



# Planning Proposal – Oran Park Town Centre

Amendment to State Environmental Planning Policy  
(Sydney Region Growth Centres) 2006

Version 1  
July 2019

 70 Central Ave,  
Oran Park NSW 2570

 [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

 PO Box 183, Camden 2570

 [camden.nsw.gov.au](http://camden.nsw.gov.au)

 4654 7777

 4654 7829

 DX 25807

 ABN: 31 117 341 764

Table of Contents

**Executive Summary ..... 4**

**Introduction ..... 5**

    Locality and Site Description..... 5

        Oran Park Precinct ..... 5

        Oran Park Town Centre..... 6

    Strategic Context and Considerations..... 8

        Housing Diversity and Demand ..... 8

        Strategic Planning Decisions, Announcements & Investigations..... 8

**Part 1 – Objectives and Intended Outcomes ..... 9**

    Proposed Building Height Changes.....10

    Proposed Minor Zoning Changes .....10

**Part 2 – Explanation of Provisions.....11**

**Part 3 – Justification .....12**

    Background .....12

    3.1 Section A – Need for the Planning Proposal .....14

    3.2 Section B – Relationship to Strategic Planning Framework.....15

        Camden Local Strategic Plan .....15

        Camden’s draft Local Strategic Planning Statement.....16

    3.3 Section C – Environmental, Social and Economic Impact .....17

    3.4 Section D – State and Commonwealth Interests .....19

        Transport.....19

        Public Open Space.....20

**Part 4 – Mapping.....21**

**Part 5 – Community Consultation .....26**

**Part 6 – Project Timeline .....27**

**Part 7 – Conclusion .....28**

**Part 8 – Appendices .....29**

**Appendix 1: Camden Local Planning Panel Minutes 16 April 2019.....30**

**Appendix 2: Council Report and Minutes 25 June 2019 .....31**

**Appendix 3:** Greater Sydney Regional Plan - Directions and Objectives & Western City District Planning Priorities and Objectives.....32

**Appendix 4:** Consistency against State Environmental Planning Policies .....37

**Appendix 5:** s9.1 Ministerial Directions.....41

**Appendix 6:** Proposed Architectural Drawings.....46

**Appendix 7:** Scott Carver Design Report – October 2018.....47

**Appendix 8:** AECOM Oran Park Town Centre: Revised master Plan Traffic Report – September 2018. ....48

## Table of Figures

Figure 1 – Locality Plan ..... 6

Figure 2 – Site Location Map..... 7

Figure 3 – Land subject to the Planning Proposal..... 9

Figure 4 – Site Capability – Current Controls ..... 13

Figure 5 – Site Capability – Height and Density Investigation..... 13

Figure 6 – Site Capability – Built Form and Public Domain Connectivity ..... 14

Figure 7 – Riparian and native vegetation surrounding the site ..... 18

Figure 8 – Heritage items surrounding the site..... 19

Figure 9 – Proposed North South Rail corridor ..... 20

Figure 10 – Proposed public open space ..... 21

Figure 11 – Existing Land Use Zoning Map ..... 22

Figure 12 – Proposed Land Use Zoning Map ..... 22

Figure 13 – Existing Height of Building Map ..... 23

Figure 14 – Proposal Height of Building Map..... 23

Figure 15 – Existing Minimum Lot Size Map..... 24

Figure 16 – Proposed Minimum Lot Size Map ..... 24

Figure 17 – Existing Special Areas Map..... 25

Figure 18 – Proposed Special Areas Map ..... 25

## Executive Summary

The Oran Park Town project was rezoned in December 2007, has since grown to form a thriving new community of around 6,500 people, with over 3,100 approved residential dwellings / allotments. There has been major investment in key local infrastructure and services including the delivery of key sub-arterial roadways, major sporting facilities, two new schools, Stage 1 of the Oran Park Town Centre, including the Podium Shopping Centre, the Camden Council administration and library buildings within the Oran Park Town Centre.

Responding to Oran Park's growing needs, additional retail, commercial, leisure and housing choice is needed. The proposed expansion of the Oran Park Podium Shopping Centre (known as Oran Park Podium Stage 2A) will contribute to meeting this demand by delivering:

- Additional ground floor retail floor space to accommodate improved retail and leisure (restaurants/bars and the like)
- activities;
- A commercial building, comprising five levels above the ground floor retail; and
- A residential apartment component that will provide additional and more affordable housing product and a broadening of housing diversity with exceptional access to a great variety of retail, leisure, civic activities.

A key element of the residential component is the incorporation of 12 storey residential apartment building above ground floor retail at the corner of the proposed Main Street and Central Avenue. The proposed residential apartment building will become a focal point of the Town Centre, marking the confluence of leisure, civic, employment and residential activities.

To achieve this objective, this draft Planning Proposal seeks to amend the *Sydney Regional Growth Centres State Environmental Planning Policy 2006* (Growth Centre SEPP) to increase the maximum building height from 24m to 47m on part of the site to facilitate the development of a residential apartment building. The proposal also includes a minor zoning boundary amendment to align the western Town Centre boundary to development and cadastral boundaries.

## Introduction

This Planning Proposal seeks to amend the building height to a specific area of the Oran Park Town Centre and rationalise the B2 Local Centre zone western boundary of the Town Centre to be consistent with current cadastral boundaries.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP & A Act 1979) and guidelines published by the Department of Planning & Environment, namely 'A Guide to Preparing Planning Proposals' (August 2016) to ensure all matters requiring consideration are appropriately addressed.

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

The Planning Proposal will also ultimately involve a review of associated planning policies including the Oran Park Development Control Plan (DCP) and provision of open space as part of a review of the Oran Park Voluntary Planning Agreement (VPA). Discussion on these matters will occur as part of the 'post-gateway' process.

## Locality and Site Description

### Oran Park Precinct

The Oran Park Precinct is located within the South West Growth Area and is approximately 8 kilometres north-east of the Camden town centre, approximately 20 kilometres south-west of the Liverpool CBD and 10 kilometres north-west from Campbelltown (**Figure 1**).

The Oran Park Precinct incorporates a total land area of approximately 1,120 hectares, spanning land along both the eastern and western side of The Northern Road. The Precinct is currently planned to accommodate 7,500 new homes for around 22,000 new residents.

The Oran Park Town Project forms the major land holding within the precinct and encompassing a land area of approximately 596 hectares. Current planning is expected to deliver approximately 5,500 new homes upon completion of the project (approximately 73% of the total precinct).

Oran Park Town plays a significant role in helping to deliver new communities to meet predicted housing demand and fulfil self-containment and localised employment objectives espoused by the Greater Sydney Commission's Sydney Regional Plan and District Plan for Western Sydney.

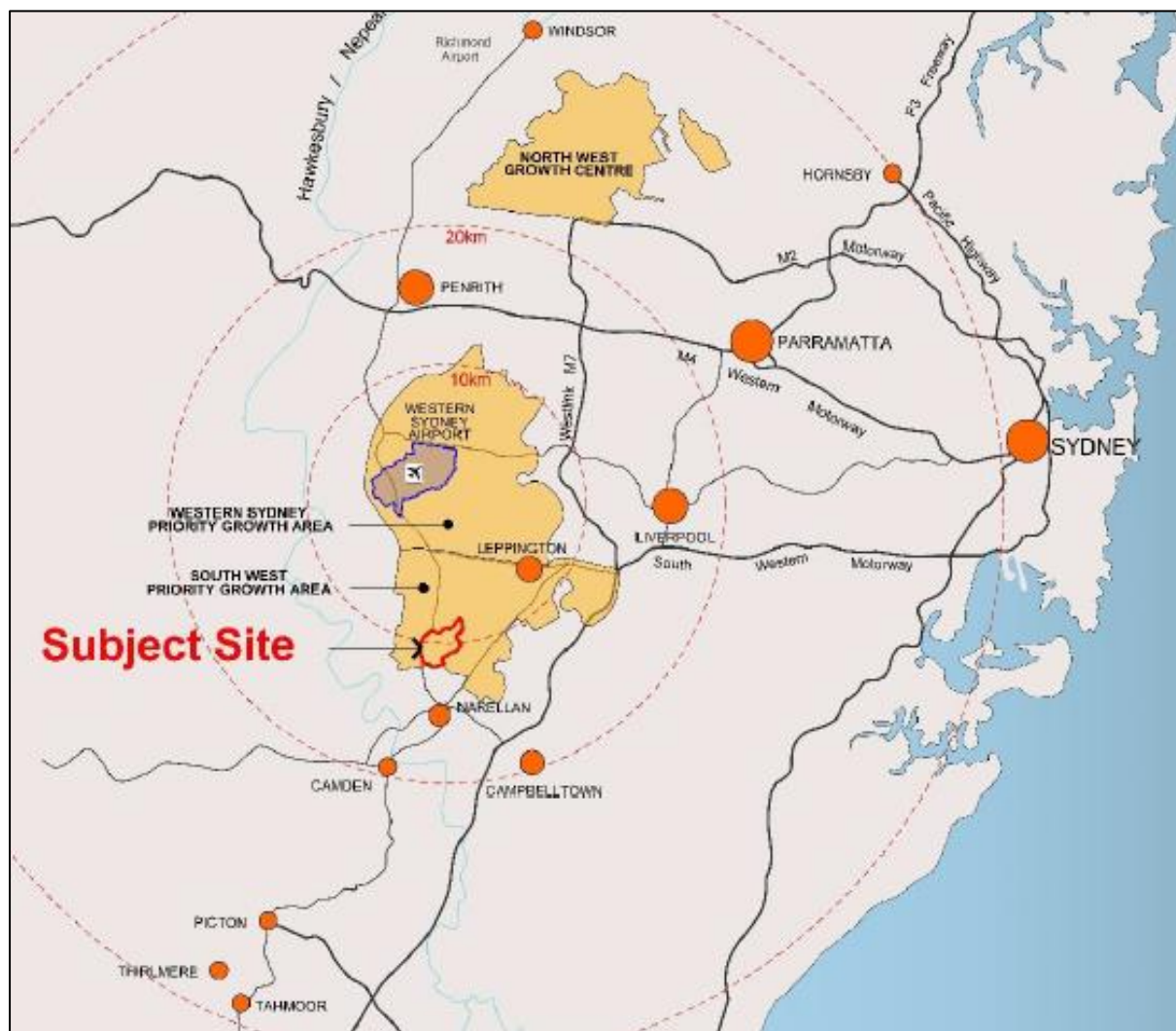


Figure 1 – Locality Plan

### Oran Park Town Centre

The subject land referred to as “the site” is located 351 Oran Park Drive, Oran Park (Part Lot 3, DP 270899; part Lot 4 DP 270899; part Lot 9066 DP 1229619; part Lot 35 DP 1217280 and part Lot 37 DP 1217280). The site (**Figure 2**) forms part of the Oran Park Town Centre which was rezoned in 2007 as part of the Oran Park and Turner Road Precinct Plan, Appendix 1 of the State Environmental Planning Policy (*Sydney Region Growth Centres*)2006 (Growth Centre SEPP).

The Oran Park Town Centre is the commercial/civic hub of the precinct and is proposed to contain a maximum retail floor space of 50,000m<sup>2</sup> under current planning controls. Development within the town centre includes the Oran Park Podium (Stage 1); Council’s Administration Building, Library and commercial buildings currently under construction on Oran Park Drive.

The site is bordered by Peter Brock Drive to the south and the future extension of Dick Johnson Drive to the north and has previously been cleared of all vegetation.



Figure 2 – Site Location Map

The draft Planning Proposal for the site was lodged in October 2018 by Greenfields Development Company (the proponent), on behalf of the Leppington Pastoral Company. The Planning Proposal was lodged concurrently to the development application (DA) for Stage 2A of the Podium Shopping Centre (DA/1223/2018).

The DA proposes to deliver an additional 16,000m<sup>2</sup> of retail floor space, two residential apartment buildings (including one subject to the proposed height increase as part of the draft Planning Proposal) and a commercial building within the Oran Park Town Centre. The DA relies on the approval of the Planning Proposal.

The proposed 12 storey residential apartment building above the Podium level (shown as a yellow star in **Figure 2**) is located diagonally opposite the Council Administration Building. The proposed minor zoning boundary amendments are located along the western boundary and the north-western corner of the town centre (marked in red in **Figure 2**).



## Strategic Context and Considerations

### Housing Diversity and Demand

The South West Growth Area has experienced substantial growth over the past decade. Since rezoning, Oran Park has grown to over 6,500 people, and over 3,100 approved residential dwellings / allotments.

Major investment in key local infrastructure and services including the delivery of sub-arterial roads, major sporting facilities, two new schools, Stage 1 of the Podium Shopping Centre and civic buildings such as the Council Administration Building and Library has created increased demand for housing within the Precinct.

The delivery of residential apartments as part of Stage 2 of the Oran Park Podium Shopping Centre will see the introduction of a new housing typology in Oran Park. The apartment housing product that is proposed as part of the Stage 2 development includes a dwelling mix of one to four-bedroom apartments.

The introduction of residential apartments as identified above will broaden the housing choice within the Oran Park Precinct as well as providing the opportunity for future purchasers to enter the market at a more affordable price point (approximately 15-20% less than current housing in Oran Park). Located within an accessible and high amenity precinct within the Town Centre, the residential component of the Stage 2 Podium development will over time become a desirable place to live for a range of household types and sizes.

### Strategic Planning Decisions, Announcements & Investigations

Following the rezoning of the Oran Park Precinct in 2007, there has been several strategic regional planning decisions, announcements and reviews affecting the region by all levels of Government. The key announcements and land use planning decisions which have occurred following rezoning of the Oran Park Precinct include:

- Finalisation of Greater Sydney Region Plan 2056 and Western City District Plan.
- Release of the Western Sydney City Deal to enable the delivery of key infrastructure, employment opportunities, education facilities and housing across the Western City District.
- Creation of the Western Sydney Growth Area involving extension of the Western Sydney Employment Area to capture industry associated with the Western Sydney Airport.
- Release of Discussion Paper in relation to the future North South Rail Line, including proposed station to be located within Oran Park Town Centre.

These announcements will influence the role and function of the Oran Park Town Centre over the long term, particularly in the quantum, type, location and delivery of employment and housing opportunities within South West Sydney and Oran Park Town.

## Part 1 – Objectives and Intended Outcomes

The primary objectives of this Planning Proposal are:

- To amend the building height limits at a specific and appropriate location within the Oran Park Town Centre, supporting the delivery of a landmark building that will be the focal point of the Town Centre;
- To rationalise the B2 Local Centre Zoning to correspond with current cadastral boundaries and reflect logical land use boundaries;

The amendments proposed in this Planning Proposal will see:

- an increase in the Height of Building controls for a small portion of the Town Centre from 24m to 47m;
- a minor amendment to realign the western boundary of the B2 Local Centre Zone.

The land which is subject to this Planning Proposal is shown in **Figure 3**.

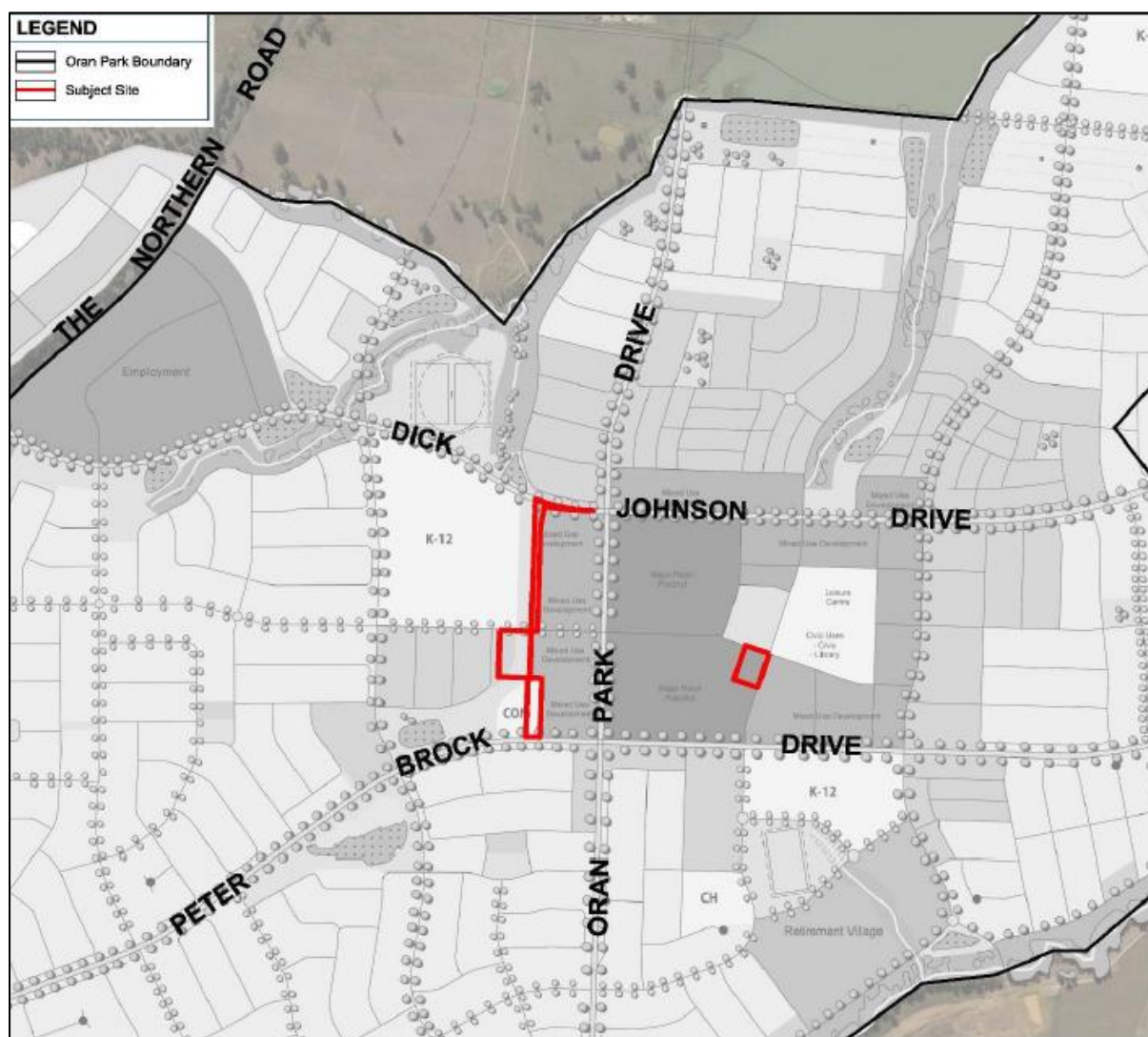


Figure 3 – Land subject to the Planning Proposal

### Proposed Building Height Changes

This Planning Proposal seeks to amend the permitted Height of Building from 24m to 47m in a confined location to facilitate the development of 56 additional residential apartments above the permitted height of building controls.

There are several benefits of the increased height at the proposed location, which include the following:

- Creation of a landmark building that acts as the focal point for the Town Centre,
- Provision for a diverse range of housing types, particularly apartment housing, creating the opportunity for an increased level of housing diversity and affordability.
- Providing housing that is accessible to local services and amenities (i.e. civic, residential, leisure, retail and employment activities)
- Strengthening social interaction by providing more residents at the heart of the Oran Park Town Centre;
- Promoting activation of the Town Centre (i.e. Increase in usage of the public domain and Town Park) a popular and safe environment across the day and in the evenings; and

The specific location of the proposed height increase to accommodate an iconic tower element has been carefully considered in the context of the Town Centre and the positive built form and social benefits it will foster. As such the proposed height increase is appropriate for the specific site and overall context of the Town Centre.

The additional 56 dwellings above the existing residential density of the Oran Park Town Centre will require additional public open space for public use. This space has been identified by the proponent and will form part of a future amendment to the Oran Park VPA.

### Proposed Minor Zoning Changes

The proposal also seeks to align the western zoning boundary between B2 Local Centre and R3 Medium Density Residential zoning to better align with cadastral boundaries and approved development.

The amendment to the B2 Local Centre zone boundary will also require consequential amendments to a number of associated maps, including the Special Areas Map and Lot Size Map. The Height of Building Map will also be amended in this regard, ensuring that the height controls are consistent with the Town Centre boundary.

While no DCP amendments have been sought, this will be considered post-Gateway, should the draft Planning Proposal receive a Gateway Determination.

## Part 2 – Explanation of Provisions

The site is located within the Oran Park Precinct of the South West Growth Area (SWGA) and is zoned B2 Local Centre and R3 Medium Density Residential under the Growth Centres SEPP.

The draft Planning Proposal seeks to amend the following Growth Centres SEPP Maps:

- Land Zoning (LZN\_004);
- Height of Buildings (HOB\_004);
- Minimum Lot Size (LSZ\_004); and
- Special Areas (SAM\_004).

The SEPP maps identified above are required to be amended due to proposed changes to the B2/R3 zones. The proposed amendments increase 1,300m<sup>2</sup> of B2 Local Centre zoned land and a corresponding decrease in R3 Medium Density Residential zoned land along with corresponding minimum lot size, Special Areas and Height of Building amendments for consistent development controls.

The proposal additionally requires the increase of the permitted building height from 24m to 47m (from 5 storeys to 12 storeys above the Podium) for the portion of land diagonally opposite the Council Administration Building.

Comparison maps of existing and proposed zoning and maximum building height SEPP maps are shown in **Part 4** of this Proposal.

The provision of 3000m<sup>2</sup> of continuous open space located on the corner of Oran Park Drive and Peter Brock Drive, has been offered to meet the provisions of open space required by the increased density associated with this Planning Proposal, and is discussed further below.

## Part 3 – Justification

This section addresses the need for the proposed amendments, identifies the background studies undertaken, and details why the Planning Proposal is the best approach.

### Background

The proponent is committed to providing facilities and services to the community early in order to encourage walkable communities and greater level of local self-containment. Stage 1 of The Podium Shopping Centre was delivered to facilitate convenient access to retail and business services, enabling local businesses to build a local presence, as well as helping residents to achieve a work/life balance by providing retail and office space close to where they live.

Stage 2 of the Podium development will provide the community with further access to retail and commercial opportunities, in addition to providing apartment style housing with access to high amenity within the context of the Town Centre. The residential component will broaden the diversity and affordability of housing within Oran Park.

The key design principles to influence the final design outcome and delivery of the Stage 2 Podium development are:

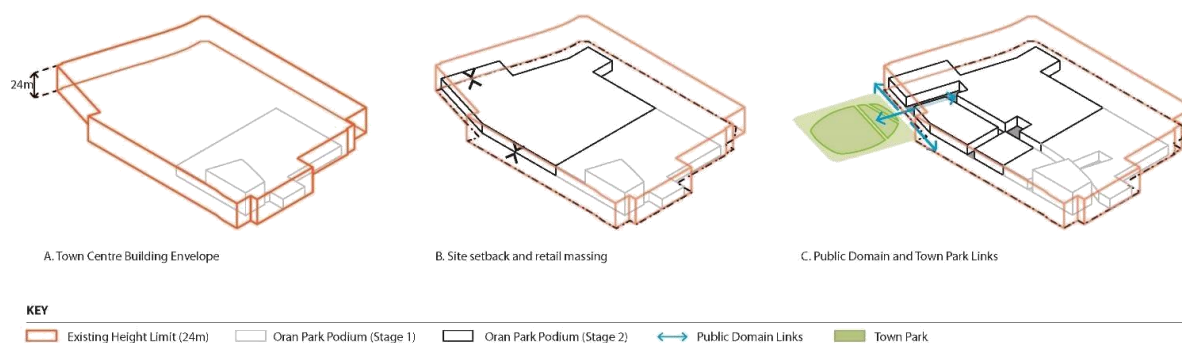
- A landmark development within the Town Centre that visually anchors the Main Street and the Civic Node.
- A distribution of height and density that will help to activate the Civic Precinct and support the retail centre, generating local job opportunities and increased amenity.
- Reinforcing a connected and walkable town centre, with pedestrian linkages to Stage 1, future developments and the Town Park.
- A vibrant ground level with active edges fostering the interaction between the public domain and the retail centre. Weather protected outdoor spaces for café and restaurant dining connect the retail to the public domain.
- Reinforcing the Town Centre as a place for social gathering and community interaction.
- Bringing the outside in through naturally ventilated winter garden connecting a proposed “Market Place” to the Town Park.
- A vibrant community of diverse social interactions through a variety of apartment typologies and communal open space.

These principles have informed the design process to create a balanced, appropriately proportioned and architecturally superior built form outcome. This includes the following elements:

- Ground level podium retail floor area that links to Stage 1;
- Two residential apartment buildings above the ground floor retail podium fronting Main Street, comprising one building 5 levels above the podium and a residential tower 12 levels above the podium;
- One commercial building, comprising four levels of commercial/office space above the retail podium providing 4,500m<sup>2</sup> of net lettable area;
- Two residential flat building apartments fronting Central Avenue, ranging from 5 to 7 levels;
- Parking associated with the retail/commercial and residential land use components of the development.

These elements will deliver a built form outcome and will ensure that proposed 12 storey residential apartment above The Podium will provide the focal point of the Town Centre with the confluence of retail/commercial, leisure, civic and residential activities.

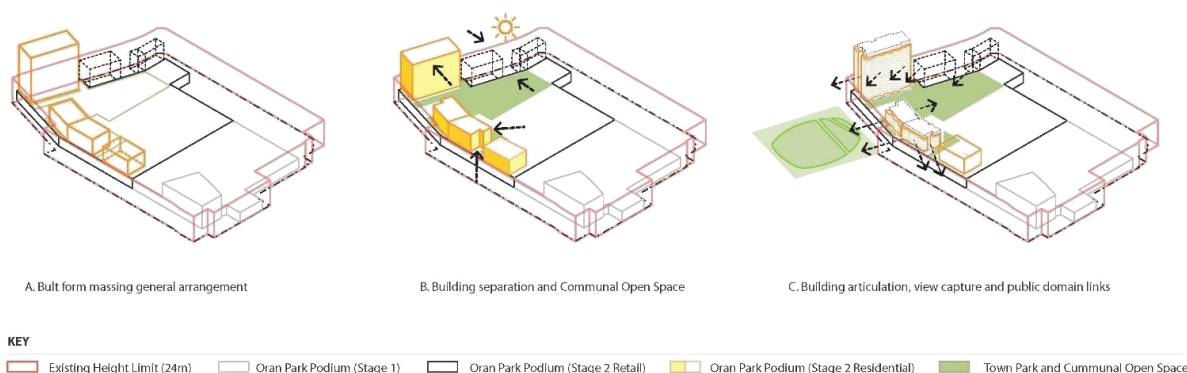
Massing diagrams to illustrate the evolution of the built form outcome are demonstrated in **Figures 4-6** and have been prepared in accordance with the requirements of *State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development (SEPP 65)* and *Apartment Design Guide (ADG)*.



**Figure 4 – Site Capability – Current Controls**



**Figure 5 – Site Capability – Height and Density Investigation**



**Figure 6 – Site Capability – Built Form and Public Domain Connectivity**

The massing diagrams illustrate the built form design for the Stage 2 Podium Shopping Centre development, and the relationship of the retail component, the residential apartments, and the public domain.

There is a potential dwelling yield of 230 residential apartments based on a mix of 1, 2, 3 and 4-bedroom apartments across the Stage 2 Podium expansion area. This includes the 56 dwellings as a result of the increase in height proposed by this Planning Proposal.

Given the context of the residential apartment building, the increased height at this location presents the opportunity to provide a prominent landmark building, providing a marker to the focal point of the Town Centre, drawing people to the civic, leisure and retail and other employment activities.

The proposed height increase results additional public open space to be provided. This item is discussed in more detail in Section C of the Planning Proposal.

### 3.1 Section A – Need for the Planning Proposal

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

This Planning Proposal is not a result of any Strategic Study or Report. The amendments proposed in this Planning Proposal are a result of a review of the cadastral boundaries and land uses on the ground and an urban design review process to establish a positive built form outcome within the Town Centre.

The Planning Proposal is consistent with the directions, strategies and actions outlined in the NSW Governments recent strategic planning policies, including the Greater Sydney Region Plan, and the Western City District Plan.

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

Yes. This Planning Proposal is the best means of achieving the intended outcomes for the development of a 47m residential apartment building. The proposed variation in building height would not be supported under a Section 4.6 - Variation Exception to Development Controls under the Growth Centres SEPP.

The proposed Height of Building amendment to the Growth Centres SEPP is to enable a more diverse range of housing typologies within the Oran Park Town Centre. The proposed western boundary zoning alignment will align with approved development and cadastral boundaries.

The proposed amendments are supported by the Camden Local Planning Panel, and Council.

3.2 Section B – Relationship to Strategic Planning Framework

**Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?**

The objectives and directions of the Greater Sydney Regional Plan & Western City District Plan applicable to the Planning Proposal have been addressed at **Appendix 3** of this report.

**Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?**

Camden Local Strategic Plan

The Community Strategic Plan was adopted by Council in June 2017, and guides economic development, environmental management, and social well-being within the community.

*Key Direction 1 – Actively Managing Camden LGA's Growth*

The proposal provides appropriate urban development in the form of apartment dwellings in close proximity to commercial activities and community services.

*Key Direction 3 – A Prosperous Economy*

The proposal facilitates the expansion of Stage 2 of the Oran Park Podium, providing Oran Park residents with greater accessibility to retail, commercial activities,



employment and leisure opportunities. The expansion of the Podium will also provide additional opportunities local businesses that service the community.

The proposal is consistent with the Community Strategic Plan 2017.

#### Camden's draft Local Strategic Planning Statement

The Camden Local Strategic Planning Statement is currently on exhibition until 17 August 2019. This document outlines the future strategic direction for Council and is comprised of four core themes: Infrastructure, Liveability, Productivity and Sustainability.

*Local Priority Liveability 1 – Providing housing choice and affordability for Camden's growing and changing populations.*

The proposed residential apartment building supports community needs by providing additional residential accommodation in close proximity to community services for various members of the community. These residential apartments will likely be comparably more affordable than the more common detached dwellings within Oran Park.

*Local Priority Liveability 3 – Providing services and facilities to foster a healthy and socially connected community.*

The draft Planning Proposal supports a socially connected community through greater accessibility to the town centre for residents. The additional provision of open space through a VPA that will further enhance the community social network and connectivity.

*Local priority Productivity 1 – Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District*

The draft Planning Proposal will form part of the Oran Park Podium Stage 2 development, expanding the existing retail space within the Town Centre. This additional space will provide addition retail and commercial space for a range of employment opportunities in addition to services that support these opportunities.

*Local Priority Productivity 2 – Encouraging successful centres through a clearly defined centres hierarchy*

Oran Park has been identified as a Town Centre, providing a mix of co-located uses such as retail, civic, commercial office and residential serving the wider local government area and supporting strong job growth in some sectors.

The draft Planning Proposal is consistent with the relevant Local Priorities within the LSPS.

***Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?***

The relevant SEPPs including deemed SEPPs have been addressed at **Appendix 4** to this report.

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

The s9.1 Ministerial Directions applicable to the Planning Proposal have been addressed at **Appendix 5** of this report.

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?***

The site is subject to biodiversity certification under the Growth Centres SEPP. The site contains no native vegetation, or habitat for threatened species and is not located on any identified riparian protection areas (**Figure 7**). The proposal is unlikely to affect threatened species and ecological communities.

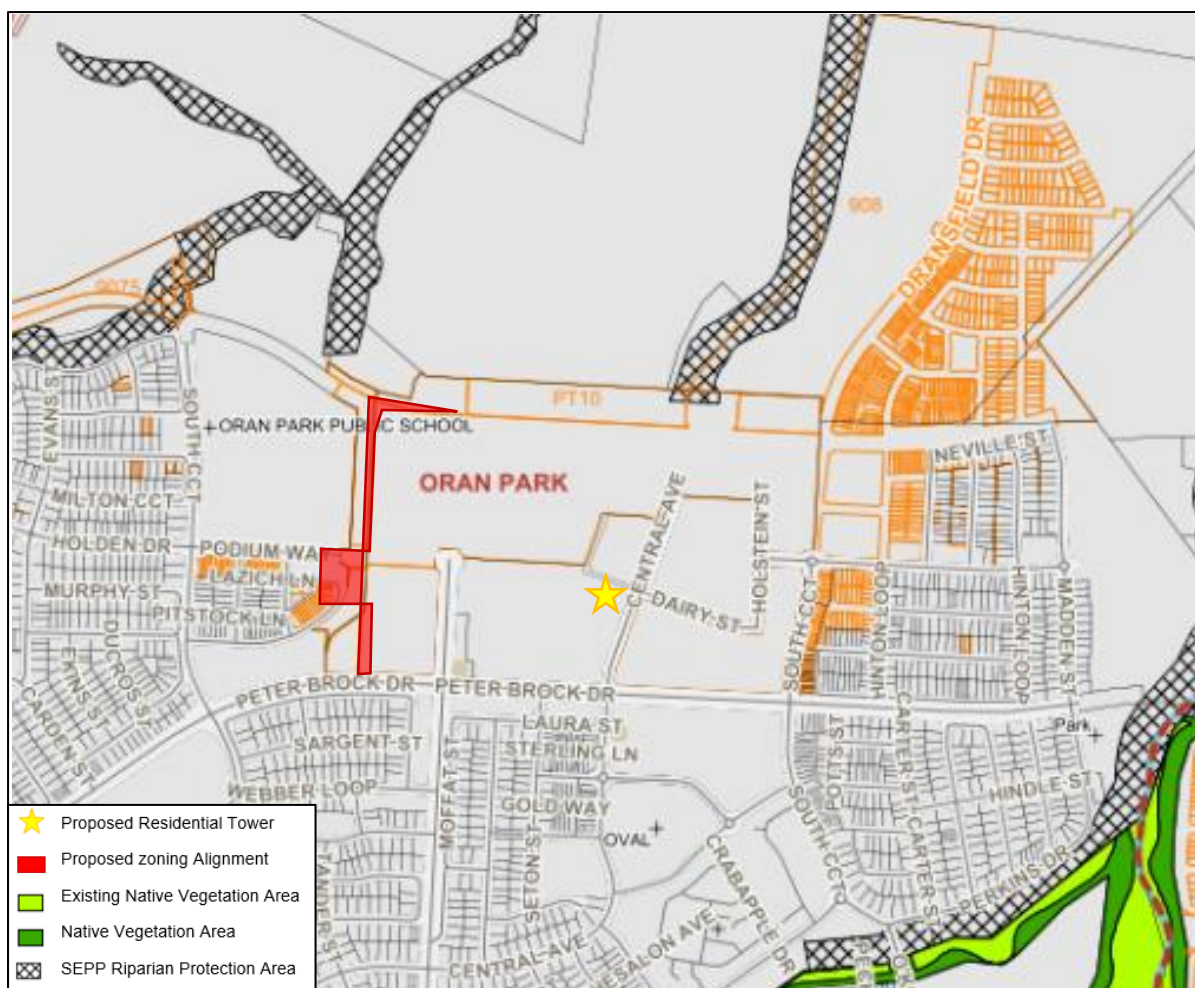


Figure 7 – Riparian and native vegetation surrounding the site

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

The proposed amendments will not create any undue environmental effects. Potential stormwater quantity and quality impacts will be largely unchanged from the current circumstances as a result of the Planning Proposal.

The proposal is not subject to natural hazards such as flooding, bushfire or landslip. A Stage 2 contamination report was completed in 2012 over the site and found the site suitable for residential development. The site has remained as vacant land to date.

**Q9. Has the planning proposal adequately addressed any social and economic effects?**

The site contains no heritage items with the nearest item over 1km away (Figure 8). On this basis, no heritage impact assessment has been required.

While the proposed amendments apply to specific areas of the Town Centre, the overarching outcome will be the delivery of improved public realm, retail and commercial opportunities, in addition to a broader and more affordable range of housing choice with access to more open space. The Stage 2 Podium Shopping Centre development will provide greater commercial and retail floor space, improving the ability for local employment opportunities.

The proposed amendments will be both socially and economically beneficial to the community.

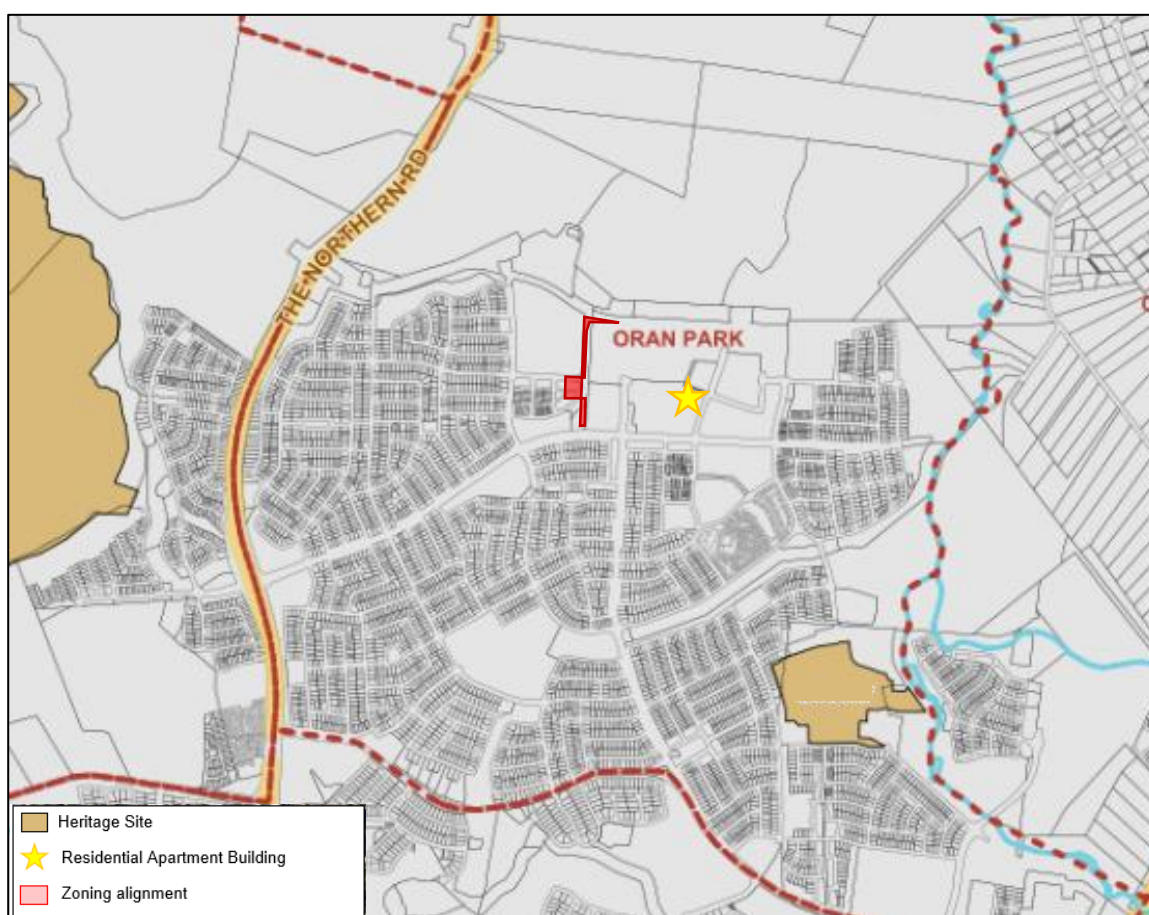


Figure 8 – Heritage items surrounding the site

### 3.4 Section D – State and Commonwealth Interests

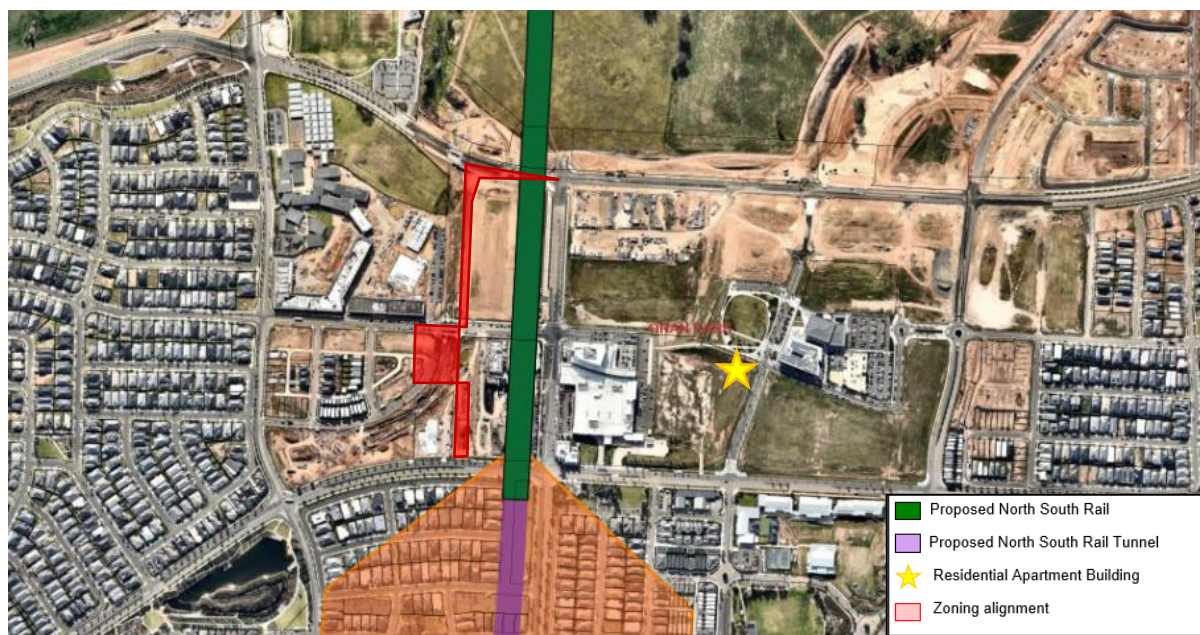
#### **Q10. Is there adequate public infrastructure for the planning proposal?**

##### Transport

A traffic report has been prepared in support of the draft Planning Proposal. The report considers the impact of the proposed increase in residential development on the local traffic network.

The traffic report concludes there is no significant impact on the existing road network and recommends the extension of two right-turn lanes to support additional traffic queueing on adjoining intersections.

The site is also located near the proposed North South rail corridor (refer **Figure 9**), which includes a proposed station located near the Oran Park podium. This will facilitate additional bus services and add to the public transport accessibility of the site.



**Figure 9 – Proposed North South Rail corridor**

### Public Open Space

The proposed residential apartment building will be a maximum of 7 storeys above the current height controls. This will deliver an additional 56 dwellings (or 101 people) above the current building height limit.

Given the increase in population, the proponent has proposed to provide a 3,000m<sup>2</sup> parcel as shown in **Figure 10**. This is currently identified as temporary open space (south east corner of Oran Park Drive and Peter Brock Drive) but is proposed to be dedicated to Council as a permanent open space.

The proposed open space is in excess of the area needed as a result of the additional 56 dwellings. This space is also in addition to the communal open space that will be provided as part of the delivery of the Stage 2 Podium Shopping Centre.

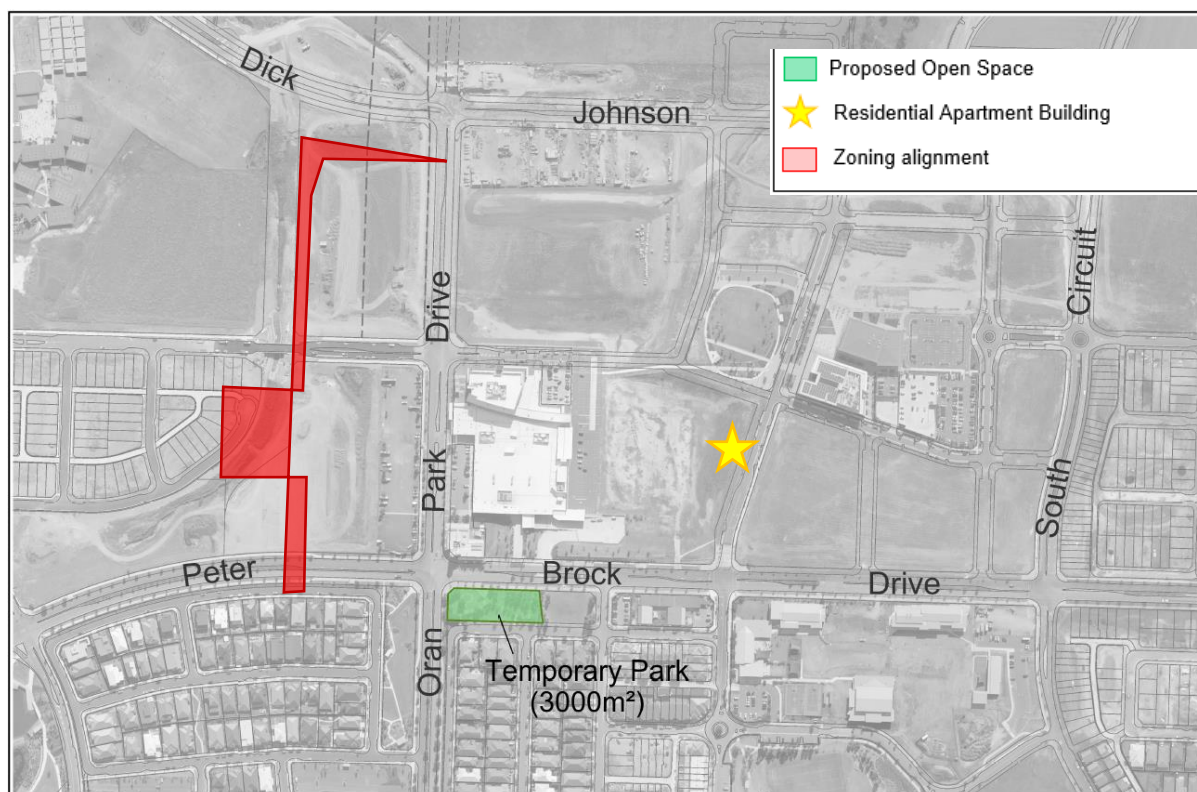


Figure 10 – Proposed public open space

**Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?**

No consultation with State or Commonwealth agencies has been carried out to date. Council will consult with relevant public agencies as directed by the Gateway Determination.

## Part 4 – Mapping

The Planning Proposal seeks to increase the height of building on approximately 2900m<sup>2</sup> of the site from 24m to 47m. The proposal also seeks to align the western boundary between the B2 Local Centre zone (5,900m<sup>2</sup>), and the R3 Medium Density Residential zoning (7,200m<sup>2</sup>). The Height of Building, Minimum Lot Size, and Special Areas maps will be amended to maintain a consistent development standard associated with B2 Local Centre and R3 Medium Density Residential land use zoning (Figures 11-18).

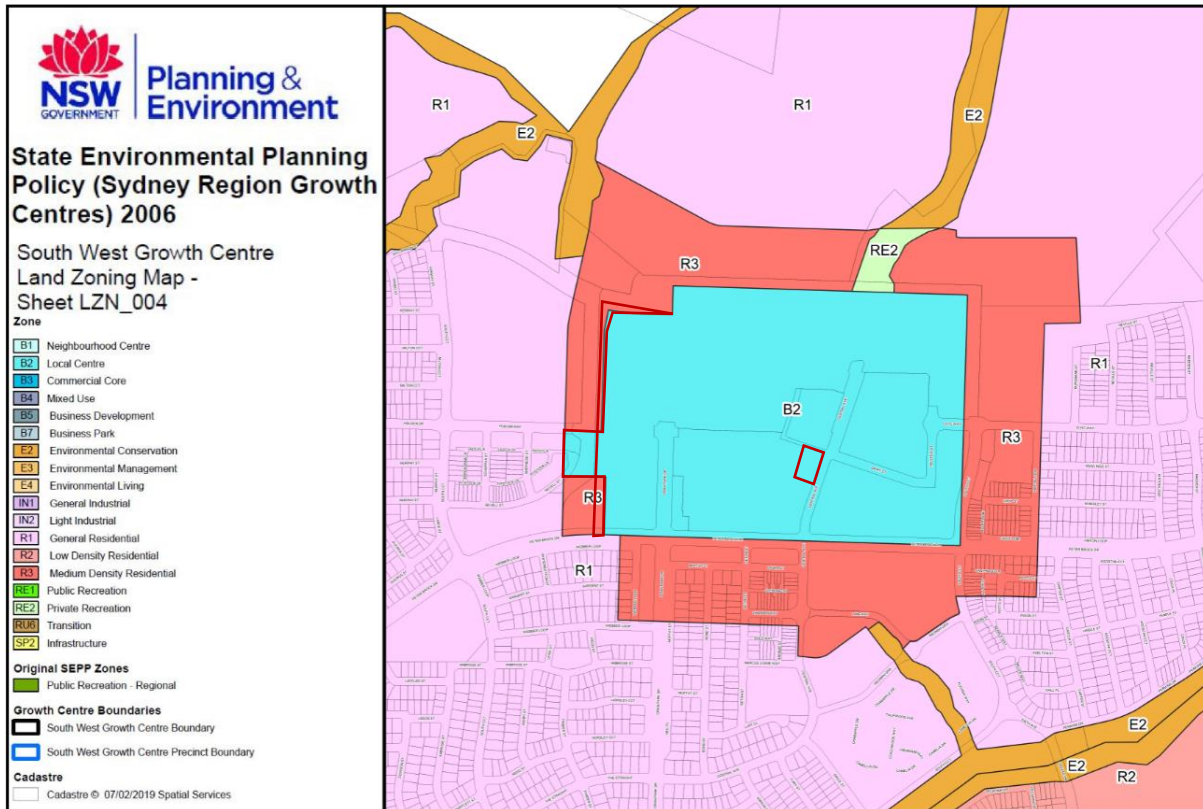


Figure 11 – Existing Land Use Zoning Map

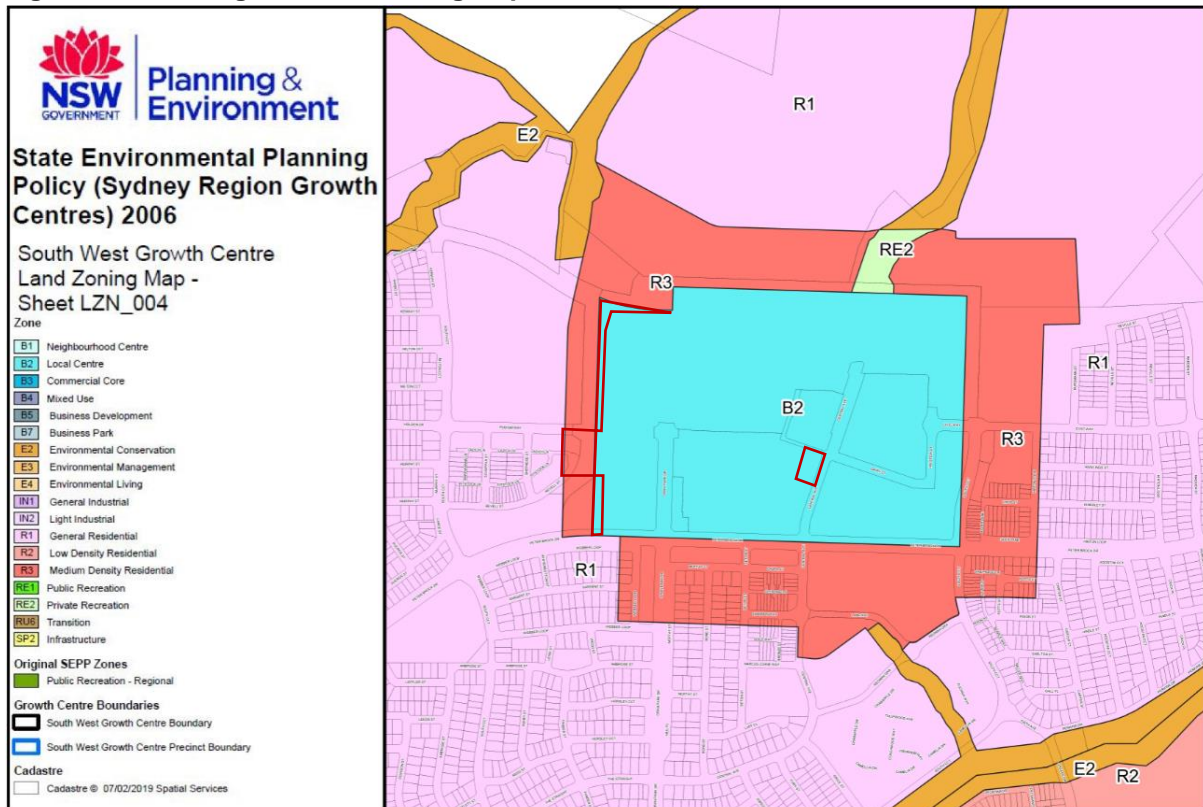


Figure 12 – Proposed Land Use Zoning Map

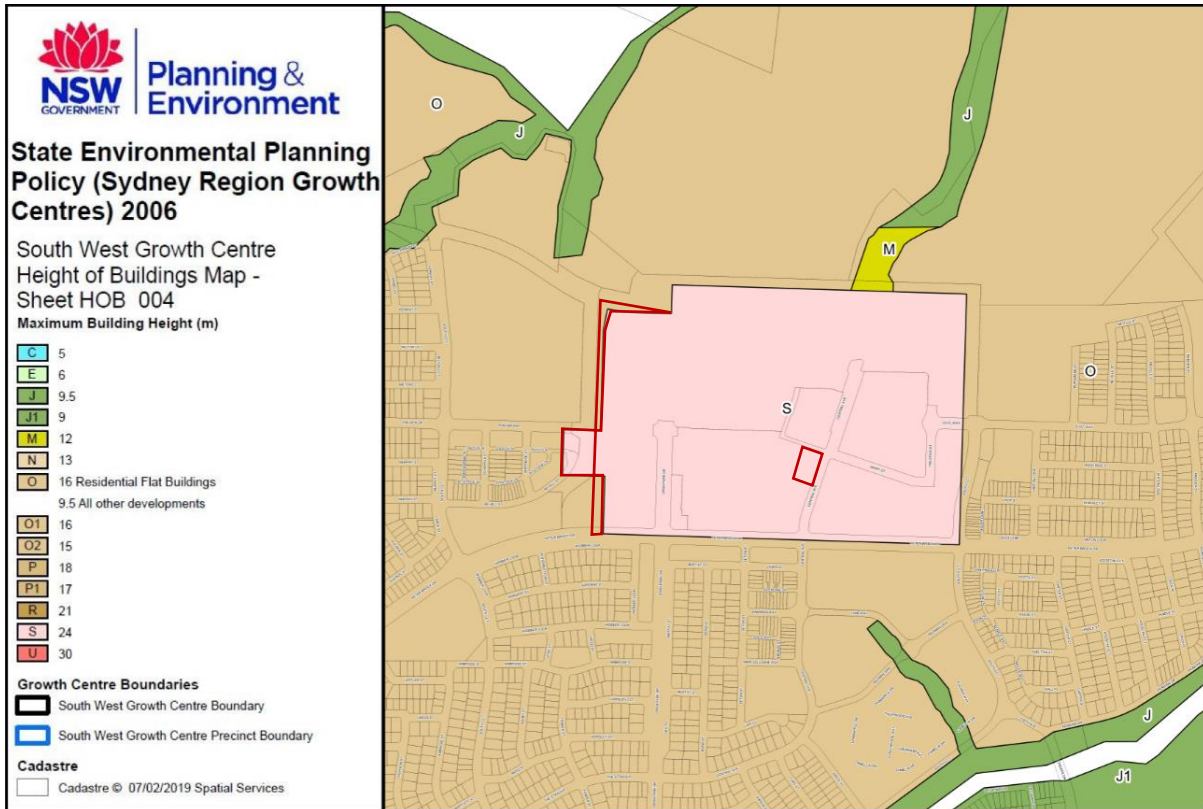


Figure 13 – Existing Height of Building Map

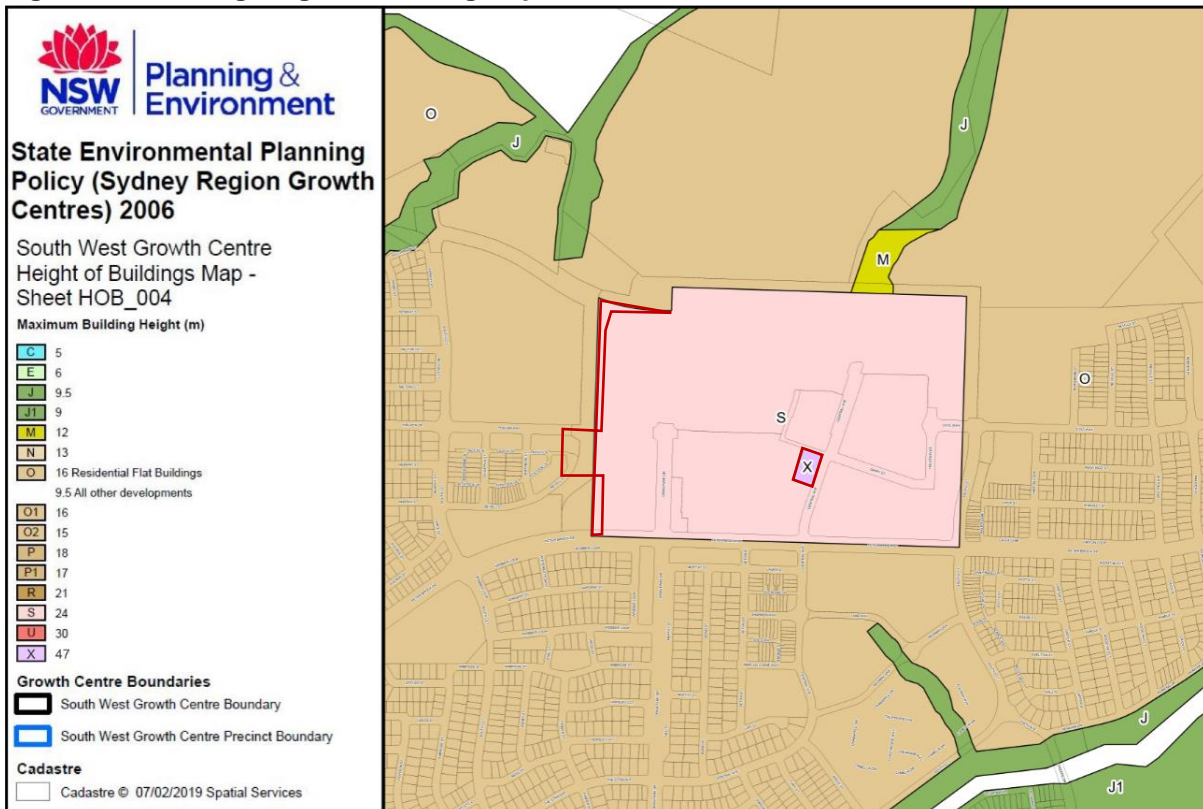


Figure 14 – Proposal Height of Building Map



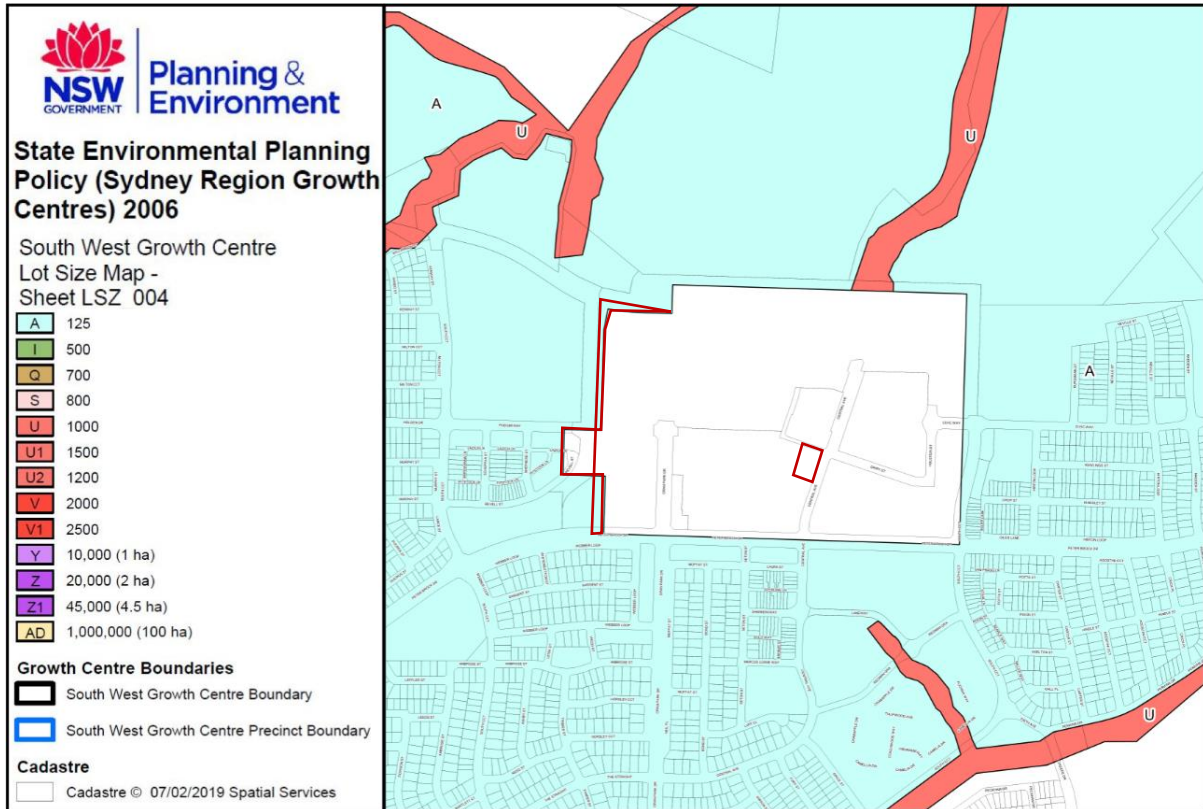


Figure 15 – Existing Minimum Lot Size Map

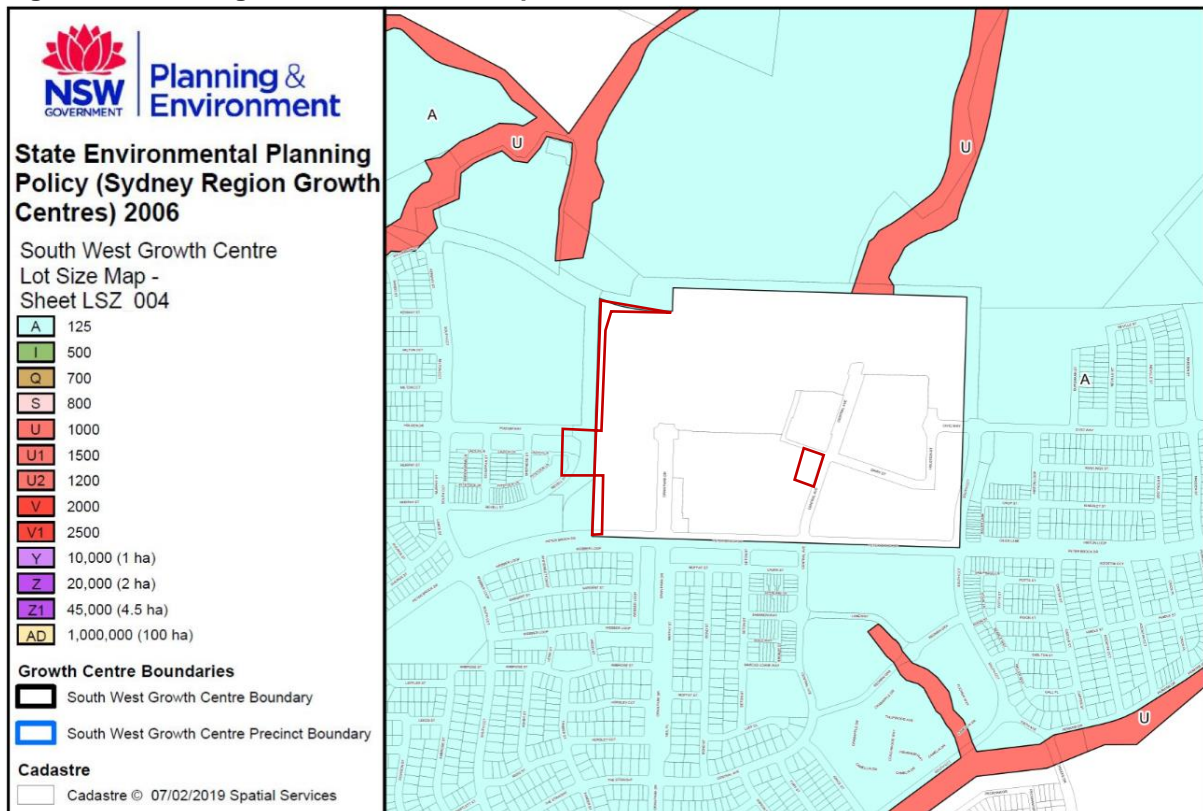


Figure 16 – Proposed Minimum Lot Size Map

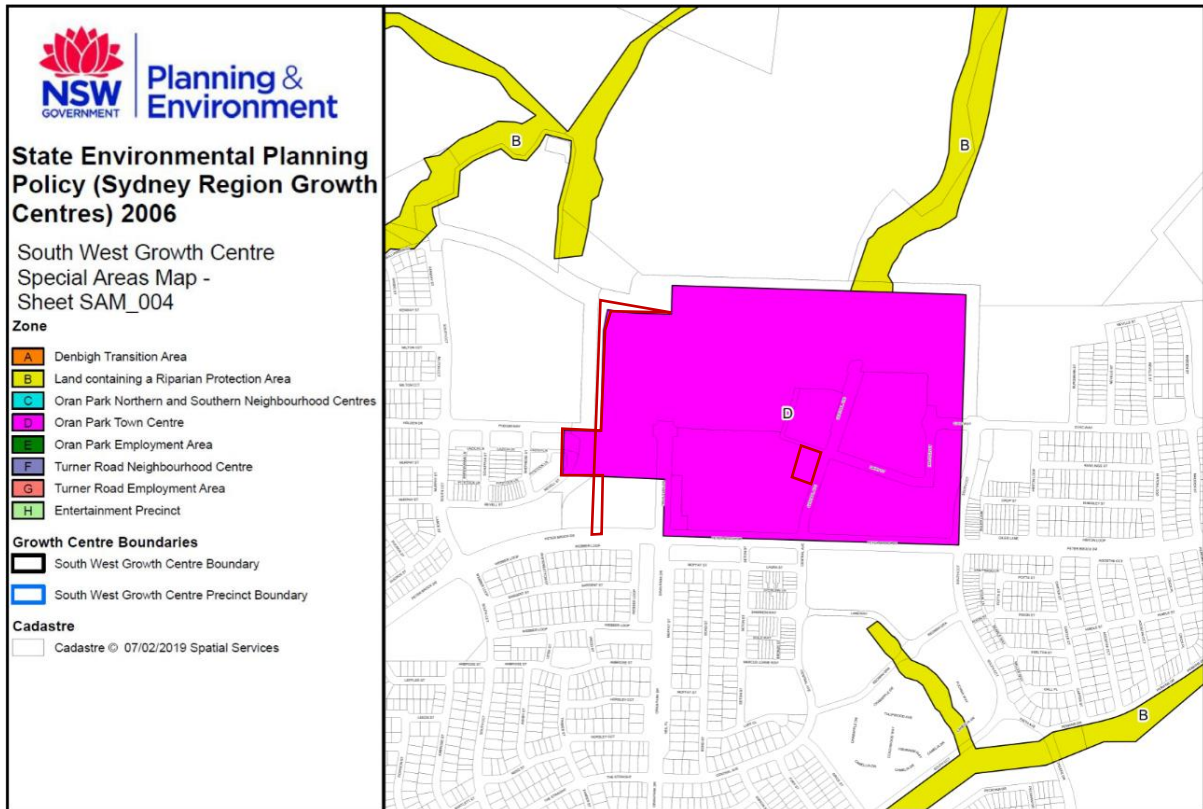


Figure 17 – Existing Special Areas Map

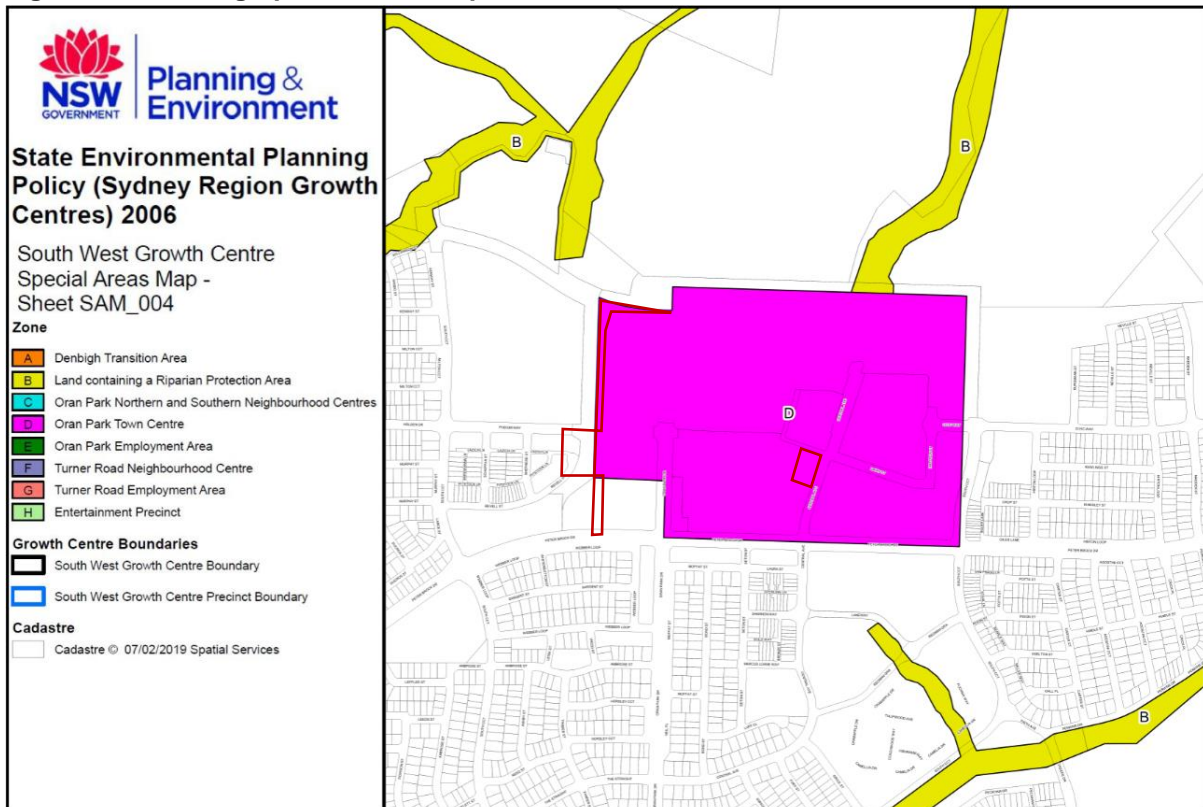


Figure 18 – Proposed Special Areas Map

## Part 5 – Community Consultation

The draft Planning Proposal was placed on initial notification for a period of 28 days from 7 November to 6 December 2018. Initial notification occurred at the same time as the exhibition of the DA for Oran Park Podium Stage 2A (DA/1223/2018).

Five submissions were received, including two objections and three submissions in support. The issues raised in the submissions included:

- Support for apartment living near additional retail and public services;
- Support for additional employment and commercial opportunities;
- Concerns regarding proposed height of building including protection of privacy and loss of suburban identity; and
- Concerns regarding impacts of increased density on local roads and infrastructure such as public transport and schools.

A formal public exhibition period will occur subject to endorsement of the draft Planning Proposal and the receipt of a favourable Gateway Determination from DPIE.

Submitters to the initial notification stage will be advised of any future public exhibition.

## Part 6 – Project Timeline

Anticipated commencement date (date of Gateway Determination)	September 2019
Anticipated timeframe for the completion of required technical information	October 2019
Timeframe for government agency consultation (pre and post exhibition as required by Gateway Determination)	November 2019 – January 2020
Commencement and completion dates for public exhibition period	January - February 2020
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	February – March 2020
Timeframe for the consideration of a proposal post exhibition	April 2020
Date of submission to the department to finalise the LEP	April - May 2020
Anticipated date RPA will make the plan (if delegated)	May – June 2020
Anticipated date RPA will forward to the department for notification	June 2020

## Part 7 – Conclusion

The draft Planning Proposal seeks to increase the maximum building height for a portion of 351 Oran Park Drive, Oran Park to accommodate an additional 56 residential apartments above the permitted height limit. The proposal also seeks to amend the zoning along the western boundary of the Town Centre.

The Planning Proposal has been prepared in accordance with Section 3.33 of the EPA Act 1979. Amendments to the Growth Area SEPP maps (LZN\_004; HOB\_004; LSZ\_004 and SAM\_004) is the most appropriate method to achieve the objectives of this Planning Proposal.

The Planning Proposal will have a positive outcome for the community and complement the existing land use of the surrounding area and demonstrates planning merit as follows:

- The proposal will not result in any adverse impacts on adjoining properties (i.e. overshadowing) and will provide a visual landmark for the Town Centre;
- The proposed building height increase provides residential development with direct access to local services and amenities;
- The increase in height will provide additional residential dwellings and contribute towards housing diversity in the Oran Park Town Centre;
- The proposal will align the zone boundary with approved development and cadastral boundaries;
- The proposal is generally consistent with the relevant objectives of Region, District and local strategic plans; and
- The Planning Proposal meets adequate open space requirements to support community needs.

Based on the above, a Gateway determination is sought from DPIE subject to reasonable and relevant conditions.

## Part 8 – Appendices

**Appendix 1:** Camden Local Planning Panel Minutes 16 April 2019

**Appendix 2:** Council Report and Minutes 25 June 2019

**Appendix 3:** Greater Sydney Regional Plan - Directions and Objectives & Western City District Planning Priorities and Objectives

**Appendix 4:** Consistency against State Environmental Planning Policies

**Appendix 5:** s9.1 Ministerial Directions

**Appendix 6:** Proposed Architectural Drawings

**Appendix 7:** Scott Carver Design Report – October 2018

**Appendix 8:** AECOM Oran Park Town Centre: Revised master Plan Traffic Report – September 2018.

**Appendix 1: Camden Local Planning Panel Minutes 16 April 2019**

**Appendix 2: Council Report and Minutes 25 June 2019**



### Appendix 3: Greater Sydney Regional Plan - Directions and Objectives & Western City District Planning Priorities and Objectives

<b>Greater Sydney Regional Plan - Directions and Objectives</b>		
<b>Objective</b>	<b>Consistency</b>	<b>Comment</b>
<b>Infrastructure and Collaboration</b>		
Objective 1 – Infrastructure supports the three cities	Yes	The proposal is not inconsistent with the future development of the proposed North South rail corridor.
Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	Yes	The proposal is not inconsistent with the delivery of infrastructure that aligns with forecast growth.
Objective 3: Infrastructure adapts to meet future needs	Yes	The proposal is not inconsistent with the delivery of adapting to future infrastructure needs
Objective 4: Infrastructure use is optimised	Yes	The proposal does not inhibit the optimisation of local infrastructure
Objective 5: Benefits of growth realised by collaboration of governments, community and business	Yes	The proposal is not inconsistent with the vision of the Western Sydney City Deal, collaboration with DPIE, Greater Sydney Commission, Urban Growth or Landcom.
<b>Livability</b>		
Objective 6: Services and infrastructure meet communities changing needs	Yes	The proposal supports community needs by providing additional residential accommodation in close proximity to community services
Objective 7: Communities are healthy, resilient and socially connected.	Yes	The proposal supports connected places through 3000m <sup>2</sup> of open space offered through VPA, and provides additional residential accommodation in close proximity to community services encouraging walkability
Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	Yes	The proposal does not inhibit cultural diversity
Objective 9: Greater Sydney Celebrates the arts and supports creative industries and innovation	Yes	The proposal does not inhibit innovation, arts and creative industries.
Objective 10: Greater housing supply	Yes	The proposal provides an additional 56 residential apartment dwellings.
Objective 11: Housing is more diverse and affordable	Yes	The proposal provides residential apartments, a diverse housing product for the area.  The proposal does not inhibit the delivery of affordable housing by state agencies.
Objective 12: Great Places that bring people together	Yes	The proposal supports connected places through 3000m of open space offered through VPA, providing opportunity for social interaction.
Objective 13: Environmental heritage is conserved and enhanced	N/A	The site contained no environmental heritage features.

<b>Productivity</b>		
Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	Yes	The proposal provides additional housing in a walkable proximity to community needs such as employment and commercial activity.
Objective 17: Regional transport is integrated with land use	Yes	The proposal does not inhibit the delivery of future transport needs such as the proposed North South rail corridor.
Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	Yes	The proposal does not inhibit the delivery of objective 20.
Objective 22: Investment and business activity in centres	Yes	The proposal provides residential accommodation in close proximity to local employment and commercial activities.
Objective 23: Industrial and urban services land is planned retained and managed	No	The proposal provides residential accommodation in B2 Local Centre zoning. The development is in conjunction with the wider podium stage 2 expansion aimed at delivering additional retail and commercial spaces.
<b>Sustainability</b>		
Objective 26: A cool and green parkland city in the South Creek corridor	N/A	The proposal does not impact the South Creek corridor
Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	N/A	The site contains no native vegetation
Objective 28: Scenic and cultural landscapes are protected	Yes	The proposed residential town is not located on land with scenic or cultural value.  The building will be a visual landmark for Oran Park Town Centre and a visual analysis may be required as part of the Gateway Determination
Objective 29: Environmental, social and economic values in rural areas are protected and enhanced	N/A	The proposal is located within an urban area.
Objective 30: Urban tree canopy cover is increased	Yes	The proposed site contains no vegetation. Proposed landscaping, including additional trees, will be assessed through the development application stage. The proposal also includes 3000m <sup>2</sup> provision of open space containing a number of trees that are likely to be retained.
Objective 31: Public open space is accessible, protected and enhanced	Yes	The proposal is attached to 3000m <sup>2</sup> of additional open space provided in response to the increased population generated by this Planning Proposal. This

		space is located within 300m of the proposed residential apartment building.
Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	Yes	The proposal does not inhibit the development of the green grid
Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	N/A	Sustainable features within the proposed residential building would be addressed at the development application stage.
Objective 34: Energy and water flows are captured, used and re-used	N/A	Sustainable features within the proposed residential building would be addressed at the development application stage.
Objective 35: More waste is re-used and recycled to support the development of a circular economy	N/A	A waste management report assessing waste re-use and recycling for the proposed residential building would be addressed at the development application stage.
Objective 36: People and places adapt to climate change and future shocks and stresses	Yes	The proposal does not inhibit the ability to adapt to local climate change.
Objective 38: Heatwaves and extreme heat are managed	N/A	Sustainable features addressing heat island effect within the proposed residential building would be addressed at the development application stage such as site coverage, landscape ratios, or colours and materials schedule.

<b>Western City District Plan Priority</b>		
<b>Objective</b>	<b>Consistency</b>	<b>Comment</b>
<b>Infrastructure and Collaboration</b>		
Planning Priority W1: Planning for a city supported by infrastructure	Yes	The proposal will not prohibit the development of the proposed future North South Rail Corridor.
Planning Priority W2: Working through collaboration	Yes	The proposal does not preclude collaboration between all levels of government and the private sector.
<b>Liveability</b>		
Planning Priority W3: Providing services and social infrastructure to meet people's changing needs	Yes	The proposal will provide residential apartments in close proximity to services, employment, education and commercial activities meeting needs of the community.
Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities	Yes	The proposal supports connected places through 3000m <sup>2</sup> of open space offered through VPA, providing opportunity for social interaction.
Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	Yes	The proposal will maintain and support the delivery of housing supply and diversity within Oran Park.
Planning Priority W6: Creating and renewing great places and local	Yes	The place-based approach was utilised in the broader precinct design. The proposal

centres, and respecting the District's heritage		also considers accessibility to the public realm in addition to the provision of additional public open space.
<b>Productivity</b>		
Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	Yes	The proposal does not preclude the achievement of this Planning Priority
Planning Priority W8: Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis	Yes	The proposal does not preclude the achievement of this Planning Priority
Planning Priority W9: Growing and strengthening the metropolitan city cluster	Yes	The proposal does not preclude the achievement of this Planning Priority
Planning Priority W11: Growing investment, business opportunities and jobs in strategic centres	N/A	Oran park is not identified as a "strategic centre"
Planning Priority W12: Protecting and improving the health and enjoyment of the District's waterways	Yes	The proposal does not preclude the achievement of this Planning Priority
<b>Sustainability</b>		
Planning Priority W13: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	Yes	The proposal does not preclude the achievement of this Planning Priority
Planning Priority W14: Protecting and enhancing bushland and biodiversity	Yes	The site is bio-certified under the South West Growth Centres and zoned for retail/commercial and medium density development. The site contains no native vegetation and therefore the proposal will have no impact on biodiversity.
Planning Priority W15: Increasing urban tree canopy cover and delivering Green Grid connections		Additional landscaping will be provided to meet the residential private open space requirements. Additional landscaped public open space is being provided as part of a VPA.
Planning Priority W16: Protecting and enhancing scenic and cultural landscapes	Yes	The proposed residential town is not located on land with scenic or cultural value.  <b>The building will be a visual landmark for Oran Park Town Centre and a visual analysis may be required as part of the Gateway Determination</b>
Planning Priority W18: Delivering high quality open space	Yes	The proposal includes a provision of embellished public open space which includes landscaping public seating, and children's play areas.

Planning Priority W19: Reducing carbon emissions and managing energy, water and waste efficiency	Yes	The proposal does not preclude the achievement of this Planning Priority
Planning Priority W20: Adapting to the impacts of urban and natural hazards and climate change	Yes	The proposal does not inhibit the ability to adapt to local climate change. This would be addressed at the development application stage in consideration to site coverage, landscape ratios, or colours and materials schedule.

**Appendix 4: Consistency against State Environmental Planning Policies**

SEPP Title	Consistency	Comment
1. Development Standards	N/A	This SEPP does not apply to the Camden LGA.
19. Bushland in Urban Areas	Yes	The Planning Proposal will have no adverse effect to the surrounding bushland.
21. Caravan Parks	N/A	Not applicable to this Planning Proposal.
33. Hazardous and Offensive Development	Yes	This SEPP applies to the state; however, the proposal is not hazardous or offensive. This SEPP is not applicable to this Planning Proposal.
36. Manufactured Home Estates	N/A	Not applicable to this Planning Proposal.
44. Koala Habitat Protection	N/A	This SEPP does not apply to the Camden LGA.
47. Moore Park Showground	N/A	This SEPP does not apply to the Camden LGA.
50. Canal Estate Development	N/A	This SEPP does not apply to the Camden LGA.
55. Remediation of Land	Yes	SEPP 55 requires Council to consider whether the subject land is contaminated. If the land requires remediation for a purpose use of zoning, Council must be satisfied that the land can and will be remediated before the land is used for that purpose.  The subject land of the Planning Proposal has been remediated as part of the rezoning of the precinct in 2007 via land capability studies. Further review will be addressed at DA stage.
64. Advertising and Signage	Yes	This SEPP applies to the State. No advertising or signage is proposed as part of this Planning Proposal. The application of this SEPP will be assessed at DA stage.
65. Design Quality of Residential Apartment Development	Yes	This SEPP applies to the proposed development. The proposal was reviewed by Council's Design Advisory Group (DAG) on 13 August 2018, prior to DA lodgement. DAG supported the proposal in concept and recommended design amendments the proponent has since adopted.

70. Affordable Housing (Revised Schemes)	Yes	This SEPP applies to the Planning Proposal and will provide the opportunity for additional affordable housing.
SEPP (Aboriginal Land) 2019	N/A	This SEPP does not apply to the Camden LGA.
SEPP (Affordable Rental Housing) 2009	Yes	This SEPP applies to the Planning Proposal and will provide the opportunity for additional affordable rental housing.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	This SEPP applies to the State and future development would need to comply with the provisions of this SEPP.
SEPP (Coastal Management) 2018	N/A	This SEPP does not apply to the Camden LGA.
SEPP (Concurrences) 2018	N/A	This SEPP applies to the State and future development would need to comply with the provisions of this SEPP.
SEPP (Educational Establishments and Child Care Facilities) 2017	N/A	The Application of this SEPP applies to the state, however, is not applicable to this Planning Proposal.
SEPP (Exempt and Complying Development Codes) 2008	Yes	This SEPP applies to the State. The Planning Proposal and its application will be reviewed through the DA process.
SEPP (Gosford City Centre) 2018	N/A	This SEPP does not apply to the Camden LGA.
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	This SEPP applies to the State. The Planning Proposal will provide opportunities for housing within proximity to services.
SEPP (Infrastructure) 2007	Yes	This SEPP is relevant to particular development categories permitted under the Planning Proposal. Future development would need to comply with the provisions of this SEPP.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	This SEPP does not apply to the Camden LGA.
SEPP (Kurnell Peninsula) 1989	N/A	This SEPP does not apply to the Camden LGA.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable to this Planning Proposal.
SEPP (Miscellaneous Consent Provisions) 2007	Yes	This SEPP applies to the state, however, is not applicable to this Planning Proposal.

SEPP (Penrith Lakes Scheme) 1989	N/A	This SEPP does not apply to the Camden LGA.
SEPP (Primary Production and Rural Development) 2019	Yes	This SEPP applies to the state; however, the proposal is located on B2 Local Centre land and this SEPP is not applicable to this Planning Proposal.
SEPP (State and Regional Development) 2011	N/A	This SEPP applies to the state; however, the proposal is not state or regionally significant. This SEPP is not applicable to this Planning Proposal.
SEPP (State Significant Precincts) 2005	N/A	This SEPP applies to the state; however, the proposal is not within a State Significant Precinct. This SEPP is not applicable to this Planning Proposal.
SEPP (Sydney Drinking Water Catchment) 2011	N/A	This SEPP applies to the Sydney Drinking Water Catchment. The proposal is not within this catchment and this SEPP is not applicable to this Planning Proposal.
SEPP (Sydney Region Growth Centres) 2006	Yes	<p>This SEPP applies to the proposed site in Oran Park. Amendments to this SEPP are the basis of this Planning Proposal.</p> <p>This Planning Proposal seeks to amend the permitted Height of Building from 24m to 47m in a confined location to facilitate the development of 56 additional residential apartments above the permitted height of building controls.</p> <p>The proposal also seeks to align the western zoning boundary between B2 Local Centre and R3 Medium Density Residential zoning to better align with cadastral boundaries and approved development.</p> <p>Future development would need to comply with further provisions of this SEPP and will be assessed at development application.</p>
SEPP (Three Ports) 2013	N/A	This SEPP does not apply to the Camden LGA.
SEPP (Urban Renewal) 2010	N/A	This SEPP does not apply to the Camden LGA.
SEPP (Vegetation in Non-Rural Area) 2017	Yes	This SEPP applies to the Camden LGA and the proposed site. Future development would need to comply with further provisions of this SEPP and will be assessed at development application.



SEPP (Western Sydney Employment Area) 2009	N/A	This SEPP does not apply to this Planning Proposal.
SEPP (Western Sydney Parklands) 2009	N/A	This SEPP does not apply to the Camden LGA.
Sydney Regional Environment Plan No 8 (Central Coast Plateau Areas)	N/A	This SEPP does not apply to the Camden LGA.
Sydney Regional Environment No 9 - Extractive Industry (No 2 – 1995)	N/A	This SEPP applies to the Camden LGA, however the provisions of this SEPP do not apply to this Planning Proposal.
Sydney Regional Environmental Plan No 16 - Walsh Bay	N/A	This SEPP does not apply to the Camden LGA.
Sydney Regional Environmental Plan No 20 Hawkesbury-Nepean River (No 2 – 1997)	Yes	This SEPP applies to the Camden LGA, however the provisions of this SEPP do not apply to this Planning Proposal.
Sydney Regional Environmental Plan No 24—Homebush Bay Area	N/A	This SEPP does not apply to the Camden LGA.
Sydney Regional Environmental Plan No 26—City West	N/A	This SEPP does not apply to the Camden LGA.
Sydney Regional Environmental Plan No 30 - St Marys	N/A	This SEPP does not apply to the Camden LGA.
Sydney Regional Environmental Plan No 33—Cooks Cove	N/A	This SEPP does not apply to the Camden LGA.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	This SEPP does not apply to the Camden LGA.

## Appendix 5: s9.1 Ministerial Directions

S9.1 Direction Title	Consistency	Comment
1.0 Employment and Resources		
1.1 Business and Industrial Zones	Yes	<p>This direction applies to the Planning Proposal. The proposed residential apartment building will provide additional employment opportunities in construction and maintenance of the building and commercial opportunities on the ground floor.</p> <p>This proposal compliments the development of the Oran Park Podium Stage 2 which is largely commercial.</p>
1.2 Rural Zones	N/A	The site is not located within land zoned rural.
1.3 Mining, Petroleum Production and Extractive Industries	N/A	The Proposal does not propose the extraction of minerals specified with the direction
1.4 Oyster Aquaculture	N/A	This Ministerial Direction does not apply to the Camden LGA.
1.5 Rural Lands	N/A	The site is not located within land zoned rural.
2.0 Environment and Heritage		
2.1 Environment Protection Zones	N/A	The site is not located within land zoned rural or environmentally sensitive.
2.2 Coastal Protection	N/A	This Ministerial Direction does not apply to the Camden LGA.
2.3 Heritage Conservation	N/A	The site is not of heritage significance or indigenous heritage significance.
2.4 Recreation Vehicle Areas	N/A	This Ministerial Direction does not apply to the proposal as it does not seek the development of any recreational vehicle areas.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	This Ministerial Direction does not apply to the Camden LGA.
3.0 Housing, Infrastructure and Urban Development		

3.1 Residential Zones	Yes	<p>The Planning Proposal is consistent with this Ministerial Direction. The proposal will increase housing choice and variety, be in close proximity to local infrastructure and services and have minimum impact on environment and resource lands.</p> <p>The proposed development is consistent with the Regional and District plans.</p> <p>The site is located on B2 Local Centre zone under the Growth Centres SEPP 2006. The site benefits from the existing services and infrastructure which support the increased density.</p> <p>The proposed residential apartments will provide affordable housing opportunities.</p> <p>The site is adjacent to the Oran Park Town Park, Camden Council Administration building, Oran Park Library and the Podium Stage 2.</p>
3.2 Caravan Parks and Manufactured Home Estates	N/A	This Ministerial Direction does not apply to this Planning Proposal.
3.3 Home Occupations	Yes	This Ministerial Direction does not apply to this Planning Proposal.
3.4 Integrating Land Use and Transport	Yes	<p>The proposal is consistent with this direction. The Planning Proposal will not inhibit the future development of public transport infrastructure inclusive of the proposed North South Rail corridor.</p> <p>The proposed development will no inhibit the provision of existing and proposed bus routes within the Oran Park Town Centre within 200m of the site.</p>
3.5 Development Near Regulated Airports and Defence Airfields	Yes	<p>The subject site is located within the Western Sydney Obstacle Limitation Surface (OLS). The OLS is 230.5m AHD and the proposed building height is 142.4m AHD and will not inhibit the safe operation of the airport.</p> <p>The subject site is not within the OLS of Camden Airport and will not inhibit safe operation of the airport.</p>

The proposal will not require further referral or review regarding the OLS.

The inclusion of aircraft indication lights on the building due to the height will be addressed at the development application stage.

The Planning Proposal is consistent with the objectives set out in the direction.

3.6 Shooting Ranges	N/A	This Ministerial Direction does not apply to this Planning Proposal.
3.7 Reduction in non-hosted short term rental accommodation period	N/A	This Ministerial Direction does not apply to the Camden LGA.
4.0 Hazard and Risk		
4.1 Acid Sulphate Soils	N/A	This direction is not applicable as the land has not been identified as acid sulphate soil under the Camden LEP 2010.
4.2 Mine Subsidence and Unstable Land	N/A	This direction is not applicable as the land has not been identified within a mine subsidence district.
4.3 Flood Prone Land	N/A	This Ministerial Direction does not apply to this Planning Proposal as the site is not located on flood prone land.
4.4 Planning for Bushfire Protection	N/A	This Ministerial Direction does not apply to this Planning Proposal as the site is not located on Bushfire prone land.
5.0 Regional Planning		
5.1 Implementation of Regional Strategies	N/A	This Ministerial Direction does not apply to the Camden LGA.
5.2 Sydney Drinking Water Catchments	N/A	This Ministerial Direction does not apply to this Planning Proposal.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	This Ministerial Direction does not apply to the Camden LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	This Ministerial Direction does not apply to the Camden LGA.
5.9 North West Rail Link Corridor Strategy	N/A	This Ministerial Direction does not apply to the Camden LGA.

5.10 Implementation of Regional Plans	Yes	The Planning Proposal is consistent with the Sydney Metropolitan Strategy and Western Sydney District Plan, detailed in <b>Appendix 3</b>
5.11 Development of Aboriginal Land Council land	N/A	This Ministerial Direction does not apply to the Camden LGA.
6.0 Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The Planning Proposal is not identified as designated development and is consistent with this direction as it does not alter the approval or referral requirements.
6.2 Reserving Land for Public Purposes	Yes	This Planning Proposal will require a provision on open space of 3000m <sup>2</sup> as part of a Voluntary Planning Agreement. This will be undertaken as part of the post Gateway work, prior to public exhibition.
6.3 Site Specific Provisions	Yes	<p>The proposal seeks to amend the Height of Buildings Map from 24m to 47m and align the western B2/R3 land use zoning to cadastral and approved development boundaries.</p> <p>It is consistent with the provisions of the direction outlined below:</p> <ul style="list-style-type: none"> <li>• The site benefits from an existing permitted use for a residential apartment building.</li> <li>• The Planning Proposal seeks to amend the Height of Buildings Map for the subject lot to facilitate a residential apartment building.</li> <li>• The Zoning amendment is a minor 'housekeeping' amendment to align the zone boundaries to the cadastral and development boundaries.</li> </ul>
7.0 Metropolitan Plan Making		
7.1 Implementation of A Plan for Growing Sydney	Yes	This Planning Proposal is consistent with this direction. The proposal will be considered to achieve the overall intention of the Plan and does not undermine the achievement of its planning principles;

directions; and priorities for sub regions, strategic centres and transport gateways.

7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	This Ministerial Direction does not apply to the Camden LGA.
7.3 Parramatta Road Corridor Urban Transformations Strategy	N/A	This Ministerial Direction does not apply to the Camden LGA.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	This Ministerial Direction does not apply to the Camden LGA.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This Ministerial Direction does not apply to the Camden LGA.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	This Ministerial Direction does not apply to the Camden LGA.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	This Ministerial Direction does not apply to the Camden LGA.
7.8 Implementation of the Western Sydney Aerotropolis interim Land use and Infrastructure Implementation Plan	N/A	This direction applies to the Camden LGA, however it is not applicable to this Planning Proposal.
7.9 Implementation of Bayside West Precincts 2036 Plan	N/A	This Ministerial Direction does not apply to the Camden LGA.
7.10 Implementation of Planning Principles for the Cooks River Cove Precinct	N/A	This Ministerial Direction does not apply to the Camden LGA.

Appendix 6: Proposed Architectural Drawings





**Appendix 8:** AECOM Oran Park Town Centre: Revised master Plan Traffic Report – September 2018.