

Planning Services

Gateway Determination Report

LGA	Camden
PPA	Camden Council
NAME	Oran Park Northern Neighbourhood Centre (0 homes, 0 jobs)
NUMBER	PP_2018_CAMDE_001_00
LEP TO BE AMENDED	State Environmental Planning Policy (Sydney Region Growth Centres) 2006
ADDRESS	Part of land at The Northern Road and 421C-421D The Northern Road, Cobbitty
DESCRIPTION	Lot 104 DP 1217062 and Lot 501 DP 1231858
RECEIVED	20 April 2018
FILE NO.	IRF18/2042
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required.
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal.

INTRODUCTION

Description of planning proposal

The planning proposal (**Attachment A**) seeks to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 by reconfiguring the B1 Neighbourhood Centre zone and the associated development standards for the Oran Park Northern Neighbourhood Centre. This reconfiguration will also impact upon the adjoining R1 General Residential zoned land by the zone boundary amendment.

The proposed reconfiguration will restructure the neighbourhood centre to be focused on one side of the planned 'East-West' sub-arterial road for a more effective land use outcome. This will avoid severing the neighbourhood centre across the proposed East-West sub-arterial road, thereby increasing pedestrian connectivity within the neighbourhood centre and reducing potential conflict issues between pedestrians and vehicles.

Site description

The planning proposal applies to part of land at The Northern Road (Lot 104 DP 1217062) and 421C-421D The Northern Road, Cobbitty (Lot 501 DP 1231858). This land is also located within the Oran Park Precinct in the South West Growth Centre.

The Oran Park Northern Neighbourhood Centre is zoned B1 Neighbourhood Centre zoned land has an area of approximately 3.23ha. It is also located on the northern side of The Northern Road. A map of the site is provided at Figure 1 (overleaf).



Figure 1 - Aerial Map of the Site

Existing planning controls

Under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP), the neighbourhood centre contains the following development standards:

- B1 Neighbourhood Centre zone;
- a maximum building height of 18m;
- a special area zone 'Oran Park Northern and Southern Neighbourhood Centres';
- no minimum lots size; and
- no floor space ratio.

Surrounding area

The land to the north, south, and west of the neighbourhood centre is zoned R1 General Residential and envisioned for medium density residential development. The land to the east of the neighbourhood centre, across The Northern Road, is zoned IN1 General Industrial.

Summary of recommendation

It is recommended that the planning proposal proceeds with conditions given that it is a minor amendment and will result in a more effective land use outcome for the Oran Park Northern Neighbourhood Centre.

PROPOSAL

Objectives or intended outcomes

The objective of this planning proposal is to realign the B1 Neighbourhood Centre and R1 General Residential zone boundaries. The revised layout will result in the main portion of the neighbourhood centre containing the retail and commercial uses to be predominately located on one side (southern) of the proposed East-West sub-arterial road.

Council note that this will provide a better development outcome for the future neighbourhood centre based on the reduction of potential traffic and pedestrian safety issues within the centre.

The objectives of this planning proposal are clear and adequate.

Explanation of provisions

As indicated above, the planning proposal seeks amend the Growth Centres SEPP by realigning the B1 Neighbourhood Centre and R1 General Residential zone boundaries in accordance with the proposed zoning map. Refer to Figure 2 (below) for the current zone alignment and Figure 3 (overleaf) for the proposed zone alignment.

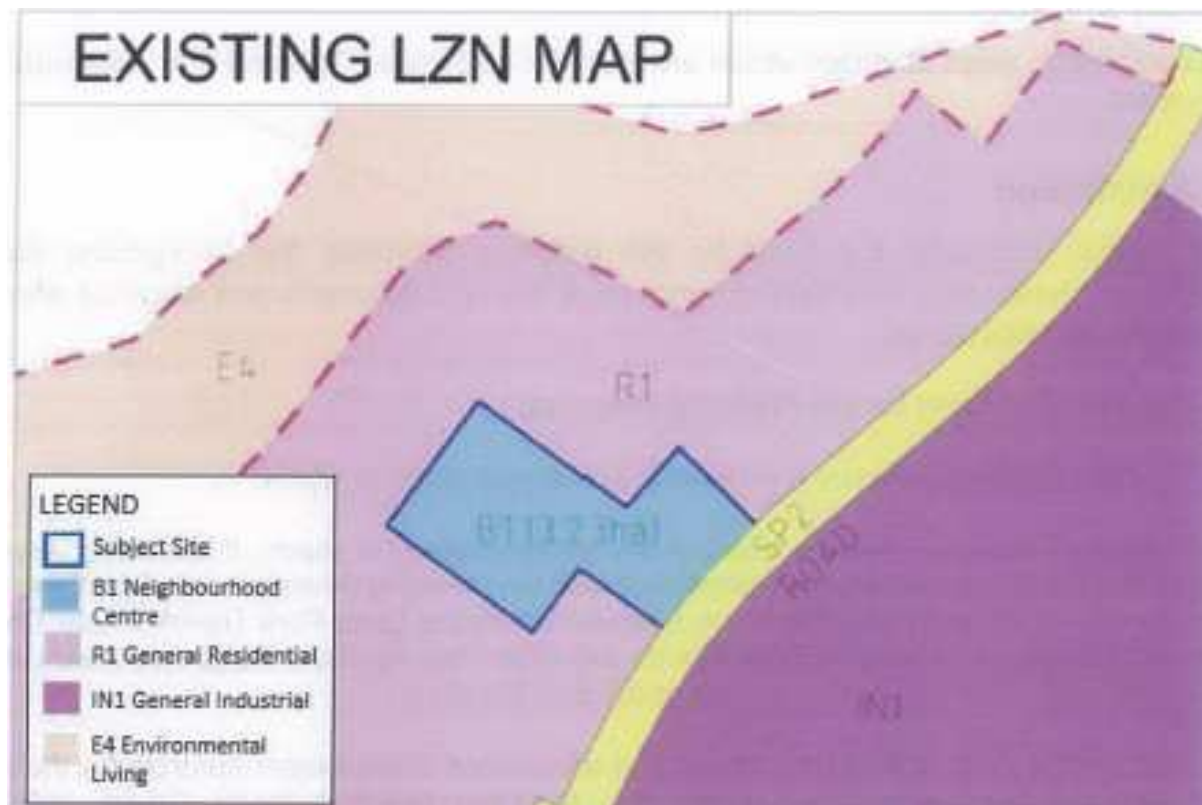


Figure 2 - Current Land Zoning Map Extract

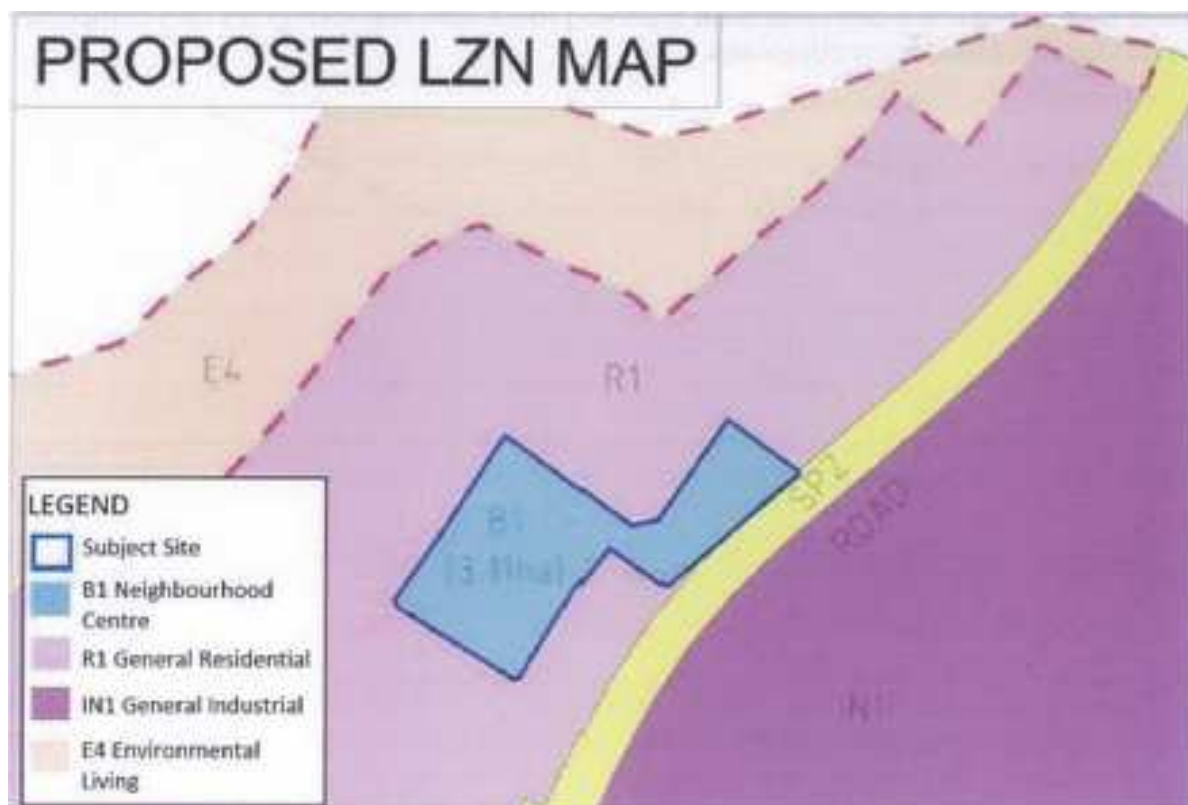


Figure 3 - Proposed Land Zoning Map Extract

In addition, the associated development standards for each proposed zone will be amended as indicated in Table 1 (below).

Table 1: Proposed Development Standards

Development Standard	B1 Neighbourhood Centre Zone	R1 General Residential Zone
Maximum Building Height	18m	16m
Maximum Floor Space Ratio	None	None
Minimum Lot Size	None	125sqm
Special Area Zone	Oran Park Northern and Southern Neighbourhood Centres	None

The proposed zoning adjustment would result in a minor decrease in B1 zoned land, from 3.23ha to 3.11ha (i.e. 0.12ha decrease or less than 4%), and a corresponding increase in R1 zoned land within the Cobbitty Estate. The planning proposal will not result in any additional dwellings or jobs for the area.

In addition, it is noted that Council has prepared a site-specific development control plan (DCP) (**Attachment E**) for the Oran Park Northern Neighbourhood Centre which will be inserted into the Oran Park DCP. The site specific DCP will outline the vision and associated development controls for the neighbourhood centre and implement the indicative structure plan for the centre (refer to Figure 4 overleaf).



Figure 4 - Indicative Structure Plan

Mapping

The current and proposed maps are provided in Part 4 and Appendix 3 of the planning proposal. The planning proposal will amend the following maps:

- Land Zoning Map (LZN_003 and LZN_004);
- Height of Building Map (HOB_003 and HOB_004);
- Lot Size Map (LSZ_003 and LSZ_004); and
- Special Areas Map (SAM_003 and SAM_004).

Refer to **Attachment F** for the current and proposed maps.

Department Comment

It is noted that the current and proposed land zoning maps are not included in Appendix 3. These maps are in the body of the planning proposal (under 4.2 Explanation of Provisions). It is recommended that these maps be repeated in Appendix 3 to ensure all the subject maps are provided in one section of the planning proposal for the community to view.

NEED FOR THE PLANNING PROPOSAL

The planning proposal is not the result of any strategic study or report. Council notes that the planning proposal has been prepared in response to an analysis undertaken in association with the on-going development of the Oran Park Precinct and subsequent drafting of the Oran Park Neighbourhood Centre DCP.

Council advise that the planning proposal is the best and most appropriate means of achieving Council's intended outcome. A planning proposal is the only means available to achieve amendments to the relevant provisions for the neighbourhood centre.

STRATEGIC ASSESSMENT

Regional / District

Greater Sydney Region Plan (March 2018)

The planning proposal is consistent with the objectives and actions of the Greater Sydney Region Plan, noting that it only proposes minor amendments to the B1 and R1 zoned land in the Growth Centres SEPP.

Western City District Plan (March 2018)

The site is located within the Western City District therefore the Western City District Plan (the Plan) applies to this planning proposal. The planning proposal is consistent with the Plan as it will continue to support integrated land uses to provide services that meet the needs of the community (Planning Priority W3); the creation of great local places with a mix of land uses (Planning Priority W6); and, investment and business activity in local centres and the creation of local jobs (Planning Priority W11).

Local

Camden 2040 - A Strategic Plan for Camden

Council advised that the planning proposal is consistent with the Camden 2040 - A Strategic Plan for Camden, as it will continue to support the strategic response to the large-scale urban and population growth for the area.

Section 9.1 Ministerial Directions

Inconsistent: The planning proposal is inconsistent with the following Section 9.1 directions:

Direction 1.1 Business and Industrial Zone

This direction aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified centres. The planning proposal is inconsistent with this Direction as it will reduce the existing B1 Neighbourhood Centre zoned land from 3.23 hectares to 3.11 hectares (i.e. 0.12 hectare decrease or less than 4%).

Council, however, advises that the inconsistency is only minor and is justified to enable a better land use outcome, involving:

- the main retail and commercial components of the future neighbourhood centre being consolidated to the south of the East-West Road; and,

- the highway orientated uses (i.e. service station, take-away premises) being located to the northern side of the East-West Road with separate access from The Northern Road.

Refer to Figure 4 for the indicative structure plan for the neighbourhood centre.

It is considered that the inconsistency with Direction 1.1 Business and Industrial zones is justified on the basis of minor significance, as it will only slightly reduce the B1 zoned area and provide an improved neighbourhood centre layout.

Direction 4.4 Planning for Bushfire Protection

The objective of this direction is to protect life, property and the environment from bush fire hazards and manage bush fire prone areas. The site contains Bushfire Prone Land (Vegetation Category 1 and Buffer) therefore this direction applies to the planning proposal.

Council note that the planning proposal is consistent with this direction as it will not affect the bushfire prone areas or increase bushfire risk. However, to be consistent with this direction, the planning proposal authority (i.e. Council) must consult the Commissioner of the NSW Rural Fire Services (RFS) prior to undertaking public exhibition.

Therefore, it is recommended that Council consults the RFS to be consistent with this direction. Council will need to readdress the consistency of the planning proposal with this direction following the consultation.

State environmental planning policies

The planning proposal is consistent with all State Policies given the nature of the proposal which seeks a minor boundary realignment for the B1 zone of the Oran Park Northern Neighbourhood Centre and adjoining R1 zone.

SITE-SPECIFIC ASSESSMENT

Social

Council advise that the proposed zone boundary realignment will create greater amenity for the future residents as it will improve connectivity and reduce potential traffic conflict between pedestrians and vehicles.

Environmental

The subject land is zoned for residential and business uses. The planning proposal involves the minor realignment of these existing zones therefore there will not be any additional environmental impacts as a result of this proposal.

Economic

Council notes that the planning proposal will improve the layout of the neighbourhood centre therefore supporting the commercial viability of the centre.

Infrastructure

The proposed zone boundary realignment will not result in any additional demand for off-site infrastructure than that currently envisioned by the current development standards.

CONSULTATION

Community

Council proposes to undertake a public exhibition period of 28 days. A public exhibition period of 28 days is considered an appropriate to engage the community.

Agencies

The Department recommends that Council consulted RFS in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection.

Should this agency require any additional information, or specify any additional matters to be addressed, the proposal is to be updated to respond to the submission, a copy of which is to be included with the updated planning proposal.

TIME FRAME

Council proposes a timeframe of 6-months to finalise this planning proposal. Given the routine nature of the planning proposal, a 6-month timeframe is considered appropriate.

LOCAL PLAN-MAKING AUTHORITY

Council has not requested delegation of the plan making function be issued to it in relation to this planning proposal. Given that the planning proposal seeks to amend a State Policy, authorisation for Council to exercise the plan making delegation is not recommended.

CONCLUSION

The Department recommends that the planning proposal proceeds with conditions, given that it will result in a minor realignment of the B1 Neighbourhood Centre and R1 General Residential zoned land to improve the connectivity of the Oran Park Northern Neighbourhood Centre.

RECOMMENDATION

It is recommended that the delegate of the Secretary:

1. agree that any inconsistencies with section 9.1 Direction 1.1 Business and Industrial Zone is justified as of minor significance; and
2. note that the consistency with section 9.1 Direction 4.4 Planning for Bushfire Protection is unresolved as Council is required to consult the NSW Rural Fire Service in accordance with this direction.

It is recommended that the delegate of the Greater Sydney Commission, determine that the planning proposal should proceed subject to the following conditions:

1. The planning proposal should be made available for public exhibition for a minimum of 28 days.
 - Consultation is required with the NSW Rural Fire Service
2. The time frame for completing the LEP is to be 6 months from the date of the Gateway determination.

3. Given the nature of the planning proposal, Council is not authorised to be the local plan-making authority to make this plan.
4. Prior to public exhibition, Council is to amend the planning proposal to include a current and proposed land zoning map in Appendix 3.



10 May 2018

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17 May 2018

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