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Council Reference: SC 2589

Record Number: 15/119668

The Secretary
Department of Planning and Environment
GPO BOX 39
SYDNEY NSW 2001



PCU074444

13 April 2018

Attention: Ann-Maree Carruthers

Dear Ann-Maree,

RE: PLANNING PROPOSAL – ORAN PARK NORTHERN NEIGHBOURHOOD CENTRE

I refer to the attached Planning Proposal for the Department of Planning and Environment's consideration.

On the 27 March 2018, Council resolved to submit this Planning Proposal to the Department of Planning and Environment for Gateway Determination to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 which applies to the Oran Park Northern Neighbourhood Centre.

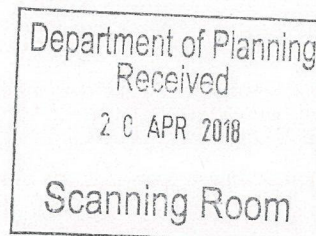
The proposal seeks to reconfigure the B1 Neighbourhood Centre zone to align with a draft amendment to the Oran Park Development Control Plan (DCP) to insert a new Part B DCP for the Oran Park Northern Neighbourhood Centre.

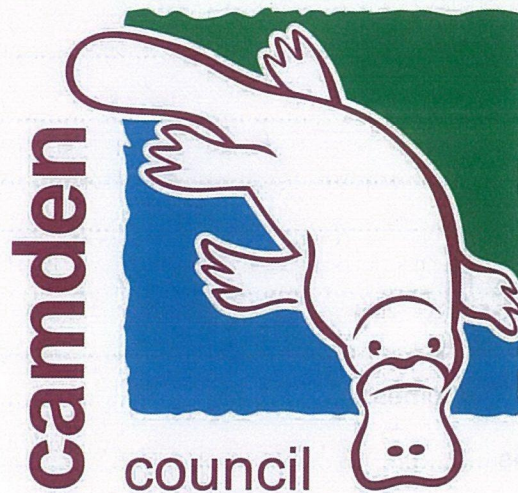
In this regard, please find enclosed a copy of the Planning Proposal and associated appendices, Council's Report and Resolution.

Should you or your officers require any further information, please do not hesitate to contact Josh Pownell of Council's Strategic Planning Branch on 4654 7801 myself on 4654 7620.

Yours sincerely,

Martin Cooper
Team Leader Strategic Planning





CAMDEN COUNCIL

PLANNING PROPOSAL

ORAN PARK NORTHERN NEIGHBOURHOOD CENTRE

Version 1

April 2018

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Executive Summary

The subject site is located within the Oran Park precinct and located in the *State Environmental Planning Policy 2006* (Sydney Region Growth Centres). The Oran Park Indicative Layout Plan provides a small commercial/retail precinct on the western side of The Northern Road, which is identified as the 'Northern Neighbourhood Centre' in the Oran Park Precinct Plan in the Oran Park Development Control Plan. The subject land is located entirely within the Camden LGA.

The Planning Proposal seeks to make a minor adjustment to the zoning for the Northern Neighbourhood Centre in order to re-structure the centre to be focused on one side of the planned 'East-West' sub-arterial road. Focusing development on one side is a more effective land use outcome as it will avoid severing the 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.

In addition, the Planning Proposal is supported by an amendment to the Oran Park Development Control Plan (DCP) to insert a new Part B section for the Oran Park Northern Neighbourhood (draft Part B DCP). The draft Part B DCP outlines the vision and associated development controls for the Oran Park Northern Neighbourhood Centre, and demonstrates the proposal's planning merit with well-designed and complimentary public domain and built form outcomes.

1.0 Introduction

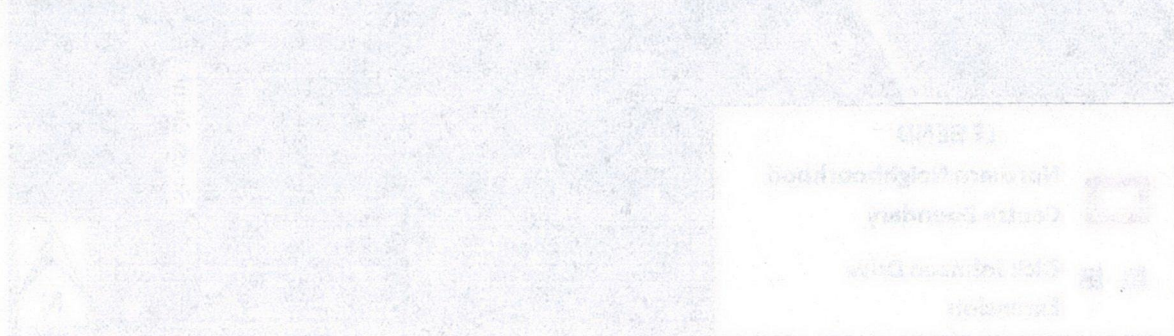
The Planning Proposal primarily seeks minor zoning amendments within the Northern Neighbourhood Centre under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. The land is zoned B1 Neighbourhood Centre.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and guidelines published by the Department of Planning & Environment, namely 'A guide to preparing Planning Proposals' to ensure all matters requiring consideration are appropriately addressed.

This Planning Proposal explains the intent and justification for the amendments to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, as it applies to the Oran Park Precinct of the South West Growth Area.

It is envisaged that the amendment to the Growth Centres SEPP for the subject land within the precinct will facilitate a more logical and appropriate development of a small scale, high-quality commercial precinct to service the needs of both the local community and the nearby industrial land users, as well as the regional community utilising the arterial road network.

At its meeting of 27 March 2018, Council considered a report on the Planning Proposal, which is included as **Appendix 4** to this report. Council subsequently resolved to forward the Planning Proposal to the Department of Planning and Environment (DPE) for Gateway Determination.



2.0 Site Description and Context

2.1 Overview

This section describes the location of the site, existing development on the land and the current planning framework.

2.2 Site Locality

The area that is the subject of this Planning Proposal is shown in **Figure 1**.



Figure 1: Location of Subject Site (Source: Camden Council Intramaps)

The land subject to this Planning Proposal is situated within the Oran Park Precinct of the South West Growth Area (SWGA). The Oran Park Precinct borders the Marylands Precinct to the north, and is approximately 60 km south-west of the Sydney CBD. The subject land is located entirely within the Camden LGA.

Figure 2 shows the location of the precinct within the SWGA.

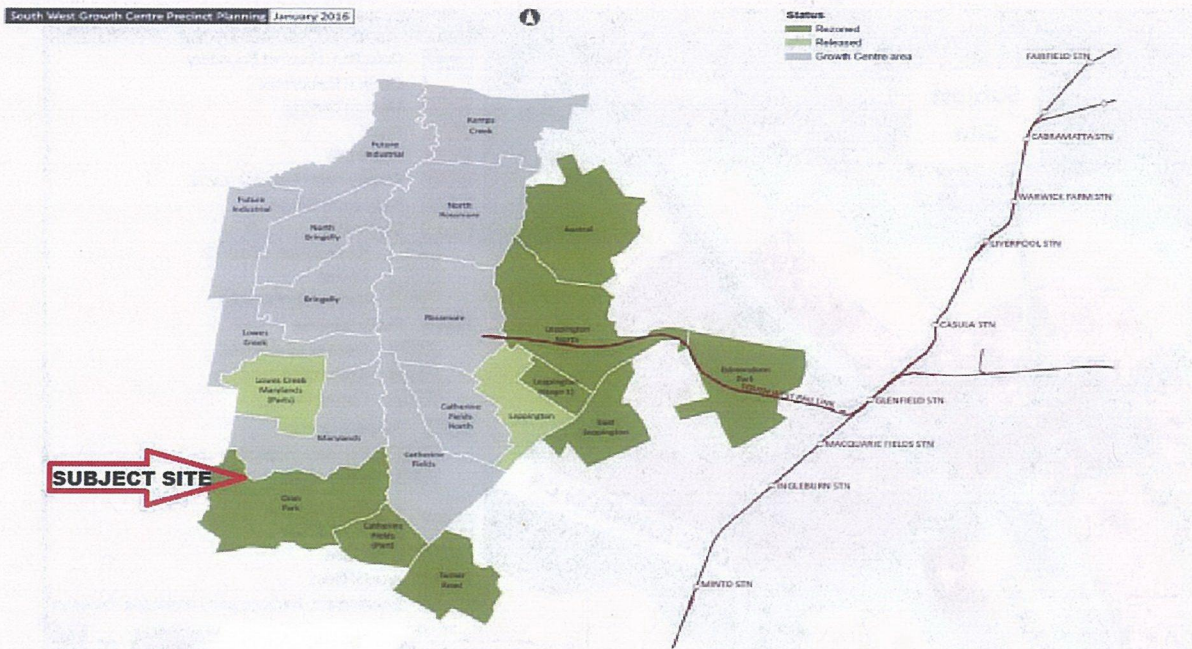


Figure 2: Location of subject site within SWGA context (Source: Department of Planning and Environment)

As part of the South West Release Area, the Oran Park Precinct will encompass up to 7,540 new homes alongside the delivery of local amenities close to transport options, including new schools, a town centre, and 12 recreational spaces.

A vibrant new town centre will act as the hub of the community and will be supported by a range of neighbourhood centres. These centres will help to create local jobs and will also feature a variety of shops, restaurants, leisure and recreational facilities, civic buildings, offices and higher density housing.

2.3 Site Context

2.3.1 Outline

As illustrated in **Figure 3**, the Oran Park Indicative Layout Plan provides a commercial/retail precinct on the western side of The Northern Road, which constitutes the Northern Neighbourhood Centre. The subject site is located on both sides of a planned road identified as 'East-West Road'

The land adjacent to north, south and west of the site is envisaged for medium density residential development. Land to the east across The Northern Road is classified as employment/industrial land.

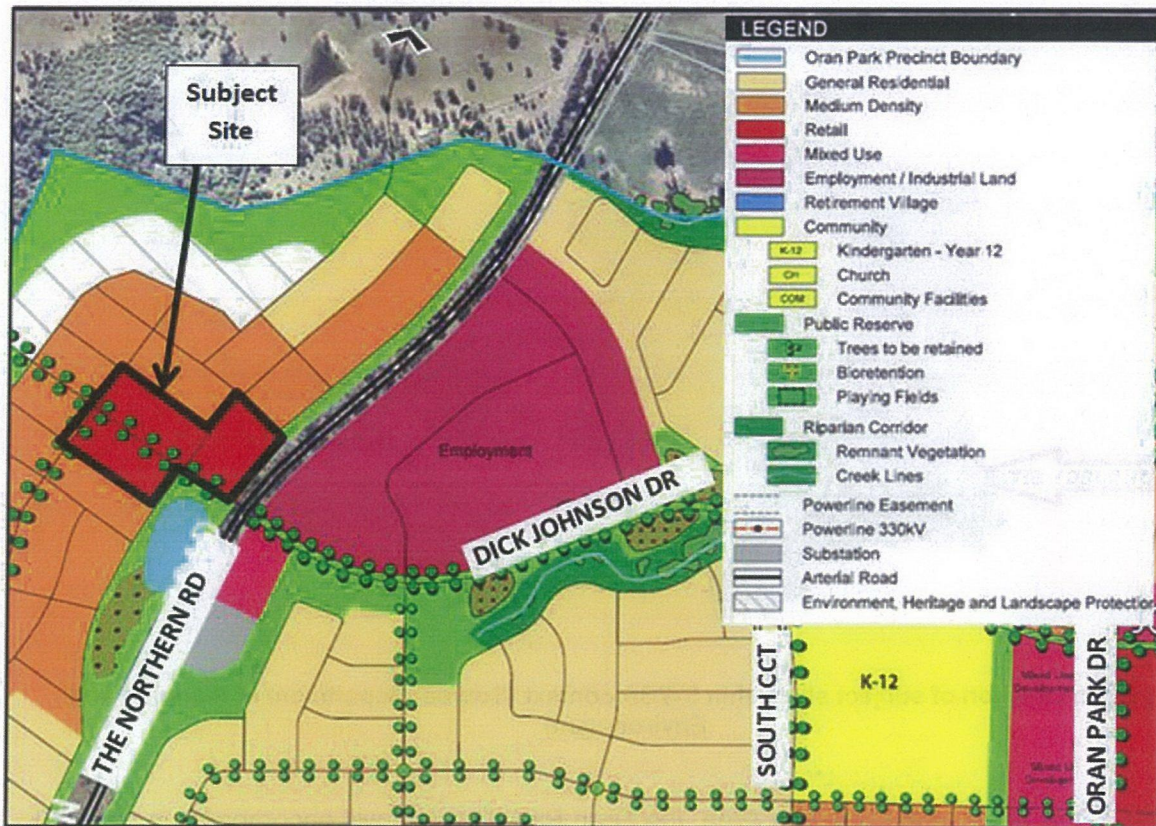


Figure 3: Excerpt from Oran Park Precinct Indicative Layout Plan

2.4 The Site

The land that is the subject of the Planning Proposal is located within the Camden Council LGA. The land is owned by McIntosh Bros Pty Ltd and comprises part of the allotment of land that has a real property description of Lot 501 in DP 1231858.

The site is also located within 50 – 100m of the Denbigh Transition Area, which is the heritage curtilage associated with Denbigh Homestead, a state listed heritage item.

3.0 Statutory Framework

3.1 Zoning

The site is currently zoned B1 Neighbourhood Centre under the provisions of the Appendix 1 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP) as illustrated in **Figure 4**.

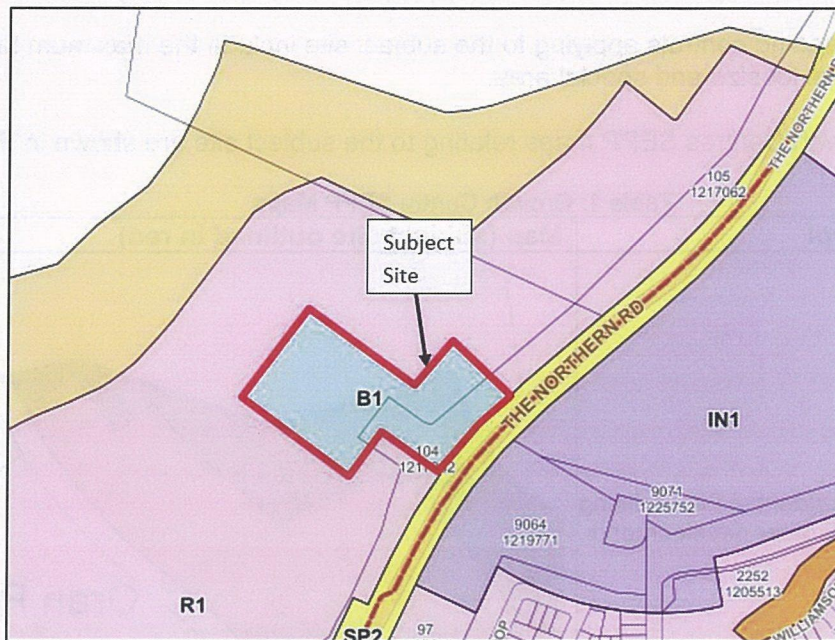


Figure 4: Zoning Extract from Growth Centres SEPP

In accordance with the Growth Centre SEPP, permissible uses within the B1 Neighbourhood Centre:

2 Permitted without consent

Nil

3 Permitted with consent

Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Airports; Airstrips; Biosolid waste applications; Bulky goods premises; Caravan parks; Cemeteries; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Extractive industries; Farm buildings; Freight transport facilities; Hazardous storage establishments; Helipads; Heliports; Home occupations (sex services); Industrial retail outlets; Industries; Liquid fuel depots; Materials recycling or recovery centres; Mines; Offensive storage establishments; Passenger transport facilities; Recreation facilities (major); Residential flat buildings (other than as shop top housing); Restricted premises; Restriction facilities; Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Seniors housing (other than as shop top housing); Sewage treatment works; Sex services premises; Stock and sale yards; Storage premises; Timber and building supplies; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle sales or hire premises; Warehouse or distribution centres; Waste disposal land fill operations; Waste management facilities; Wholesale supplies

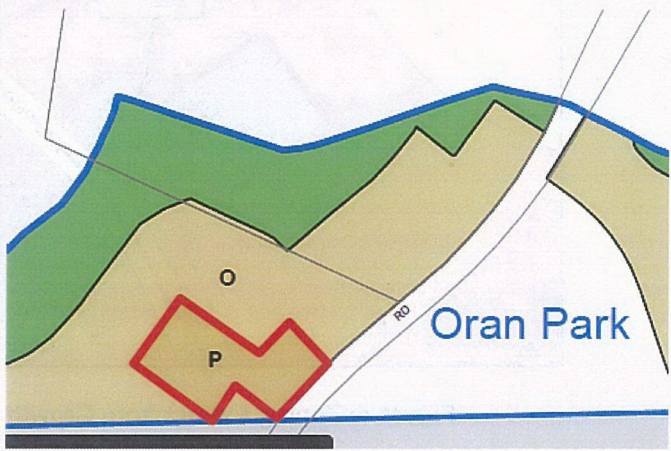
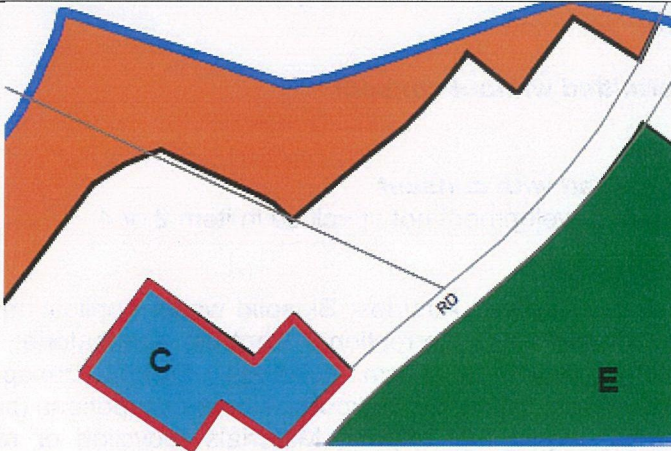
It should be noted that *Clause 5.3 Development near zone boundaries* of the Growth Centres SEPP allows flexibility where a site is located within proximity to a land zone boundary, and where the land uses that are permissible in that adjoining zone would result in a more logical and appropriate development for the site. The site is located within 50m of a zone boundary and therefore *Clause 5.3* would be relevant to any associated DAs.

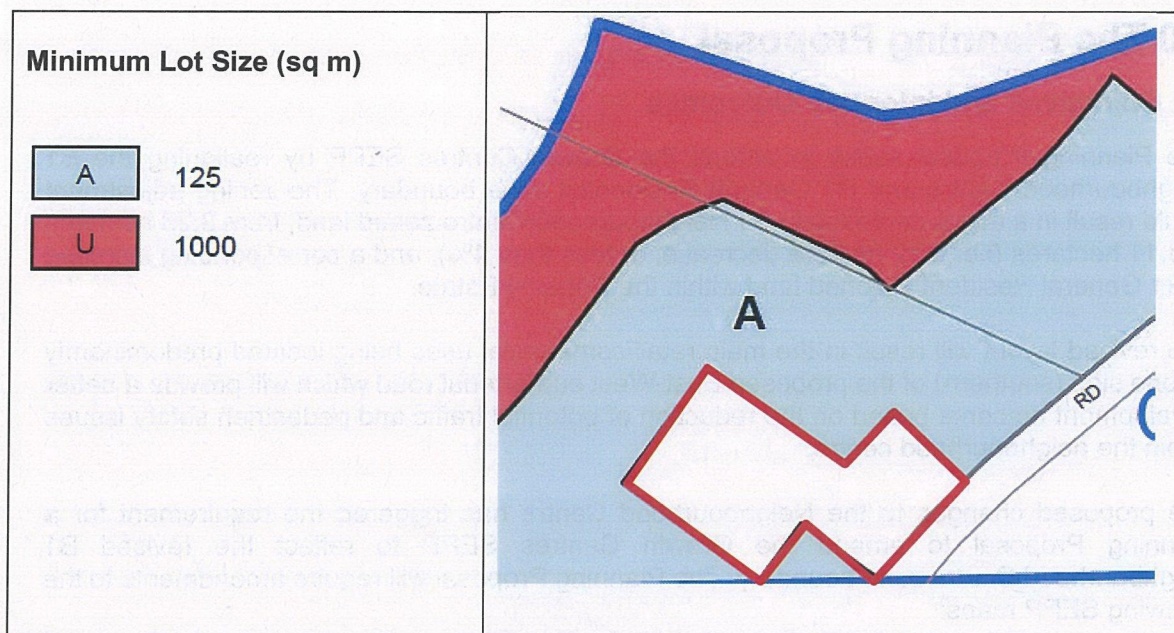
3.2 Other Controls

Other relevant planning controls applying to the subject site include the maximum height of buildings, minimum lot size and special area.

The relevant Growth Centres SEPP maps relating to the subject site are shown in **Table 1**.

Table 1: Growth Centre SEPP Maps

Planning Control	Map (subject site outlined in red)
Height (m) <ul style="list-style-type: none"> J 9.5 M 12 O 16 Residential Flat Building 9.5 All other developments P 18 S 24 	
Special Area <ul style="list-style-type: none"> A Denbigh Transition Area C Oran Park Northern and Southern Neighbourhood Centres E Oran Park Employment Area 	



Current DCP Requirements

There is no existing structure plan or development controls in place for the Oran Park Northern Neighbourhood Centre. The Oran Park DCP requires a Part B DCP section to be prepared for the Northern Neighbourhood Centre. The draft Part B DCP has been prepared and included as **Appendix 5**.

4.0 The Planning Proposal

4.1 Objectives and Intended Outcomes

The Planning Proposal seeks to amend the Growth Centres SEPP by realigning the B1 Neighbourhood Centre and R1 General Residential zone boundary. The zoning adjustment would result in a minor decrease in B1 Neighbourhood Centre zoned land, from 3.23 hectares to 3.11 hectares (i.e. 0.12 hectare decrease, or less than 4%), and a corresponding increase in R1 General Residential zoned land within the Cobbitty Estate.

The revised layout will result in the main retail/commercial uses being located predominantly on one side (southern) of the proposed East-West sub-arterial road which will provide a better development outcome based on the reduction of potential traffic and pedestrian safety issues within the neighbourhood centre.

The proposed changes to the Neighbourhood Centre has triggered the requirement for a Planning Proposal to amend the Growth Centres SEPP to reflect the revised B1 Neighbourhood Centre zone boundary. The Planning Proposal will require amendments to the following SEPP maps:

- Zoning Map;
- Height of Buildings Map;
- Lot Size Map; and
- Special Areas Map.

The intended outcomes of the Planning Proposal are to meet the aims of the Precinct Plan through the provision of quality environments and good design outcomes and to provide zoning separation between the Northern Neighbourhood Centre and surrounding residential zoned land in a manner that is consistent with the proposed Part B DCP for the centre (outlined below and **Appendix 5**).

4.2 Explanation of Provisions

The explanation of provisions provides a detailed statement of how the objective or intended outcomes are to be achieved through amending the Growth Centres SEPP.

The objectives and intended outcomes of this Planning Proposal are to be achieved by:

- Amending the Growth Centres SEPP South West Growth Centre (Sheet LZN_003 and 004), in accordance with the proposed zoning comparison map in **Figure 5**.

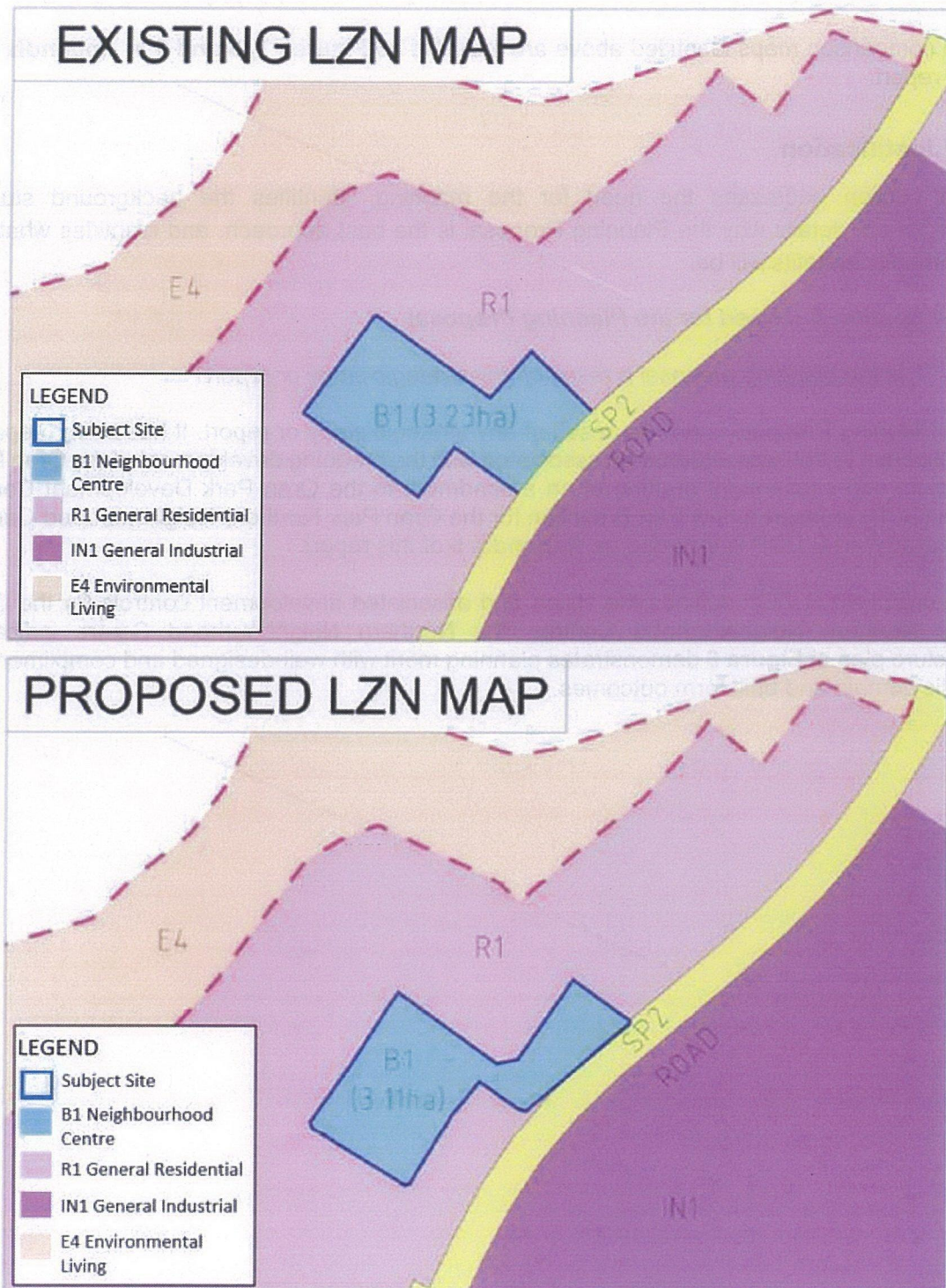


Figure 5: Current and proposed Land Zoning Maps

In addition, the following maps in the Growth Centres SEPP South West Growth Centre need to be amended to reflect the adjusted zone boundaries:

- Height of Buildings (HOB_003 and 004);
- Lot Size Map (LSZ_003 and 004); and
- Special Areas Map (SAM_003 and 004).

The comparison maps identified above are included as **Figures 7, 8 and 9** in **Appendix 3** of this report.

4.3 Justification

This section addresses the need for the rezoning, identifies the background studies undertaken, details why the Planning Proposal is the best approach, and identifies what the community benefits will be.

4.3.1 Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is not the result of any strategic study or report. It has been prepared in response to analysis undertaken associated with the on-going development of the Oran Park Precinct and subsequent drafting of an amendment to the Oran Park Development Control Plan (DCP) to insert a new Part B section for the Oran Park Northern Neighbourhood Centre. The draft Part B DCP is included as **Appendix 5** of this report.

The draft Part B DCP outlines the vision and associated development controls for the Oran Park Northern Neighbourhood Centre. The Northern Neighbourhood Centre indicative structure plan at **Figure 6** demonstrates planning merit with well-designed and complimentary public domain and built form outcomes.

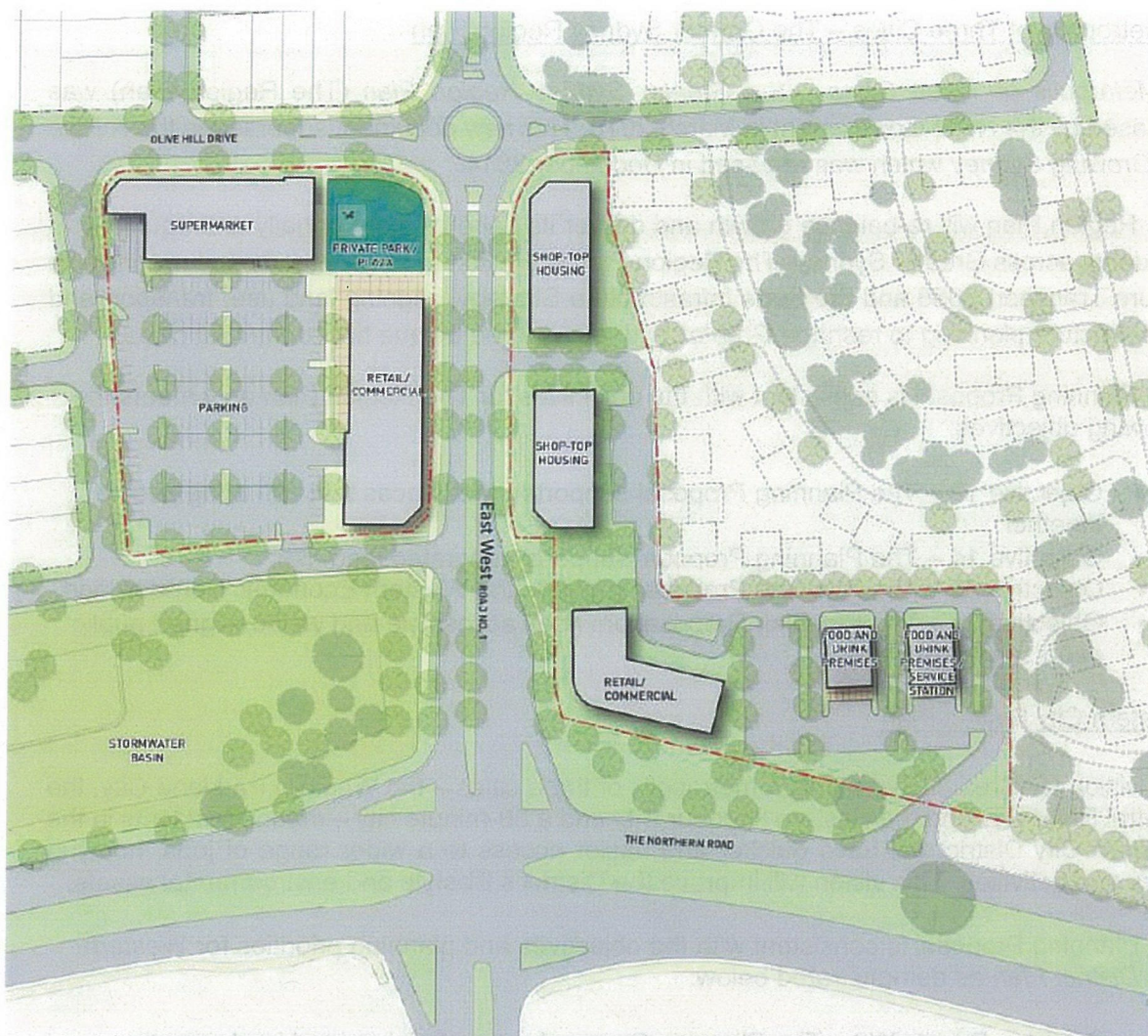


Figure 6: Northern Neighbourhood Centre Indicative Structure Plan (draft Part B DCP)

Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

As the subject site is within 50m of the boundary between B1 Neighbourhood Centre and R1 General Residential it meets the requirements of Clause 5.3(2) of the SEPP which permits a merit based assessment of any future DAs. This merit based assessment includes determining if Clause 5.3(1), (4) & (5) are satisfied by the proposal. However, it may be difficult for commercial development to meet the objectives of both B1 Neighbourhood Centre zone and R1 General Residential Zone, and it would still result in a zoning discrepancy.

Therefore, it is considered that the zoning adjustment sought by this Planning Proposal is the best means of achieving the objectives and intended outcomes.

4.3.2 Section B – Relationship to Strategic Planning Framework

Q3. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

A Metropolis of Three Cities – The Greater Sydney Region Plan

A Metropolis of Three Cities – the Greater Sydney Region Plan (The Region Plan) was released by the NSW Government in March 2018. This new document supersedes the *A Plan for Growing Sydney* which was released in December 2014.

The Region Plan will re-balance growth and deliver its benefits more equally and equitably to residents across Greater Sydney. The Region Plan is the first to be prepared concurrently with Future Transport 2056 and the State Infrastructure Strategy, aligning land use, transport and infrastructure planning to reshape Greater Sydney as three unique but connected cities.

The Planning Proposal is consistent with the objectives for The Region Plan as it meets the following objectives:

- Objective 12 – The Planning Proposal supports great places that can bring people together;
- Objective 14 – The Planning Proposal supports integrated land use;
- Objective 15 – The Planning Proposal supports the Western Economic Corridor; and
- Objective 31 – The Planning Proposal provides accessible and well-designed public open space.

Western City District Plan

The vision for Greater Sydney as a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City and a 30-minute city – means residents in the Western City District will have quicker and easier access to a wider range of jobs, housing types and activities. This vision will improve the District's lifestyle and environmental assets.

The Planning Proposal is consistent with the objectives and planning priorities for *Western City District Plan* as demonstrated below:

- Planning Priority W3 – The Planning Proposal supports integrated land uses to provide services that meets the needs of the communities;
- Planning Priority W6 – The Planning Proposal supports the creation of great local places with a mix of land uses and provision of well-designed open space; and
- Planning Priority W11 - The Planning Proposal supports investment and business activity in local centres and the creation of local jobs;

Q4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Council adopted "Camden 2040 – A Strategic Plan for Camden" in 2010. Camden 2040 was prepared as a strategic response to the large-scale urban and population growth that has been planned for the area under the State Government's Metropolitan Strategy. It emphasises that growth will bring new opportunities and facilities that have not previously been available, and needs to be managed actively and effectively in order to deliver quality places and lifestyles for the current future residents of the Camden area, as well as protecting and enhancing the important history and character of the area that is so highly valued.

The Planning Proposal is consistent with Council's local strategic plans and policies, and the proposed Part B DCP for the Northern Neighbourhood Centre.

Q5. Is the planning proposal consistent with applicable state environmental planning policies?

The relevant State Environmental Planning Policies and deemed State Environmental Policies have been addressed at **Appendix 1** to this report.

The consideration of these State Environmental Planning Policies and deemed SEPPs has identified that the Planning Proposal would not conflict with any of these policies.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions)?

The s9.1 directions applicable to the Planning Proposal have been addressed at **Appendix 2** of this report.

The Planning Proposal is consistent with the s9.1 Ministerial Directions.

4.3.3 Section C – Environmental, Social and Economic Impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Q8. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The Planning Proposal would not result in any material environmental effects in excess of those associated with the existing Northern Neighbourhood Centre land layout. The site is located in a cleared paddock and there are no sensitive uses in the vicinity of the subject site.

There are no known Aboriginal heritage items on the subject land. There are also no known nonindigenous heritage items on the subject land. The Planning Proposal would not affect the Denbigh homestead heritage site or the Denbigh Transition Area, which is located at least 50 metres to the west of the site.

Q9. How has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal involves a minor adjustment to zoning boundaries, and therefore is not expected to result in any adverse social or economic impacts.

Social Effects

The re-structuring of the neighbourhood centre to predominately be on one side of the planned 'East-West Road' will allow create greater amenity for future residents, improve connectivity and reduce potential traffic conflict between pedestrians and vehicles.

Economic Effects

The improved amenity delivered by the neighbourhood re-structuring is considered to provide a layout that is more amenable to future users of the area and therefore supports the commercial viability of the neighbourhood centre.

4.3.4 State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

The Planning Proposal proposes a minor zone boundary adjustment, which decreases the B1 land from 3.21 hectares to 3.12 hectares. Therefore, The Planning Proposal will not result in any material additional demand for off-site infrastructure than that already envisaged by the current controls.

4.4 Mapping

The following maps in the Growth Centres SEPP South West Growth Centre will need to be amended, as per **Appendix 3**:

- Land Zoning Map (Sheet LZN_003 and 004)
- Height of Buildings (HOB_003 and 004);
- Lot Size Map (LSZ_003 and 004); and
- Special Areas Map (SAM_003 and 004)

4.5 Community Consultation

The Planning Proposal and draft DCP amendments will be publicly exhibited for a period of 28 days, should a Gateway Determination be issued by Department of Planning and Environment.

During the exhibition period, a letter notifying land owners within the vicinity of the subject site will be sent to advise of the proposal.

4.6 Project Timeline

Anticipated commencement date (date of Gateway determination)	May 2018
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	May/June 2018
Commencement and completion dates for public exhibition period	May/June 2018
Timeframe for consideration of submissions (if required)	June/July 2018
Timeframe for the consideration of a proposal post exhibition	August/September 2018
Date of submission to the department to finalise the Plan	October 2018

5.0 Conclusions and Recommendations

The purpose of this Planning Proposal is to amend the Growth Centres SEPP as it applies to the Northern Neighbourhood Centre in Oran Park Precinct.

The zoning amendments to the Growth Centre SEPP maps are considered to be minor. The Planning Proposal will allow for development on the B1 zoned land to be aligned with the draft Part B of the DCP and to correct other mapping anomalies that are to be impacted as a result. Focusing development on one side is a more effective land use outcome for a number of reasons, including that it will avoid severing the centre across the sub-arterial East-West Road, and increase connectivity within the neighbourhood centre and reduce potential conflict issues between pedestrians and vehicles.

Furthermore, the draft Part B DCP, which outlines the vision and associated development controls for the Oran Park Northern Neighbourhood Centre, has demonstrated planning merit with well-designed and complimentary public domain and built form outcomes.

An amendment to the Growth Centres SEPP is the most appropriate method to achieve the objectives of this Planning Proposal. Notwithstanding this, the Planning Proposal has been prepared in accordance with section 3.33 of the EP&A Act 1979.

The Planning Proposal will have a positive outcome for the environment and community and ensure the intended development outcomes of the Northern Neighbourhood Town Centre are realised. Accordingly, a Gateway Determination by the Department of Planning and Environment is sought.

6.0 Appendices

Appendix 1: Consistency against State Environmental Planning Policies

Appendix 2: S9.1 Directions

Appendix 3: Current and proposed South West Growth SEPP Maps

Appendix 4: Council Report (27 March 2018)

Appendix 5: draft Part B DCP – Oran Park Northern Neighbourhood Centre

Appendix 1: Consistency against State Environmental Planning Policies

SEPP Title	Consistency	Comment
1. Development Standards	N/A	
14. Coastal Wetlands	N/A	
15. Rural Land-sharing Communities	N/A	
19. Bushland in Urban Areas	Yes	The Planning Proposal is consistent with the SEPP
21. Caravan Parks	N/A	
26. Littoral Rainforests	N/A	
29. Western Sydney Recreation Area	N/A	
30. Intensive Agriculture	N/A	
32. Urban Consolidation (Redevelopment of Urban Land)	N/A	
33. Hazardous and Offensive Development	Yes	The Planning Proposal is consistent with the SEPP
36. Manufactured Home Estates	N/A	
39. Spit Island Bird Habitat	N/A	
41. Casino Entertainment Complex	N/A	
44. Koala Habitat Protection	N/A	
47. Moore Park Showground	N/A	
50. Canal Estate Development	N/A	
52. Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	

55. Remediation of Land	Yes	The Planning Proposal is consistent with the SEPP (contamination considered in applicable DAs)
59. Central Western Sydney Economic and Employment Area	N/A	
62. Sustainable Aquaculture	N/A	
64. Advertising and Signage	Yes	The Planning Proposal is consistent with the SEPP
65. Design Quality of Residential Flat Development	N/A	
70. Affordable Housing (Revised Schemes)	N/A	
71. Coastal Protection	N/A	
SEPP (Building Sustainability Index: BASIX) 2004	N/A	
SEPP (Housing for Seniors or People with a Disability) 2004	N/A	
SEPP (Major Development)	Yes	The Planning Proposal is consistent with the SEPP
SEPP (Sydney Region Growth Centres) 2006	Yes	The Planning Proposal involves amendments to the Growth Centres SEPP as outlined in this report.
SEPP (Infrastructure) 2007	Yes	The Planning Proposal is consistent with the SEPP
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	

SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	
SEPP (Temporary Structures and Places of Public Entertainment) 2007	N/A	
SEPP (Exempt and Complying Development Codes) 2008	Yes	The Planning Proposal is consistent with the SEPP
SEPP (Rural Lands) 2008	N/A	
SEPP (Western Sydney Parklands) 2009	N/A	
SEPP (Affordable Rental Housing) 2009	N/A	
Sydney Regional Environmental Plan (Sydney Harbour Catchment)	N/A	
SREP20 Hawkesbury-Nepean River	N/A	

Appendix 2 : s9.1 Directions

S117 Direction Title	Consistency	Comment
1.0 Employment and Resources		
1.1 Business and Industrial Zones	No	<p>The Planning Proposal is inconsistent with this Direction. Realignment of the zone boundaries results in a minor decrease in B1 Neighbourhood Centre zoned land, from 3.23 hectares to 3.11 hectares (i.e. 0.12 hectare decrease, or less than 4%).</p> <p>The inconsistency is justified and of minor significance. The Planning Proposal will consolidate retail, commercial, café / restaurants and community uses in the main section of the Neighbourhood Centre neighbourhood centre, located south of the proposed East West Road No. 1.</p> <p>Highway orientated uses (i.e. service station, take-away premises), with separate access to be provided from The Northern Road, will be consolidated north of the proposed East West Road.</p> <p>This improved planning outcome is achieved without any significant reduction in existing business zoned area or potential commercial/retail floor space area in the zone</p>
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
2.0 Environment and Heritage		
2.1 Environment Protection Zones	N/A	
2.2 Coastal Protection	N/A	

2.3 Heritage Conservation Yes

There are no heritage items on the subject land. The Denbigh Transition Area is located at least 50 metres to the west of the land and the Planning Proposal would not affect the Denbigh homestead heritage site or transition area.

2.4 Recreation Vehicle Areas N/A

3.0 Housing, Infrastructure and Urban Development

3.1 Residential Zones Yes

The Planning Proposal is consistent with this Direction.

3.2 Caravan Parks and Manufactured Home Estates N/A

3.3 Home Occupations N/A

3.4 Integrating Land Use and Transport this Ministerial Direction Yes

The Planning Proposal is consistent with this Direction. The revised layout of the Northern Neighbourhood Centre would assist in minimising the potential for traffic and pedestrian conflict across the East-West Road.

3.5 Development Near Licensed Aerodromes N/A

3.6 Shooting Ranges NA

4.0 Hazard and Risk

4.1 Acid Sulphate Soils N/A

Detailed assessment of the salinity risk has been undertaken as part of the initial rezoning of the Oran Park Precinct. The land is not known to be affected by acid sulfate soils.

4.2 Mine Subsidence and Unstable Land NA

The land is not known to be affected by mine subsidence or unstable land.

4.3 Flood Prone Land Yes

The land is not identified as flood affected land in the Growth SEPP floor maps.

4.4 Planning for Bushfire Protection Yes

There are some bushfire risk areas to the north of the site. The Planning Proposal would not affect these areas or increase bushfire risk.

5.0 Regional Planning

5.1 Implementation of Regional Strategies N/A

5.2 Sydney Drinking Water Catchments N/A

5.3 Farmland of State and Regional Significance on the NSW Far North Coast N/A

5.4 Commercial and Retail Development along the Pacific Highway, North Coast N/A

5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) Revoked – N/A

5.6 Sydney to Canberra Corridor Revoked – N/A

5.7 Central Coast Revoked – N/A

5.8 Second Sydney Airport: Badgerys Creek Yes The Planning Proposal would not affect, and is compatible with, the proposed Western Sydney Airport at Badgerys Creek.

5.9 North West Rail Link Corridor Strategy N/A

5.10 Implementation of Regional Plans Yes The Planning Proposal is consistent with the Regional Plans.

6.0 Local Plan Making

6.1 Approval and Referral Requirements Yes The Planning Proposal does not include a provision requiring concurrence, consultation or referral to a minister of public authority. No developed associated with the

proposal is identified with designated development.

6.2 Reserving Land for Yes
Public Purposes

The Planning Proposal does not alter an existing reservation of land for public purposes.

6.3 Site Specific Provisions Yes

There are no site specific provisions.

7.0 Metropolitan Plan Making

7.1 Implementation of A Yes
Metropolis of Three Cities

The Planning meets objectives of the metropolitan growth plan for Sydney 'A Metropolis of Three Cities (March 201*)'.

Appendix 3: Current and proposed South West Growth SEPP Maps

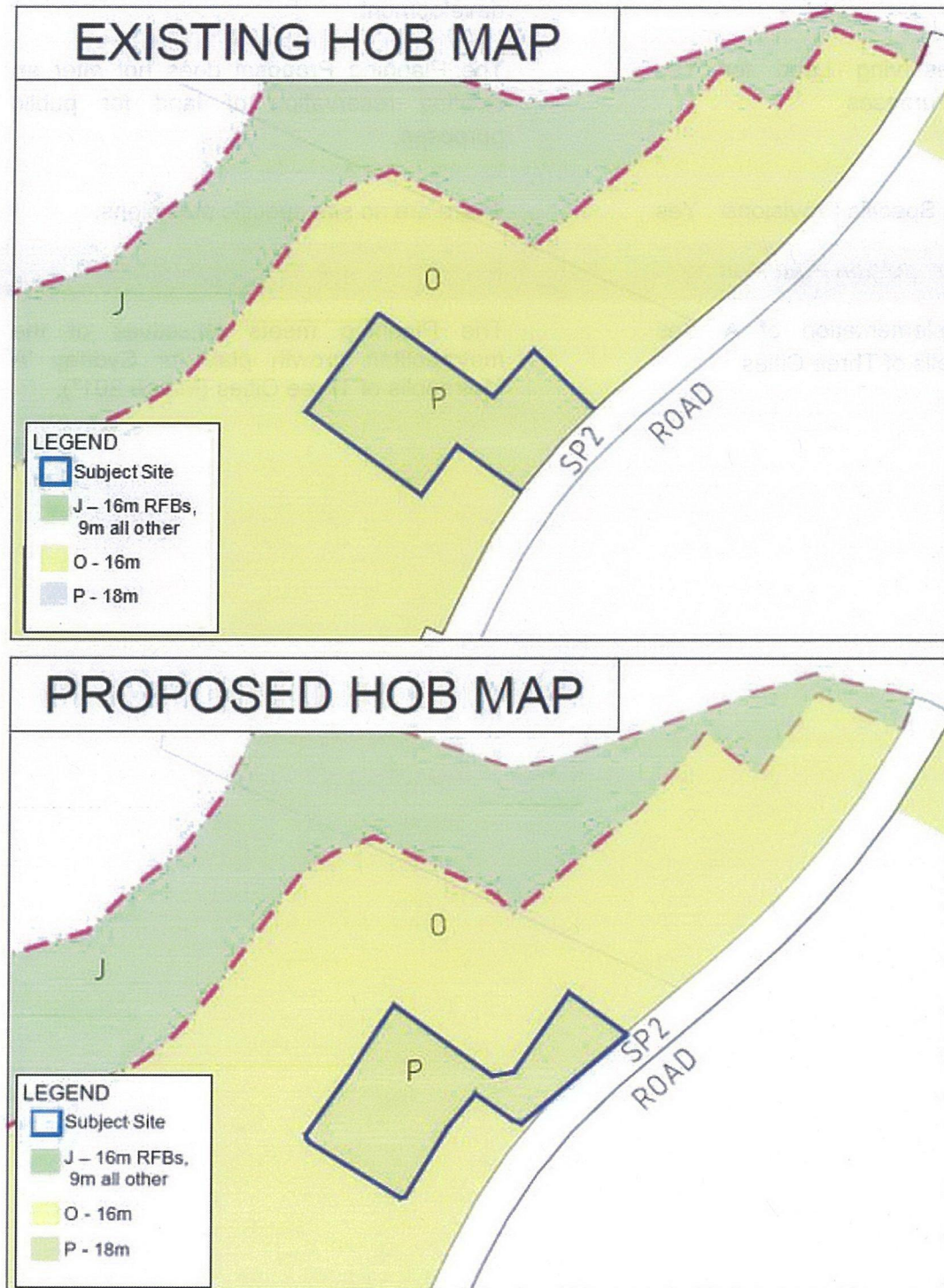


Figure 7: Current and proposed Height of Buildings Map

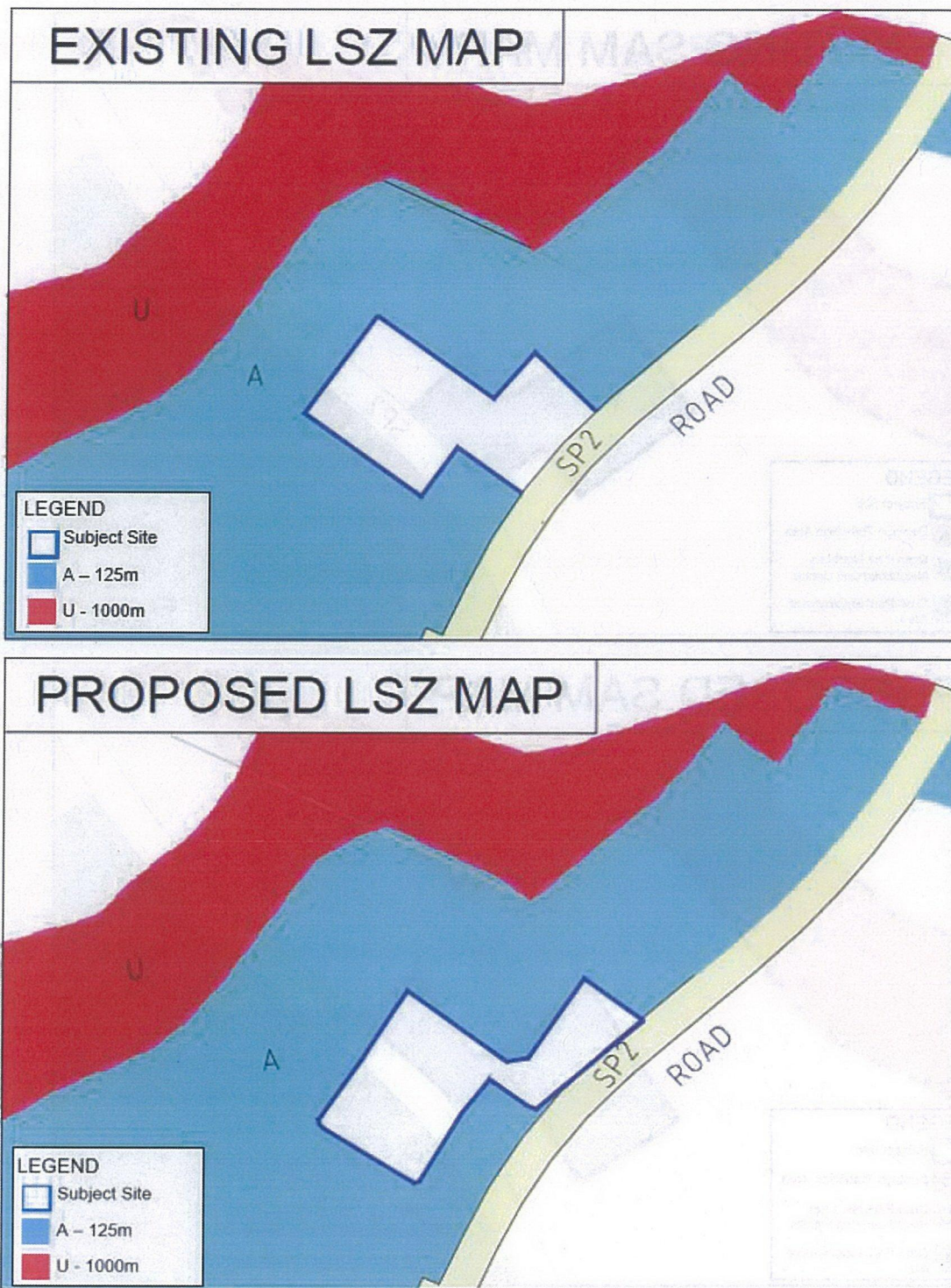


Figure 8: Current and proposed Lot Size Map

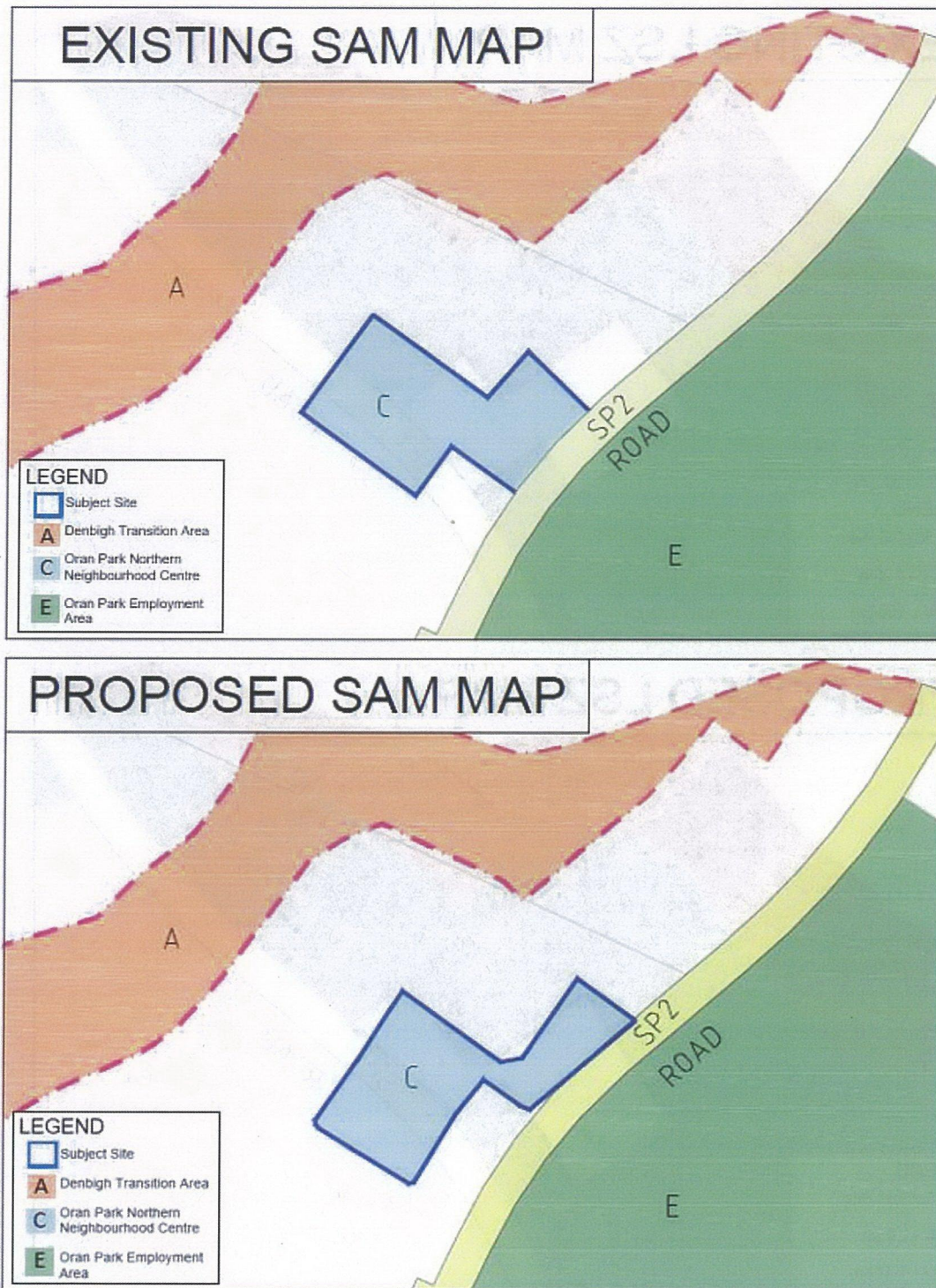


Figure 9: Current and proposed Special Areas Map

Appendix 4: Council Report – 27 March 2018



ORDINARY COUNCIL

ORD02

SUBJECT: PROPOSED AMENDMENT TO STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 AND ORAN PARK PART B DCP AMENDMENT - ORAN PARK NORTHERN NEIGHBOURHOOD CENTRE

FROM: Director Planning and Environment

TRIM #: 18/46330

PROPERTY ADDRESS: 421C The Northern Road, Cobbitty
PROPONENT: Gray & Walsh Pty Ltd
OWNER: McIntosh Bros Pty Ltd

PURPOSE OF REPORT

The purpose of this report is for Council to consider a Planning Proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) (the SEPP) which applies to the Oran Park Northern Neighbourhood Centre and an amendment to the Oran Park Development Control Plan (DCP) to insert a new Part B section for the Oran Park Northern Neighbourhood Centre (draft Part B DCP).

Council endorsement is sought to forward the Planning Proposal to the Department of Planning and Environment (DPE) for Gateway Determination and to proceed to the public exhibition of both the Planning Proposal and DCP amendment should a Gateway Determination be issued.

The draft Planning Proposal and draft Part B DCP are included as an **attachment** to this report.

BACKGROUND

The subject site is located within the Oran Park Precinct and lies to the west of The Northern Road as shown edged red in Figure 1.



Figure 1: Location Map

A draft Part B DCP for the Oran Park Northern Neighbourhood Centre was lodged by Gray and Walsh (the proponent) on 20 July 2017. A Planning Proposal was submitted to Council on 18 December 2017 to amend the SEPP to reflect the revised B1 Neighbourhood Centre zoning boundary.

Councillors were briefed on this proposal on 27 February 2018.

MAIN REPORT

This report addresses both the draft Planning Proposal and draft amendment to the Oran Park DCP.

Current DCP Requirements

There is no existing structure plan or development controls in place for the Oran Park Northern Neighbourhood Centre. The DCP requires a Part B DCP section to be prepared for the Northern Neighbourhood Centre.

The existing Oran Park Indicative Layout Plan (ILP) provides the location of the Northern Neighbourhood Centre as shown edged black in Figure 2. The ILP shows a future sub arterial road running through the middle of the Centre.

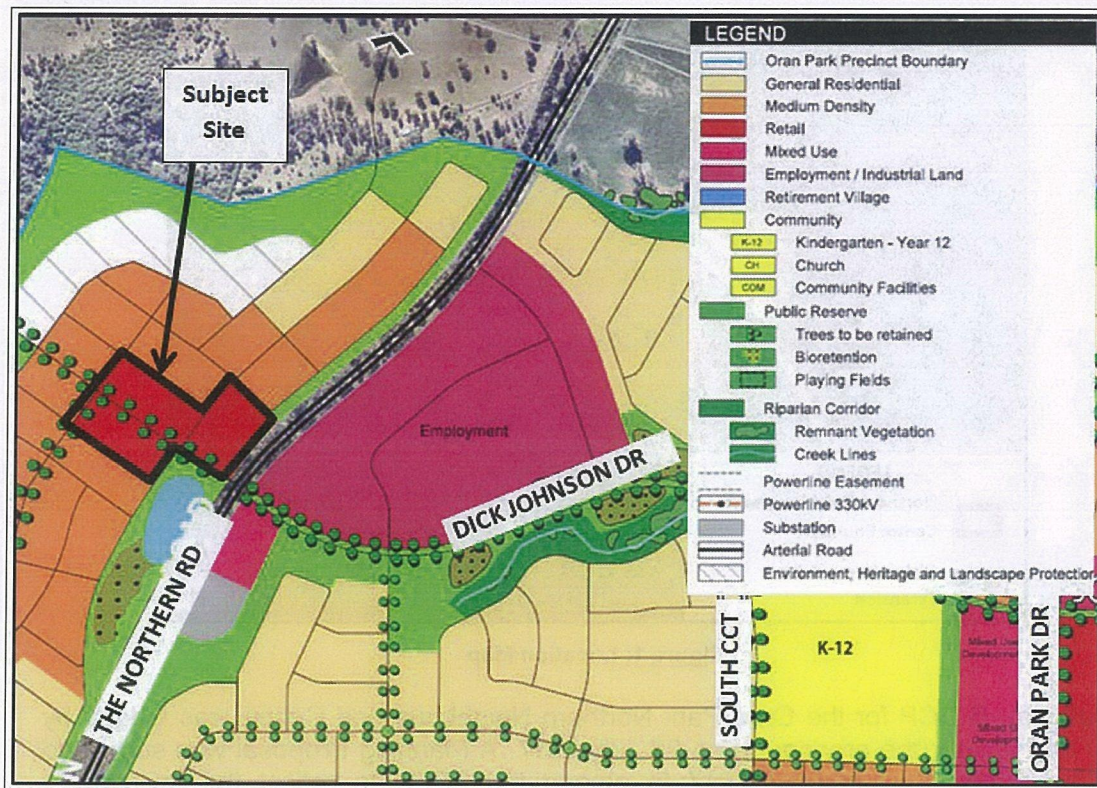


Figure 2: Extract from Oran Park ILP

Draft Part B DCP Amendment

The draft Part B DCP outlines the vision and associated development controls for the Oran Park Northern Neighbourhood Centre. The key issues and development outcomes sought are discussed below.

Neighbourhood Centre Layout

The draft Part B DCP and Planning Proposal seek to reconfigure the Neighbourhood Centre as shown in Figure 3. The revised layout will result in the main retail/commercial uses being located predominantly on one side of the proposed East West sub-arterial road.

Council officers support the revised layout as it will provide a better development outcome based on potential traffic and pedestrian safety issues with the current centre location.

The proposed change to the Neighbourhood Centre has triggered the requirement for a Planning Proposal to amend the SEPP to reflect the revised B1 Neighbourhood Centre zone boundary. The Planning Proposal is discussed later in this report.

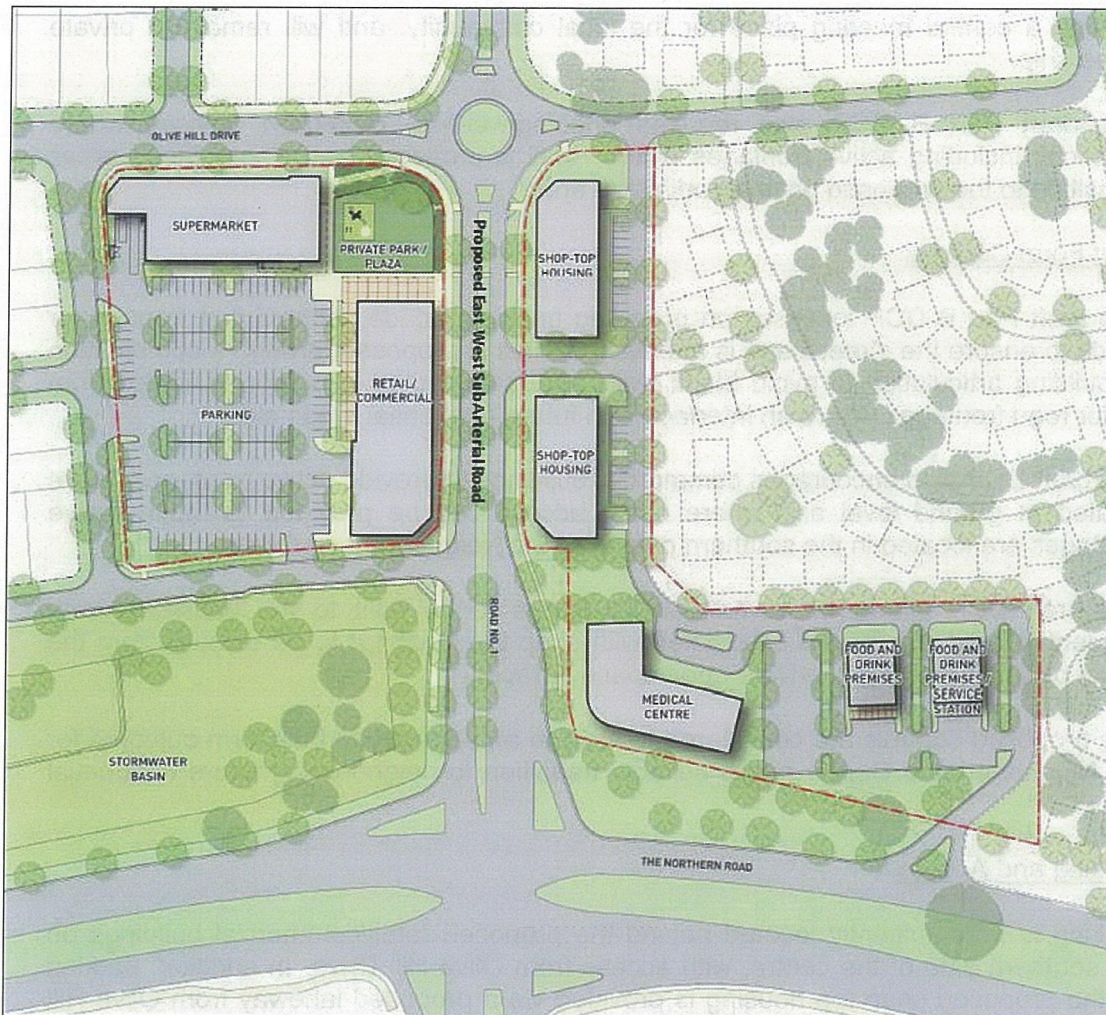


Figure 3: Indicative Structure Plan (DCP)

Proposed Land Uses

The draft Part B DCP will provide a maximum 5,000m² Gross Lettable Area – Retail (GLAR), with no individual premises to have a GLAR of greater than 1,500m².

The proposed land uses will provide a range of retail, commercial, café/restaurants and community uses to be located in the main section of the Neighbourhood Centre. The northern section (north of proposed East West Road No. 1) proposes highway orientated uses (i.e. service station, take-away premises), with separate access to be provided from The Northern Road. It is also proposed for shop top housing to be located in this northern section of the Neighbourhood Centre.

The proposed land uses are consistent with the DCP and the SEPP.

Public Domain Controls

The key objectives of the public domain are to provide a high level of connectivity and to deliver high quality public areas.

The draft Part B DCP proposes to incorporate a park/plaza area to be located on the corner of Olive Hill Drive and proposed East West Road 1. This space is intended to

provide a central meeting place for the local community, and will remain in private ownership.

The draft Part B DCP also requires shading/weather protection devices where practical, including active frontages where retail is proposed and where these areas transition to the proposed private park/plaza area.

Built Form Controls

The draft Part B DCP focusses on providing building façade controls that front major roads to ensure the streetscape is maintained. This is proposed through a combination of building articulation to avoid blank walls and landscaping to screen buildings from major road frontages where an interface with future residential areas exist.

The draft DCP also encourages commercial buildings to provide active frontages where located at ground level and where direct access can be provided to retail. Active frontages are located in the southern portion of the Neighbourhood Centre.

The draft DCP allows for commercial buildings to be built to the boundary, with residential buildings (where associated with shop top housing) to be setback from the street behind landscaped private open space terraces.

The proposed controls are considered to provide an appropriate built form outcome for the Neighbourhood Centre and a suitable transition to neighbouring future residential uses.

Parking and Access

Parking is predominantly located behind the proposed retail/commercial buildings on the southern side of the centre, with access from Olive Hill Drive. In addition, parking for the proposed shop top housing is provided via a proposed laneway from Olive Hill Drive.

The draft DCP also requires that clear and legible access is provided within the Neighbourhood Centre. This is proposed to be achieved by ensuring access linkages are appropriately sign posted, use of share paths and the provision of defined pedestrian routes.

The proposed car parking areas do not dominate street frontage and the buildings are sleeved to further reduce visual impacts. Further screening through proposed landscaped areas is also required to car parking and loading areas.

The Planning Proposal

The Planning Proposal seeks to amend the SEPP by realigning the B1 Neighbourhood Centre and R1 General Residential zone boundary. **Figure 4** provides a comparison of the existing and proposed zoning map. Amendments to the following SEPP maps would also be required:

- Height of Buildings Map;
- Lot Size Map; and
- Special Areas Map.

The proposed amendments to the SEPP maps are required as a result of the proposed realignment of the B1 proposed zoning boundary.

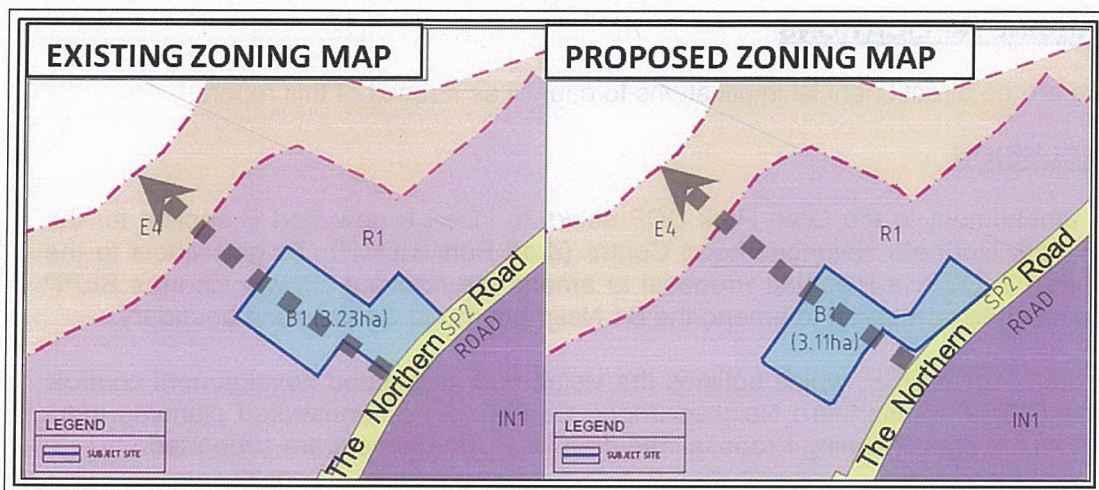


Figure 4: Existing and Proposed Zoning Map

The proponent has provided the following reasons in support of the proposed rezoning of the Neighbourhood Centre:

- Roads and Maritime Services (RMS) purchased approximately 0.74 hectares of B1 zoned land to facilitate the widening of The Northern Road, thus reducing the size and usable area required for the Neighbourhood Centre;
- The revised layout does not increase the overall size of B1 land, instead resulting in a decrease in size from 3.21 hectares to 3.12 hectares;
- The proposed Neighbourhood Centre remains consistent with the Part A DCP, including the hierarchy of centres and maximum aggregate of 5,000m² GLAR, with no individual retail premise greater than 1,500m² GLAR; and
- The revised zone boundary and draft Part B DCP are considered to deliver a better development outcome for the community compared the existing planning controls.

Notification of DCP amendment to DPE

Council is required to notify the DPE upon the commencement of exhibition of any draft DCP amendment to the Camden Growth Centres DCP in accordance with the delegations issued to Council on 19 January 2015.

Next Steps

Should Council resolve to support the draft Part B DCP and Planning Proposal to amend the SEPP, the following actions will occur:

- Following Gateway Determination, the Planning Proposal and draft DCP will be placed on public exhibition for 28 days or as otherwise required by the Gateway Determination.
- If no unresolved submissions are received, the Planning Proposal will be forwarded to DPE to be made, and the draft DCP amendment will be adopted.

- If unresolved submissions are received during the exhibition period, a further report to Council will be prepared.

FINANCIAL IMPLICATIONS

There are no direct financial implications to council as a result of this report.

CONCLUSION

This amendment to the Oran Park DCP seeks to insert a new Part B section for the Oran Park Northern Neighbourhood Centre (draft Part B DCP). To give effect to the draft Part B DCP, a Planning Proposal to amend the relevant Growth Centres SEPP maps has been prepared to amend the B1 Neighbourhood Centre zone boundary.

The draft Part B DCP, which outlines the vision and associated development controls for the Oran Park Northern Neighbourhood Centre, has demonstrated planning merit and both the draft Planning Proposal and draft DCP Amendment are supported.

RECOMMENDED

That Council:

- i. **endorse the draft Planning Proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as it applies to the Oran Park Northern Neighbourhood Centre;**
- ii. **endorse the draft amendment to the Oran Park DCP;**
- iii. **forward the draft Planning Proposal to the Department of Planning and Environment for a Gateway Determination;**
- iv. **following receipt of a Gateway approval, exhibit the draft Planning Proposal and draft amendment to the Oran Park DCP for a period of 28 days in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and Regulations;**
- v. **notify the Department of Planning and Environment of the exhibition of the draft amendment to the Oran Park DCP in accordance with the delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; and**
- vi. **at the conclusion of the public exhibition period:**
 - a. **if there are no unresolved submissions, forward the Planning Proposal to the Department of Planning and Environment to be made and grant delegation to the General Manager to adopt the DCP amendment in accordance with the delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; or**
 - b. **if unresolved submissions are received, require a report to Council that outlines the results of the exhibition period.**

ATTACHMENTS

1. Planning Proposal Northern Neighbourhood Centre Dec 17
2. Draft Part B DCP - Northern Neighbourhood Centre - March 2018 - Final Draft Version.2

- iii. consider a further report outlining the results of the public exhibition, and to seek adoption of the draft Development Control Plan; or
- iv. should the draft Planning Proposal not receive gateway approval, notify the proponent that the draft Planning Proposal will not proceed.

ORD51/18 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow and Mills voted in favour of the Motion. No Councillors voted against the Motion.)

ORD02 PROPOSED AMENDMENT TO STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 AND ORAN PARK PART B DCP AMENDMENT - ORAN PARK NORTHERN NEIGHBOURHOOD CENTRE

Resolution: Moved Councillor C Cagney, Seconded Councillor Fedeli that Council:

- i. endorse the draft Planning Proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as it applies to the Oran Park Northern Neighbourhood Centre;
- ii. endorse the draft amendment to the Oran Park DCP;
- iii. forward the draft Planning Proposal to the Department of Planning and Environment for a Gateway Determination;
- iv. following receipt of a Gateway approval, exhibit the draft Planning Proposal and draft amendment to the Oran Park DCP for a period of 28 days in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and Regulations;
- v. notify the Department of Planning and Environment of the exhibition of the draft amendment to the Oran Park DCP in accordance with the delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; and
- vi. at the conclusion of the public exhibition period:
 - a. if there are no unresolved submissions, forward the Planning Proposal to the Department of Planning and Environment to be made and grant delegation to the General Manager to adopt the DCP amendment in accordance with the delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015; or
 - b. if unresolved submissions are received, require a report to Council that outlines the results of the exhibition period.

ORD52/18 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow and Mills voted in favour of the Motion. No Councillors voted against the Motion.)

Appendix 5: draft Part B DCP - Oran Park Northern Neighbourhood Centre

Part B:

Site Specific DCPs

Part B of the DCP is proposed to incorporate the site specific DCP amendments. As each DCP amendment is adopted **Table 1** below is to be updated. **Appendix B** sets out the matters to be addressed within the Part B DCP for each special area.

Table 1: Adoption Dates of Part B DCP Amendments

Special area	Date adopted
B1 Sales and Marketing Centre	12 November 2008 (superseded by B1 Oran Park Town Centre on 15 October 2011)
B1 Oran Park Town Centre	15 October 2011
B2 Riparian Protection Area	20 May 2009
B3 Denbigh Transition Area	13 September 2016
B4 Northern Neighbourhood Centre	Date TBA
Southern Neighbourhood Centre	
Oran Park Employment Area	

B4 Northern Neighbourhood Centre

1.0 Introduction

1.1 Land to which this Part Applies

This Part B DCP applies to the Northern Neighbourhood Centre land, as shown on **Figure 1¹**.



Figure 1: Land to which this part applies

¹ The Northern Neighbourhood Centre land on Figure 1 has been amended marginally from that shown on the Indicative Layout Plan in Part A of this DCP. ,

1.2 The Purpose of this Part

The purpose of this part is to outline the vision for, and facilitate development of, the Northern Neighbourhood Centre.

1.3 Relationship to Oran Park Part A DCP 2007

Development in the Northern Neighbourhood Centre should be consistent with the following:

- the provisions of this Part B DCP; and
- the relevant sections and clauses of the Oran Park Part A DCP 2007, including but not limited to Clause 5.2. Where an inconsistency exists, provisions within a Part B DCP prevail over Part A.

1.4 Structure of this Part

This Part is structured as follows:

Section 1: sets out the administrative provisions of this Part.

Section 2: outlines the vision for the Northern Neighbourhood Centre.

Section 3: outlines the key controls and principles for the Northern Neighbourhood Centre.

2.0 Vision and Development Objectives

2.1 Vision for the Northern Neighbourhood Centre

The vision for the Northern Neighbourhood Centre is to create a small scale, high quality commercial precinct to service the needs of both the local community and the nearby industrial land users, as well as the regional community utilising the arterial road network.

The Centre is located adjacent to the key intersection of The Northern Road and East-West Road 1². The Centre will be anchored around this vibrant intersection and offer an attractive, inviting and high quality public domain that addresses both of these key roads, as well as the adjacent residential areas and open space.

The southern precinct of the Centre, to the south of East-West Road 1, will accommodate the Centre's main commercial and retail land uses servicing the local community. This will include a mix of neighbourhood scale activities, such as a small-format supermarket, specialty shops, restaurants/cafes, gym, newsagent, tavern, real estate offices and commercial offices. The precinct will also include a small park/plaza that is integrated with the commercial land uses.

The northern precinct of the Centre, to the north of East-West Road 1, will accommodate additional commercial and other land uses that are compatible with the planned residential land uses in the area. This may include shop top housing and a residential care facility. This area may also accommodate food and drink premises accessed from The Northern Road.

The built form and public domain of the Centre will be contemporary in architecture and design, with a focus on high quality public domain outcomes.

The Neighbourhood Centre will achieve a high level of interaction and connectivity with the surrounding key open space, pedestrian, cycle and transport linkages, creating a Centre which is highly accessible for all the community.

3.0 Neighbourhood Centre Design

3.1 Indicative Structure Plan

The Northern Neighbourhood Centre Indicative Structure Plan is shown on **Figure 2**, and has been prepared to guide future development of the Centre site. The Structure Plan demonstrates an

² As identified in Part A of this DCP.

integration of land uses promoting a vibrant Centre which maximises retail and social opportunities for both the residents of Cobbitty, Oran Park and the wider community.

The Indicative Structure Plan demonstrates that the Centre will provide a visible built form streetscape presence, and incorporate a range of active focal points and experiences across the site.

The Indicative Structure Plan incorporates an integrated pedestrian, cycle and public transport network, with linkages to the broader network promoting a high level of pedestrian permeability.



0 5 10 20 25 30



Figure 2: Structure plan

3.2 Northern Neighbourhood Centre Image Gallery

The images below illustrate an indicative vision for the built form, retail and landscape outcomes for the Neighbourhood Centre.



3.3 Land Use Principles

The Northern Neighbourhood Centre will incorporate flexibility to allow a range of land uses over time. The design of the Neighbourhood Centre is to be undertaken in a manner which is consistent with the following land use principles:

- Achieve a maximum aggregate of 5,000m² of Gross Lettable Area – Retail (GLAR) for retail premises, with no individual retail premises (other than landscape supplies) having a GLAR greater than 1,500m². GLAR means the total area of a tenancy by the Property Council of Australia's 'Method of Measurement' definition.
- Land uses may incorporate a range of retail, commercial, restaurants/cafes, service station, take away/fast food and community uses to serve the needs of the community. Land uses incorporating residential components (such as shop top housing and residential care facilities) are encouraged in the northern precinct.

- The Northern Neighbourhood Centre will act as a central focus for the community and is to be supported by higher residential densities in close proximity to the centre.
- Deliver and encourage employment-generating development and retail areas to serve the needs of the population.
- Co-locate uses and facilities where possible to maximise the efficient use of space and car parking operation.
- The Northern Neighbourhood Centre layout will be designed to respond to planned surrounding land uses including higher density residential, schools and open space linkages.
- The Northern Neighbourhood Centre will be designed to maximise exposure to the street and incorporate vibrant and active shopfronts with safe and efficient access.

3.4 Building Form and Articulation

Objectives

- (1) To achieve quality architectural design that is contemporary and vibrant.
- (2) To achieve architectural design that incorporates distinctive elements which help to reinforce the identity of Cobbitty and recognises the Neighbourhood Centre as a key marker and service destination.
- (3) Architecture which reflects the aspirations of the community and identifies the Neighbourhood Centre as the heart of the community.
- (4) To provide a clear distinction between private and public spaces, and to encourage casual surveillance of the street.
- (5) To create an attractive and cohesive streetscape through the use of simple articulated building and roof forms.

Controls

- (1) Building form is to be generally consistent with the layout and principles demonstrated on the Indicative Structure Plan shown on **Figure 2**.
- (2) Individual retail premises (other than landscape supplies) should have a GLAR of no more than 1,500m².
- (3) Buildings located within the Neighbourhood Centre should provide a range of heights up to a maximum of 4 storeys.
- (4) Commercial buildings fronting streets may be built to the property boundary to facilitate active street frontages.
- (a) Active frontage uses are defined as one or a combination of the following:
 - (i) entrance to retail;
 - (ii) shop front;
 - (iii) glazed entries to commercial and residential lobbies occupying less than 50% of the street frontage, to a maximum of 12m frontage;
 - (iv) café or restaurant if accompanied by an entry from the street;
 - (v) active office uses, such as reception, if visible from the street; or
 - (vi) public building if accompanied by an entry.
- (b) Active frontages are to be located at the ground level of all buildings located in those areas shown on **Figure 3**.
- (c) Active frontages are to be at the same level and directly accessible from the adjoining footpath or access points.
- (d) No solid security shutters are permitted to retail frontages.
- (5) Buildings must demonstrate articulation in the built form and incorporate a variety of colours and materials which provide visual interest and articulate key areas of buildings. The external finishes must be:
 - (a) Made from durable high quality, low maintenance and non-reflective materials;
 - (b) Compatible with the overall design and form of the development; and
 - (c) Considered in association with proposed plantings and landscape treatment.

- (6) Building facades that front key roads (i.e. Olive Hill Drive) and do not have active frontages (i.e. northern section of Neighbourhood Centre) must be designed to minimise the visibility and extent of large wall surfaces and respond to proposed finished ground levels
- (7) Shop-top housing developments must be set back from street frontages by at least 2 metres at upper levels. The setback may be used for balconies or terraces.
- (8) Buildings shall be designed to clearly identify pedestrian movement and entry ways to the Neighbourhood Centre buildings and to adjacent land uses.
- (9) Building form should assist in creating a 'sense of place' and contemporary character for the precinct through a high quality built form.
- (10) Buildings fronting residential areas are to be designed to minimise impacts on residential land uses in terms of noise, traffic and circulation, emissions, and bulk and scale.
- (11) Uses that activate frontages such as restaurants, cafes and the like are to consider providing openable shopfronts.
- (12) Buildings are to be designed in an energy efficient manner, consistent with the Building Code of Australia.
- (13) Waste storage areas are to be designed to minimise visual and acoustic impacts.

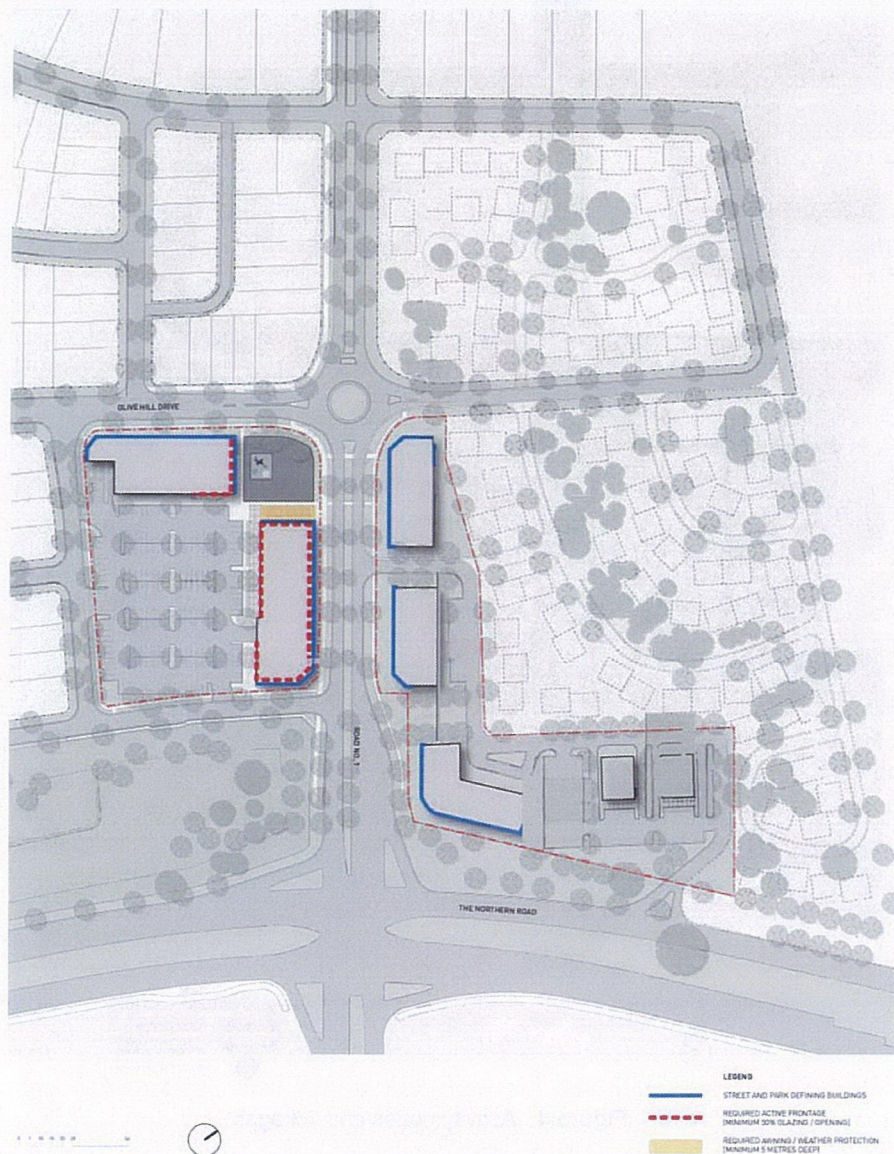


Figure 3: Built form

3.5 Public Domain

Objectives

- (1) To deliver public domain areas which are enjoyable, amenable, of high quality and reflect the role of the Neighbourhood Centre within the community.
- (2) To ensure that public domain areas are designed in a manner which provide a seamless transition between public and private spaces.
- (3) To provide a common public domain palette within and surrounding the Neighbourhood Centre.
- (4) To provide a high level of connectivity with surrounding open space areas and transport network.

Controls

- (1) High quality materials and finishes are to be utilised in the public realm / landscaped areas.
- (2) Development and landscaping should be designed to minimise visual impacts and provide for efficient access and linkages across the Neighbourhood Centre (see **Figure 4**). Landscaping should be used to soften the visual impact of car parking and streetscape areas.

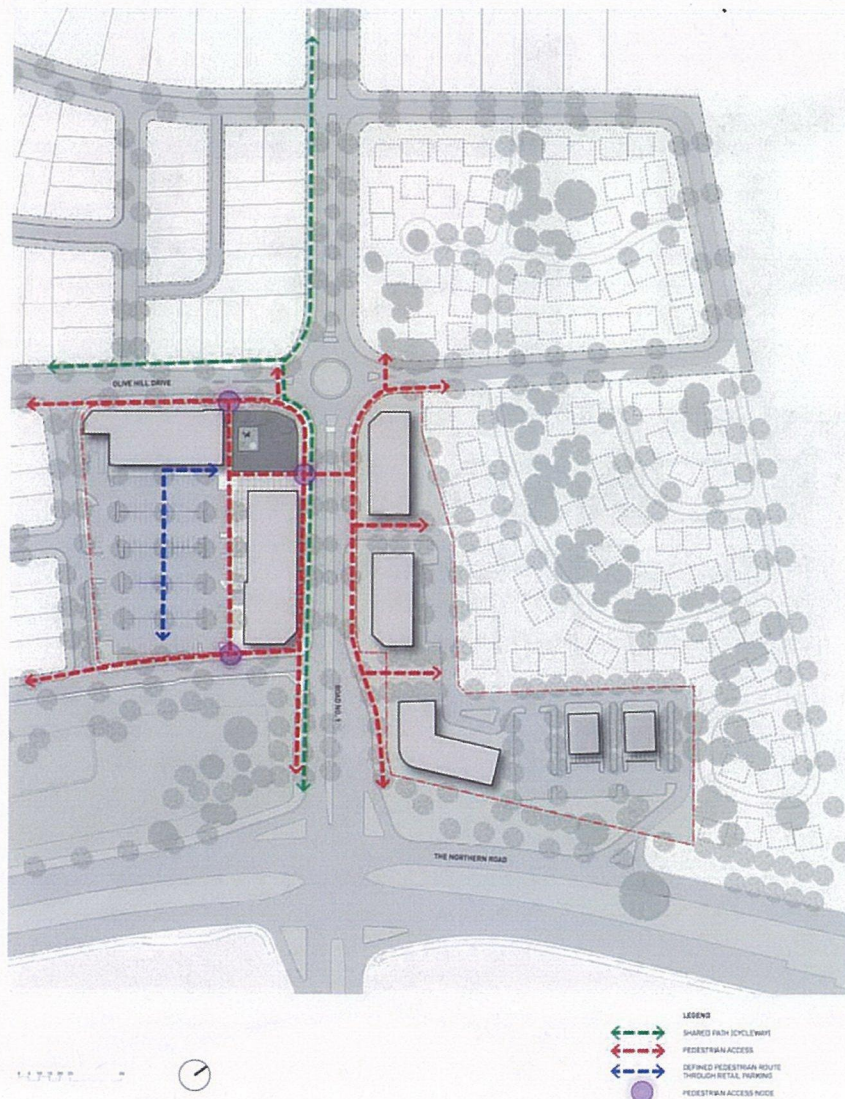


Figure 4: Activity nodes and linkages

- (3) Shading and/or weather protection is to be provided where appropriate, particularly fronting the small park/plaza in the southern precinct (see **Figure 5**) and main pedestrian access areas to the commercial buildings.

- (4) A landscape and street furniture palette that is consistent with Council's Tree Management Policy is to be submitted with the first Development Application lodged for the construction of buildings on site.
- (5) The small park/plaza on the corner of East-West Road 1 and Olive Hill Drive (refer concept and cross-sections in **Figure 5**) is to include a key structural element (i.e. play space, public artwork piece, etc) which identifies the site as a central meeting point and becomes a way-finding element. Details of the way-finding element are to be submitted with the first Development Application lodged for the construction of buildings on site.
- (6) Buildings with frontage to the surrounding open space network (see Figure 20 of Part A of the DCP) are to incorporate design elements which minimise the visual impact of the built form and create an attractive visual presentation and provide for passive surveillance of, and pedestrian access to, the adjoining open space.
- (7) All signage and advertising is to be designed in a co-ordinated manner. A signage strategy is to be submitted with the first Development Application lodged for the construction of buildings on site.
- (8) Public realm areas shall be designed in consideration of Camden Council's Safer by Design Policy.



Figure 5: Park concept and sections

3.6 Access

Objectives

- (1) To achieve clear and legible access for all users of the Neighbourhood Centre.
- (2) To ensure that the provision of parking areas are consistent with the Camden DCP 2011 (as may be updated or replaced from time to time), whilst capitalising on shared parking opportunities.
- (3) To provide parking areas which recognise the importance of pedestrian safety and enforce low traffic speeds.
- (4) Ensure that opportunities for safe and efficient public transport are incorporated into the Neighbourhood Centre.
- (5) To provide appropriately located car parking areas and on street car parking opportunities.

Controls

- (1) Access linkages as illustrated in **Figures 4 and 6** shall incorporate structural elements which identify the Neighbourhood Centre edge and provide for way-finding through the site and to/from the surrounding precinct through the pedestrian and cycleway network (see Figure 18 of Part A).
- (2) Where appropriate, walking and cycling leading to/from and within the Neighbourhood Centre are to have priority over traffic circulation.

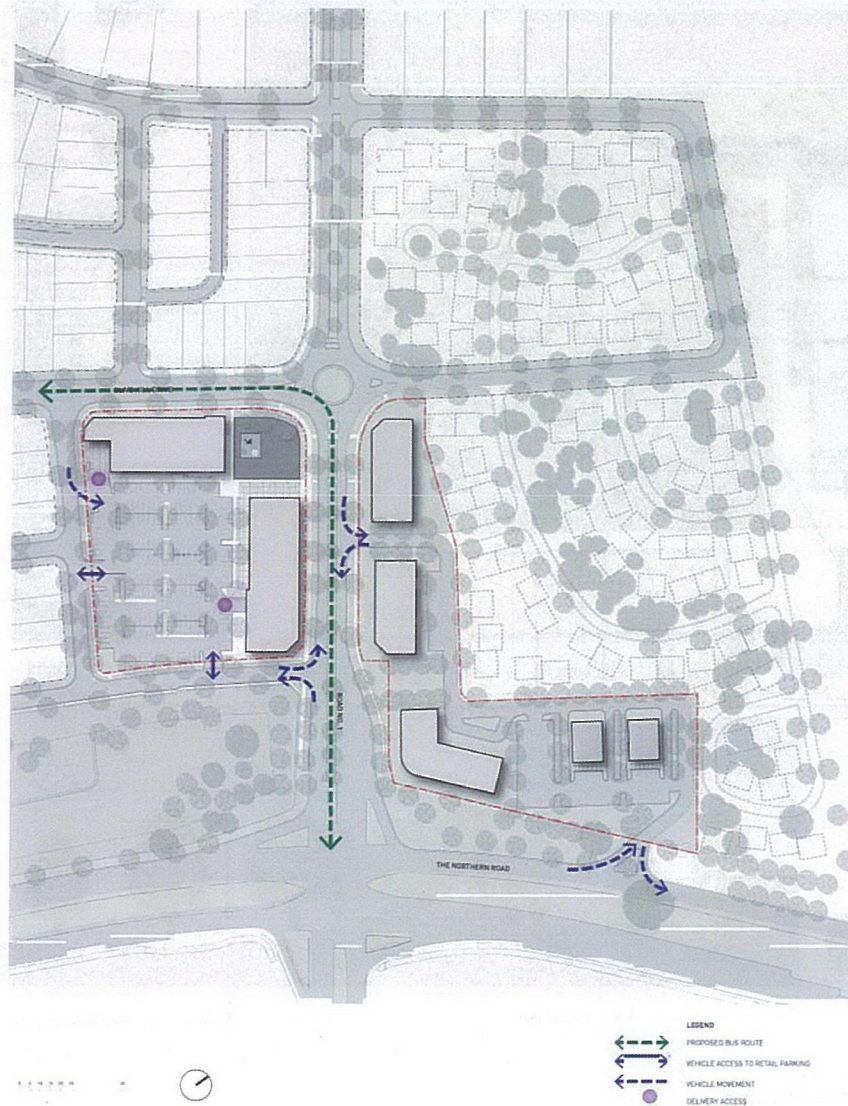


Figure 6: Indicative vehicle access and movement

- (3) Parking must be provided in accordance with Camden DCP 2011 (as may be updated or replaced from time to time) and designed in accordance AS 2890.1, 2890.6..
- (4) Opportunities for shared parking provision may be incorporated in the design of the centre, which recognise the variety of land uses, peak parking demands and other modes of transport.
- (5) Bicycle parking facilities are to be provided at appropriate locations in the Neighbourhood Centre.
- (6) Where appropriate, surrounding streets shall be designed to contribute to street activation and surveillance, consistent with the Indicative Structure Plan.
- (7) The Neighbourhood Centre is to incorporate an appropriate number of loading docks to service the development. Loading docks should be appropriately located and/or screened to minimise impacts on sensitive receivers.
- (8) All loading, circulation and access areas must comply with Australian Standard 2890.1.
- (9) Final bus stop locations and design for local routes are to be determined by Transport for NSW. Design of the Neighbourhood Centre shall provide appropriate access linkages to the bus stop(s).