

### Oran Park Town Centre - Rezone land from R3 Medium Density Residential to B2 Local Centre under SEPP (Sydney Region Growth Centres) 2006

Proposal Title : Oran Park Town Centre - Rezone land from R3 Medium Density Residential to B2 Local Centre under SEPP (Sydney Region Growth Centres) 2006

Proposal Summary : To amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone an area of approximately 1 hectare at Oran Park Town Centre from R3 Medium Density Residential to B2 Local Centre. This will ensure that the zone boundary is consistent with the revised road alignment in the 2013 Masterplan for the centre.

PP Number : PP\_2013\_CAMDE\_019\_00      Dop File No : 13/20301

#### Proposal Details

Date Planning Proposal Received : 09-Jan-2014      LGA covered : Camden

Region : Sydney Region West      RPA : Camden Council

State Electorate : CAMDEN      Section of the Act : 55 - Planning Proposal

LEP Type : Spot Rezoning

#### Location Details

Street : South Circuit

Suburb : Oran Park      City : Sydney      Postcode : 2570

Land Parcel : As shown on map on page 9 of the planning proposal.

#### DoP Planning Officer Contact Details

Contact Name : Shane Nugent

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#### RPA Contact Details

Contact Name : Karen McGuire

Contact Number : 0246547801

Contact Email : karen.mcguire@camden.nsw.gov.au

#### DoP Project Manager Contact Details

Contact Name : Terry Doran

Contact Number : 0298601149

Contact Email : terry.doran@planning.nsw.gov.au

#### Land Release Data

Growth Centre : Sydney South West      Release Area Name : N/A

Regional / Sub Regional Strategy : Metro South West subregion      Consistent with Strategy : Yes

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MDP Number :

Date of Release :

Area of Release  
(Ha) :

Type of Release (eg  
Residential /  
Employment land) :

No. of Lots : 0

No. of Dwellings : 0  
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

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

If No, comment :

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

If Yes, comment :

**Supporting notes**

Internal Supporting Notes : The planning proposal was first received from Council on 4 December 2013. However, further information was sought from Council and was finalised on 9 January 2014.

The South West Growth Centre planning team has been consulted, and has indicated that it has no objection to the proposal proceeding.

External Supporting  
Notes :

**Adequacy Assessment**

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

Is a statement of the objectives provided? Yes

Comment : The objective of the planning proposal is to amend the land zoning map in the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 in relation to Oran Park Town Centre, so that the zone boundaries are consistent with the modified alignment of South Circuit in the 2013 Masterplan for the Town Centre.

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

Is an explanation of provisions provided? Yes

Comment : The proposal is to amend the South West Growth Centre Land Zoning Map sheet LZN\_004 as shown in Attachment 2 to the planning proposal.

Minor amendments are also required to the Lot Size Map, Special Areas Map and Height of Buildings map, as shown in Attachments 3-5, so that they are consistent with the revised zone boundary.

Note that page 10 of the planning proposal incorrectly refers to the maps being Attachments 3 to 6. This will require amendment prior to exhibition

The proposal is to rezone a narrow sliver of land adjoining the planned centre line of South Circuit, with a total area of approximately 1 hectare, from R3 Medium Density Residential to B2 Local Centre.

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**Justification - s55 (2)(c)**

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

b) S.117 directions identified by RPA :

**1.1 Business and Industrial Zones**

**2.3 Heritage Conservation**

\* May need the Director General's agreement

**3.1 Residential Zones**

**3.2 Caravan Parks and Manufactured Home Estates**

**3.3 Home Occupations**

**3.4 Integrating Land Use and Transport**

**5.1 Implementation of Regional Strategies**

**6.1 Approval and Referral Requirements**

**6.3 Site Specific Provisions**

**7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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

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

d) Which SEPPs have the RPA identified?

**SEPP No 19—Bushland in Urban Areas**

**SEPP (Sydney Region Growth Centres) 2006**

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

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

The planning proposal states that it is consistent with Section 117 Direction 1.1 Business and Industrial Zones. However the Department is of the view that, as it zones additional land to a business zone, the proposal may not be consistent with the requirement to "ensure that new employment areas are in accordance with a strategy approved by the Director-General".

Given the small area involved (1 hectare) in relation to the overall town centre, any inconsistency with Direction 1.1 is of minor significance. The agreement of the Director General is required and is recommended.

The planning proposal states that it is consistent with Section 117 Direction 3.1 Residential Zones. However the Department is of the view that, as it reduces the amount of land zoned for residential purposes, the proposal may not be consistent with the requirement to "not contain provisions which will reduce the permissible residential density of land."

Given the small area involved (1 hectare) in relation to the overall South West Growth Centre, any inconsistency with Direction 3.1 is of minor significance. The agreement of the Director General is required and is recommended.

The planning proposal is not inconsistent with any other Section 117 Directions, or with any State Environmental Planning Policies.

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

If No, explain :

**Mapping Provided - s55(2)(d)**

Is mapping provided? **Yes**

Comment :

The maps at Attachments 2 to 5 show sufficient detail for the purpose of public exhibition.

**Community consultation - s55(2)(e)**

Has community consultation been proposed? **Yes**

Comment :

Community consultation for a period of 28 days is proposed.

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**Additional Director General's requirements**

Are there any additional Director General's requirements? **No**

If Yes, reasons :

**Overall adequacy of the proposal**

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

**Proposal Assessment**

**Principal LEP:**

Due Date :

Comments in relation to Principal LEP :

Planning proposal is to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006. The land is not included in Camden LEP 2010.

**Assessment Criteria**

Need for planning proposal :

A planning proposal is required to rezone the land so that the zone boundary is consistent with the modified road alignment in the 2013 Masterplan for Oran Park Town Centre.

Consistency with strategic planning framework :

The planning proposal is not inconsistent with the Draft Metropolitan Strategy for Sydney to 2031, or with Camden Council's local strategic plan.

The proposal will align the zone boundaries with the road centrelines in the 2013 Masterplan for Oran Park Town Centre.

Environmental social economic impacts :

The land has been cleared. A change of zone for a small parcel of land will not have any significant environmental impact.

The proposal will provide consistency in planning for the Town Centre, which will have a positive economic and social impact.

**Assessment Process**

Proposal type :

**Routine**

Community Consultation Period :

**28 Days**

Timeframe to make LEP :

**6 months**

Delegation :

**RPA**

Public Authority Consultation - 56(2)(d) :

Is Public Hearing by the PAC required?

**No**

(2)(a) Should the matter proceed ?

**Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

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Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

**Residential Land Release (MDP)**

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

**Documents**

| Document File Name           | DocumentType Name        | Is Public |
|------------------------------|--------------------------|-----------|
| Camden_cover_letter.pdf      | Proposal Covering Letter | Yes       |
| Camden_planning_proposal.pdf | Proposal                 | Yes       |

**Planning Team Recommendation**

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

S.117 directions:

- 1.1 Business and Industrial Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 5.1 Implementation of Regional Strategies
- 6.1 Approval and Referral Requirements
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **DELEGATION OF GATEWAY DETERMINATION**

As the matter is of minor significance, it is recommended that gateway determination function be delegated to the Director, Metropolitan Delivery (Parramatta).

**DELEGATION OF PLAN MAKING FUNCTION**

Council has not requested that the plan making function be delegated to Council. This matter has been discussed with Council officers, who have agreed to accept delegation. Council officers were under the mistaken impression that Council could not exercise delegation as the proposal amends a SEPP.

As the matter is of minor significance, it is recommended that the plan making function be delegated to Camden Council.

**SECTION 117 DIRECTIONS**

It is recommended that the delegate of the Director General agree that the inconsistencies of the proposal with Section 117 Directions 1.1 Business and Industrial Zones and 3.1 Residential Zones are of minor significance.

**RECOMMENDATION AND CONDITIONS**

It is recommended that the planning proposal should proceed, subject to the following conditions:

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1. Prior to public exhibition, page 10 of the planning proposal is to be amended to show the correct reference to the Attachments containing the maps i.e. "Attachments 2 to 5" rather than "Attachments 3 to 6".

2. The planning proposal is to be placed on public exhibition for a period of 28 days.

3. No consultation with public authorities is required.

4. The time frame for finalisation of the planning proposal is to be 6 months from the week following the date of the Gateway determination.

Supporting Reasons :

The planning proposal is to rezone a small area (approximately 1 hectare) of undeveloped land at Oran Park Town Centre. It is necessary to align the zone boundaries with the modified road alignment in the 2013 Masterplan for the Town Centre.

Signature:



Printed Name:

T DORAN

Date:

10/1/94