(b) :	No		
If Yes, reasons :			
Identify any additional studies, if required. :			
If Other, provide reasons :			
Identify any internal consultations, if required :			
No internal consultation required			
Is the provision and funding of state infrastructure relevant to this plan?	No		
If Yes, reasons :			

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Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.1 Business and Industrial Zones**
 2.1 Environment Protection Zones
 3.1 Residential Zones
 3.4 Integrating Land Use and Transport
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **It is recommended that the Proposal proceed subject to the following conditions:**

- 1) Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979 for a period of 14 days;**
- 2) The maps forming part of the community consultation should more clearly indicate how the current SEPP maps apply to each proposed map change;**
- 3) Council is to consult the Department of Primary Industries - Office of Water in relation to the proposed rectification of the boundary anomaly for the Riparian Protection Area in the Oran Park Precinct; and**
- 4) The timeframe for completing the local environmental plan is to be 6 months from the week following the date of the Gateway Determination.**

Supporting Reasons : **The Proposal will assist the implementation of SEPP (Sydney Region Growth Centres) 2006.**

Signature:



Printed Name:

T DORAN

Date:

3/2/12

