



CAMDEN COUNCIL

DRAFT PLANNING PROPOSAL

Oran Park Town Centre Planning Proposal
Amendment to State Environmental Planning Policy
(Sydney Region Growth Centres) 2006

Date: October 2013 (Revision B)

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BACKGROUND

Introduction

This Planning Proposal has been prepared on behalf of UrbanGrowth NSW and Greenfields Developments Company No.2 and seeks to amend the land mapping for the Oran Park Town Centre. The amendments are sought to give effect to a revised design for the town centre which has been endorsed by both Camden Council and the project developers.

Purpose of Report

This Planning Proposal seeks to replace approximately 1 hectare of R3 Medium Density Residential zoned land that is adjacent to the town centre with a B2 Local Centre zoning.

This proposal does not seek to amend any land use controls, permissible land uses or land use restrictions relating to retail development within the Oran Park Town Centre. Rather, this proposal seeks to provide a consistent land use planning arrangement between the adopted Town Centre Masterplan, the Part B1 DCP and the SEPP land use mapping arrangements.

Subject Land

The subject land is located along the eastern edge of the Oran Park Town Centre. It is best represented in Figure 1.

Without proceeding with this rezoning, the land parcels in the eastern section of the town centre would be burdened with a dual zoning arrangement. This would impede on the development potential of these parcels and would restrict the delivery of the town centre.

Part B DCP Amendment

A detailed submission which seeks amendments to the Oran Park Development Control Plan 2007 (Part B1 Oran Park Town Centre) has been submitted concurrently with this Planning Proposal. A copy of this submission is included in Attachment 2.

The following chapters in this Planning Proposal report provide a more detailed justification of the proposal, and expand on the matters outlined above.



Figure 1: Locality Plan

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The primary objective of the Planning Proposal is to amend the land use mapping arrangements under State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to reflect the amended Town Centre Masterplan and correspond with the modified alignment of South Circuit- discussed below. It aims to demonstrate that the amendments proposed will deliver a logical and consistent planning regime and allow for the seamless delivery of the Town Centre over time.

Design of the Oran Park Town Centre

The Oran Park Town Centre Part B DCP was adopted in October 2011. Since then the design and planning of individual development parcels within the town centre has progressed considerably. Most notably, Camden Council has agreed to relocate its Central Administration Building to the Oran Park Town Centre.

A Civic Precinct is proposed to be located within the Town Centre. This will contain Councils new Central Administration Building, a Branch Library and Community Resource Centre, and a Leisure Centre. The Civic Precinct will be an area of approximately 3ha and will be a major focal point and hub of activity for the town centre.

During much of 2012 and 2013 Camden Council and the project developers have undertaken a joint exercise in the masterplanning of the Civic Precinct. It was during the design development of the Civic Precinct Masterplan that the opportunity arose to review the design merits of the Masterplan for the Oran Park Town Centre. This review identified a number of improvements to the design of the town centre reflected in the Part B DCP (Figure 2) and resulted in the preparation of a new Town Centre Masterplan (2013 Masterplan). The new Town Centre Masterplan is illustrated in Figure 3.

The key improvements to the design of the town centre, as reflected in the 2013 Masterplan are:

- Realignment and rationalisation of the Main North-South Street (bus route)
- Co-location of the Leisure Centre and some of the Youth and Recreational Centre Facilities (2 ball courts and rock climbing wall) within the Civic Precinct.
- Improved street network with a more permeable grid.
- More efficient and desirable spatial layout of the Civic Precinct.
- Better relationship of proposed building and land uses within the precinct.
- Enhanced building efficiencies in the sharing of facilities/ amenities.
- Better pedestrian connections through the site and town centre.

- Provides surrounding streets blocks of a size and proportion that can accommodate a variety of long term development options.
- Provides public open space areas within the precinct that are varied in size and character.

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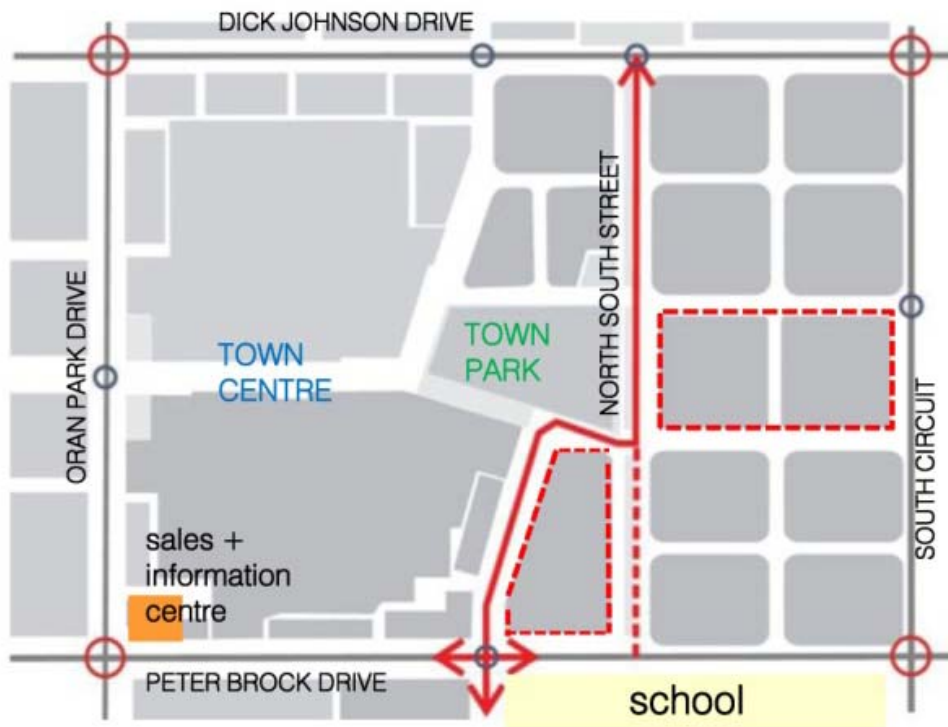


Figure 2: Town Centre Design as per Part B DCP

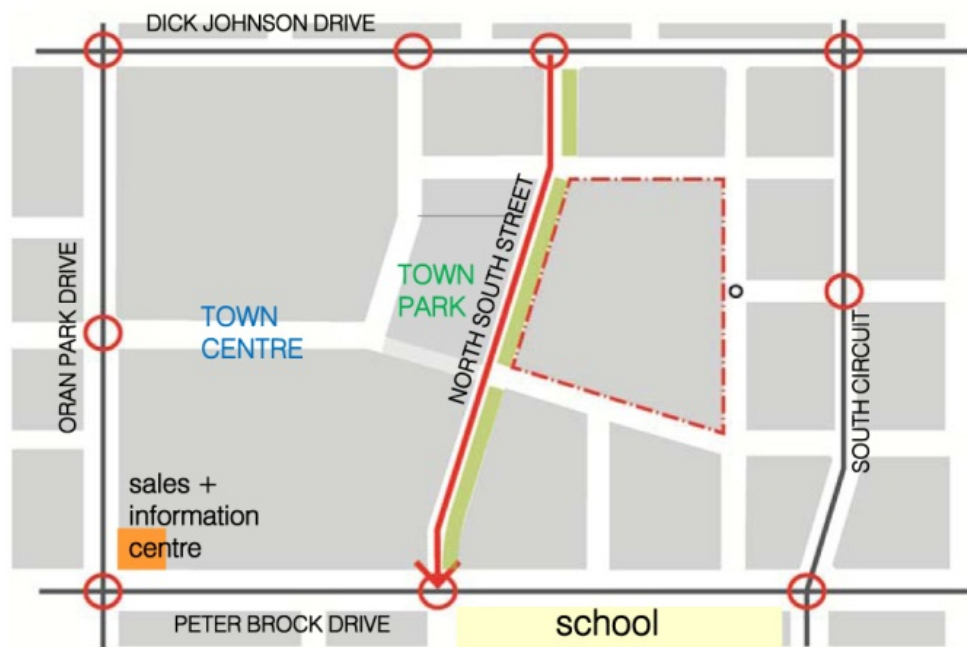


Figure 3: 2013 Town Centre Masterplan

Realignment of South Circuit

The 2013 Town Centre Masterplan results in the requirement to realign South Circuit, being the road that forms the eastern boundary of the town centre. However, this results in the eastern blocks of the town centre having a dual R3 Medium Density Residential and B2 Local Centre zoning.

This proposal therefore seeks to remove this dual zoning by amending the zone boundary for the B2 Local Centre zone to be consistent with the revised alignment of South Circuit.

The 2013 Masterplan achieves streets blocks of a size and proportion that can accommodate a variety of long term development options, and also provides public open space areas within the precinct that are varied in size and character.

Land Area Proposed to be Rezoned

As indicated in Section 1 of this proposal, the land area proposed to be rezoned under this Planning Proposal is located along the eastern edge of the Oran Park Town Centre.

The land area proposed to be rezoned is restricted to the land between the existing B2 Local Centre zoning boundary and the new alignment of South Circuit (approximately 1ha) to the east as demonstrated in Figures 4 & 5 below.

Without proceeding with this rezoning, the land parcels in the eastern section of the town centre would be burdened with a dual zoning arrangement. This would impede on the development potential of these parcels and would restrict the delivery of the town centre.

This proposal does not seek to amend any land use controls, permissible land uses or land use restrictions relating to retail development within the Oran Park Town Centre. Rather, this proposal seeks to provide a consistent land use planning arrangement between the adopted Town Centre Masterplan, the Part B1 DCP and the SEPP land use mapping arrangements.

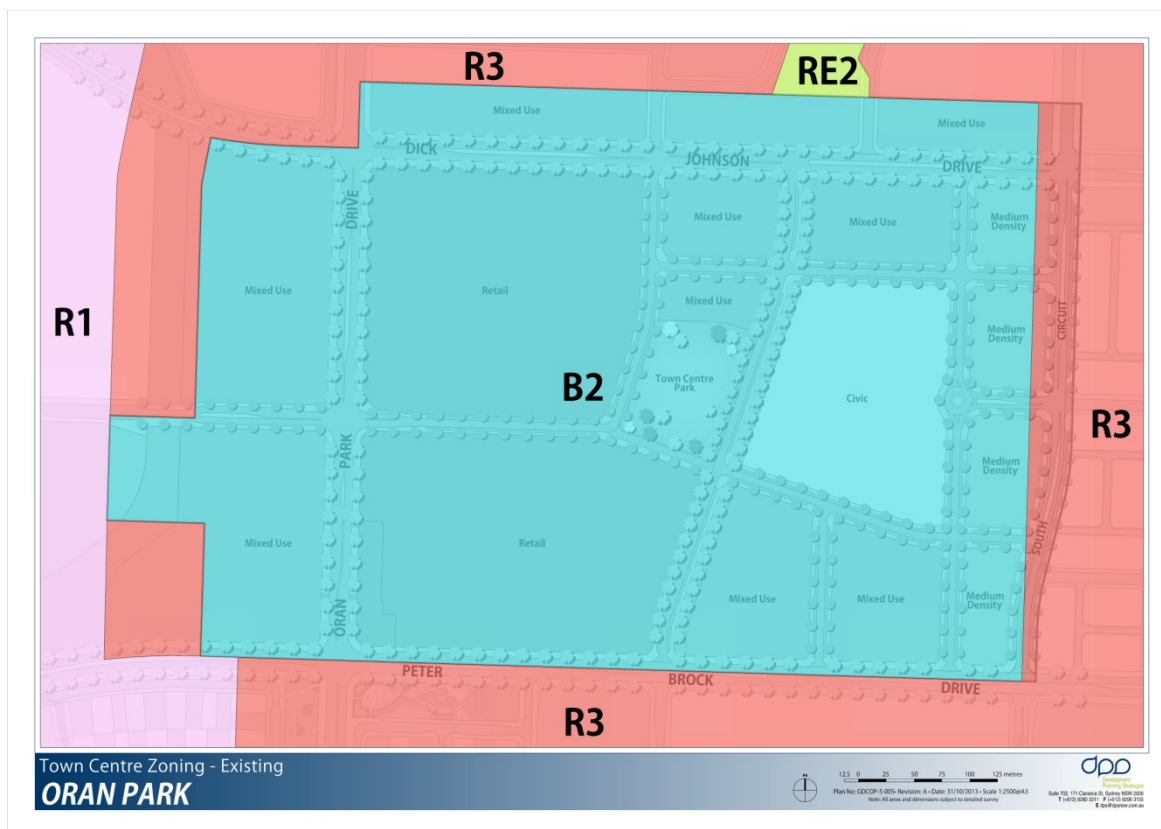


Figure 4: Existing Zoning Plan

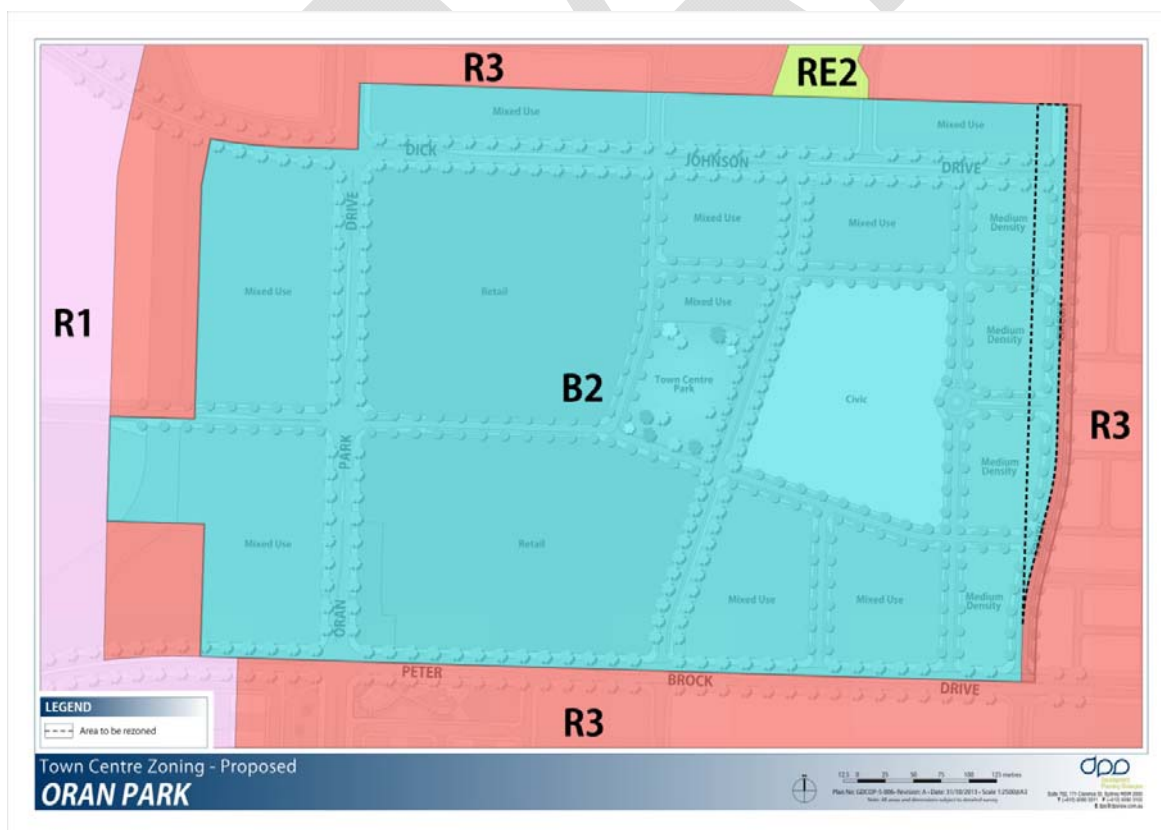


Figure 5: Proposed Town Centre Zoning Plan

PART 2 – EXPLANATION OF PROVISIONS

The objectives of this Planning Proposal are to be achieved by amending the Map set under 'Appendix 1 Oran Park and Turner Road Precinct Plan' of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) as described below and in the maps accompanying this planning proposal.

The specific amendments to the SEPP Maps are included in Attachments 3 to 6. The Maps to be amended under this proposal are.

- **Amendment to the following South West Growth Centre Land Zoning Map:**
Land Zoning Map - Sheet LZN_004
- **Amendment to the following South West Growth Centre Lot Size Map:**
Lot Size Map - sheet LSZ 004
- **Amendment to the following South West Growth Centre Special Areas Map:**
Special Areas Map - Sheet SAM 004
- **Amendment to the following South West Growth Centre Height of Building Map:**
Height of Buildings Map - Sheet HOB_004

In addition to amending Appendix 1 of the Growth Centres SEPP, an amendment to the Oran Park Development Control Plan 2007 will be necessary should the proposal receive a favourable Gateway Determination. Currently the DCP includes mapping that replicates the zoning from the SEPP, and therefore, the mapping in the DCP will need to be amended to ensure consistency between each document.

A detailed submission which seeks amendments to the Oran Park Development Control Plan 2007 (Part B1 Oran Park Town Centre) has been submitted concurrently with this Planning Proposal.

PART 3 – JUSTIFICATION

Section A – Need for the Planning Proposal

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

This Planning Proposal has been prepared on behalf of Urban Growth NSW and Greenfields Developments Company No.2. It seeks to amend the Sydney Region Growth

Centres SEPP land mapping for the Oran Park Town Centre, to correspond with detailed design work that was undertaken following the rezoning of the site in December 2007.

The Planning Proposal has been prepared in response to the modified adopted 2013 Town Centre Masterplan. The modified Masterplan provided a strategic land use review of the eastern portion of the Town Centre, the Civic facilities and internal road layout which will facilitate a variety of long term development options and deliver a simplified grid based structure.

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

The modifications sought in this Planning Proposal are the best means of achieving the objectives and intended outcomes. The proposed amendments relate to statutory land use mapping outcomes contained in the Growth Centres SEPP. Other processes are not considered an appropriate means of achieving the objectives and intended outcomes promoted by this Planning Proposal.

3. Is there a net community benefit?

As suggested in the Department's Local Plan-Making Guidelines, the Evaluation Criteria to undertake a Net Community Benefit analysis has been adapted from the Draft Centres Policy (April 2009). In some cases the Evaluation Criteria have been modified or removed to ensure the criteria are meaningful to this Planning Proposal.

The discussion below demonstrates that there is significant net community benefit resulting from the Planning Proposal.

Net Community Benefit Evaluation Criteria	Response
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?	The proposal is consistent with the State and regional strategic direction for development relating to housing and employment growth in the area. The subject land will form part of an identified urban growth area. The Proposal will assist in the coordinated delivery of housing and employment within close proximity of the Town centre transport services.

Net Community Benefit Evaluation Criteria	Response
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/ subregional strategy?	The subject site for this Planning Proposal is within an area covered by the draft Sydney Metropolitan Plan 2031. The draft Metro Strategy identifies the subject land as a future urban area as part of the South West Growth Centre. Accordingly, the proposed amendments are consistent with the draft Metropolitan strategy for Sydney.
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	The Planning Proposal does not seek to alter the permissible land use arrangements or development restrictions for the subject land. The proposal will therefore not create a precedent or change land owner expectations of development.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	The proposal will not result in any decrease in existing zoned employment lands within the Camden LEP.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	The Planning Proposal will result in a minor decrease in the area of residentially zoned land within Oran Park Precinct. Notwithstanding, a variety of residential development is permissible within the B2 Local Centre zone. Therefore, the planning proposal will not impact on the potential housing supply within the Oran Park Precinct.

Net Community Benefit Evaluation Criteria	Response
Is the existing public infrastructure (roads, rail, and utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?	The subject site forms part of the Oran Park Precinct release area. Detailed planning and provision of public infrastructure has been undertaken as part of the rezoning process and the wider Growth Centres release area. In addition, this proposal will maintain and enhance the provision of an extensive public accessible cycling and pedestrian pathway network throughout the Precincts. Accordingly, there is adequate public infrastructure to accommodate the proposed amendments.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	The proposal will not result in any modifications to the planned road network that will impact on travel distances, times and road safety matters.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	There are significant investments occurring in public infrastructure within the locality associated with development of the Growth Centre. Given the minor nature of the proposal, the rezoning of the land will have no impact on the predicted patronage levels.
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	There are no environmental constraints associated with the subject land or this proposal.
Will the LEP be compatible / complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	The proposal is compatible and desirably complementary with adjacent land uses, which includes residential Town Centre lands. There will be no impacts on amenity or the broader community.

Net Community Benefit Evaluation Criteria	Response
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	Given the minor nature of the proposal, it is unlikely that the rezoning would increase retail or commercial competition. The proposal will however ensure consistency between planning documents and facilitate the on-going delivery of Town Centre.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	There are three main public interest reasons for progressing the Planning Proposal, including: 1. It will provide a consistent planning and urban design outcome for the delivery of the Town Centre. 2. The Planning Proposal will provide certainty regarding the delivery of the Town Centre and associated land uses. This will allow for earlier delivery of facilities. 3. The public will have a clearer understanding of the defined edge of the Town Centre.

Section B – Relationship to strategic planning framework.

- 4. 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)?**

Draft Metropolitan Strategy for Sydney 2031

The NSW Government released the draft Metropolitan Strategy for Sydney 2031 in March 2013. This Metropolitan Strategy sets the framework for Sydney's growth and prosperity to 2031 and beyond.

The draft Metropolitan Strategy for Sydney 2031 sets down ambitious housing delivery targets across the Sydney Metropolitan region of 545,000 new dwellings, with 64,000 being delivered within the South West sub-region.

The South West Subregion Plan identifies the subject site as being adjacent to the South West Growth Centre. The Growth Centre has been established to provide for urban

growth and work is currently being undertaken to deliver residential and employment development.

The Planning Proposal is consistent with the objectives and direction of the draft Metropolitan Strategy for Sydney 2031 as it will support the balanced growth of Sydney, ensure housing growth can meet market demand, and provide for housing and employment opportunities in an area with high levels of access to planned employment, transport and infrastructure.

The proposed amendments to the Growth Centres SEPP are relatively minor in nature, and will not adversely impact on the objectives and actions of any strategy.

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

Camden Council's endorsed local strategic plan is 'Camden 2040 - Working Together to Achieve the Community's Vision for the Future'.

Camden 2040 has a vision to effectively manage its growth whilst promoting a prosperous local economy, with thriving local businesses and local employment. Part of successfully managing growth is to overcome a key challenge of "Achieving a balance between large population increases and keeping the valued characteristics of Camden as it is now will be an ongoing tension and challenge over the coming decades."

The specific key challenges for growing the Camden Area which relate to the Proposal include:

- Creating good quality, liveable urban environments with a greater density than is currently available in the Camden area, including providing a range of efficient, affordable and innovative housing styles and public urban and open spaces.
- The importance of building and maintaining certainty and investment confidence within the area through efficient and stable strategic planning and development control processes.

The key strategies to meet the above challenges include:

- Learning from and improving the urban planning process over time so that lessons learned from each precinct planning process, as well as industry best practice, are used in subsequent precincts to ensure improved outcomes over time
- Prioritising environmental outcomes through the planning and development process to maximise improvement and restoration opportunities and to minimise the ecological impacts of increased urban form, economic activity, and people and lifestyles.
- Ensuring greater choice and diversity in housing to meet a range of existing and future community needs

This Planning Proposal will fulfil these key strategies through ensuring that there is certainty and consistency in the delivery of urban growth areas within Camden.

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

The State Environmental Planning Policies (SEPPs) that are relevant to this Planning Proposal are identified below.

State Environmental Planning Policy	Applicable	Comment	Consistent
Standard Instrument (Local Environmental Plans) Order 2006	n/a		
Standard Instrument—Principal Local Environmental Plan	n/a		
State Environmental Planning Policy No 1—Development Standards	n/a		
State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	n/a		
State Environmental Planning Policy No 6—Number of Storeys in a Building	n/a		
State Environmental Planning Policy No 14—Coastal Wetlands	n/a		
State Environmental Planning Policy No 15—Rural Landsharing Communities	n/a		
State Environmental Planning Policy No 19—Bushland in Urban Areas	Yes	The land subject to this Planning Proposal is subject to the provision of SEPP 19. The land does not contain any bushland or vegetation, and is therefore consistent with the objectives of the SEPP.	Yes
State Environmental Planning Policy No 21—Caravan Parks	n/a		
State Environmental Planning Policy No 22—Shops and Commercial Premises	n/a		
State Environmental Planning Policy No 26—Littoral	n/a		

Rainforests			
State Environmental Planning Policy No 29—Western Sydney Recreation Area	n/a		
State Environmental Planning Policy No 30—Intensive Agriculture	n/a		
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	n/a		
State Environmental Planning Policy No 33—Hazardous and Offensive Development	n/a		
State Environmental Planning Policy No 36—Manufactured Home Estates	n/a		
State Environmental Planning Policy No 39—Spit Island Bird Habitat	n/a		
State Environmental Planning Policy No 44—Koala Habitat Protection	n/a		
State Environmental Planning Policy No 47—Moore Park Showground	n/a		
State Environmental Planning Policy No 50—Canal Estate Development	n/a		
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	n/a		
State Environmental Planning Policy No 55—Remediation of Land	n/a		
State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential	n/a		
State Environmental Planning Policy No 60—Exempt and Complying Development	n/a		
State Environmental Planning Policy No 62—Sustainable Aquaculture	n/a		
State Environmental Planning Policy No 64—Advertising and Signage	n/a		

State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	n/a		
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	n/a		
State Environmental Planning Policy No 71—Coastal Protection	n/a		
State Environmental Planning Policy (Affordable Rental Housing) 2009	n/a		
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	n/a		
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	n/a		
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	n/a		
State Environmental Planning Policy (Infrastructure) 2007	n/a		
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	n/a		
State Environmental Planning Policy (Kurnell Peninsula) 1989	n/a		
State Environmental Planning Policy (Major Development) 2005	n/a		
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	n/a		
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	n/a		
State Environmental Planning Policy (Rural Lands) 2008	n/a		
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	n/a		
State Environmental Planning Policy (State and Regional Development) 2011	n/a		
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	n/a		
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Yes	The Oran Park and Turner Road Precincts are located within the South West Growth Centre. The Planning Proposal	Yes

		seeks to amend Appendix 1 and associated mapping of this SEPP. The proposal is consistent with the aims of the SEPP to coordinate the release of land for employment generation and housing within the South West Growth Centre.	
State Environmental Planning Policy (Temporary Structures) 2007	n/a		
State Environmental Planning Policy (Urban Renewal) 2010	n/a		
State Environmental Planning Policy (Western Sydney Employment Area) 2009	n/a		
State Environmental Planning Policy (Western Sydney Parklands) 2009	n/a		
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	n/a		
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)	n/a		
Sydney Regional Environmental Plan No 16—Walsh Bay	n/a		
Sydney Regional Environmental Plan No 18—Public Transport Corridors	n/a		
Sydney Regional Environmental Plan No 19—Rouse Hill Development Area	n/a		
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	Yes	The land subject to this Planning Proposal is within the SREP No 20 applicable area. Future detailed development proposals will comprehensively consider the requirements of SREP No 20 to ensure appropriate environmental considerations to water quality, heritage, flora and fauna, etc. are undertaken. Accordingly, the Planning Proposal is consistent with SREP No 20.	Yes

Sydney Regional Environmental Plan No 24—Homebush Bay Area	n/a		
Sydney Regional Environmental Plan No 25—Orchard Hills	n/a		
Sydney Regional Environmental Plan No 26—City West	n/a		
Sydney Regional Environmental Plan No 28—Parramatta	n/a		
Sydney Regional Environmental Plan No 30—St Marys	n/a		
Sydney Regional Environmental Plan No 33—Cooks Cove	n/a		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	n/a		

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Each s117 Ministerial Direction is listed below with an annotation stating whether it is relevant to the Planning Proposal and confirming its consistency.

s.117 Direction Title	Applies	Consistency of Planning Proposal
1.1 Business and Industrial Zones	Y	The Planning Proposal is consistent with this direction as it seeks only a minor amendment to the existing zone boundary. No modification is sought to the existing and use and floor space controls established for the Oran Park Town Centre.
1.2 Rural Zones	NA	This direction is does not apply as the planning proposal does not affect land within an existing or proposed rural zone.
1.3 Mining, Petroleum Production and Extractive Industries	NA	This direction is does not apply as the planning proposal does not propose any modification to the permissibility or operational restrictions relating to extractive industries.

s.117 Direction Title	Applies	Consistency of Planning Proposal
1.4 Oyster Aquaculture	NA	This direction is does not apply as the planning proposal does not incorporate any land within a Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area as identified in the NSW Oyster Industry Sustainable Aquaculture Strategy (2006) ("the Strategy").
1.5 Rural Lands	NA	This direction does not apply as the planning proposal does not affect land within an existing or proposed rural or environmental protection zone.
2.1 Environment Protection Zones	NA	This direction does not apply as the planning proposal does not affect land within an existing or proposed Environmental Protection zone.
2.2 Coastal Protection	NA	This direction is does not apply as the planning proposal does not affect land within a coastal zone.
2.3 Heritage Conservation	Y	The Planning Proposal is consistent with this direction as it maintains all areas of environmental heritage identified under the existing planning controls for the site.
2.4 Recreation Vehicle Areas	NA	This direction does not apply as the planning proposal does not seek to develop land for the purpose of a recreation vehicle area.
3.1 Residential Zones	Y	The Planning Proposal is consistent with this Ministerial Direction as there is no proposed amendment to the land use controls within the residential zonings. All provisions relating to facilitating the provision of housing are retained.
3.2 Caravan Parks and Manufactured Home Estates	Y	The planning proposal is consistent with this direction as it does not modify provisions relating to the permissibility of caravan parks and the like.

s.117 Direction Title	Applies	Consistency of Planning Proposal
3.3 Home Occupations	Y	The planning proposal is consistent with this direction as it does not modify provisions relating to the permissibility of home occupations within dwellings.
3.4 Integrating Land Use and Transport	Y	The Planning Proposal is consistent with this Ministerial Direction. The Proposal will not result in any modifications to the adopted road and transport network infrastructure across the Oran Park and Turner Road Precincts.
3.5 Development Near Licensed Aerodromes	N/A	This direction is not applicable as the planning proposal will not create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.
3.5 Shooting Ranges	N/A	This direction is not applicable as the planning proposal will not affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.
4.1 Acid Sulphate Soils	NA	This direction is not applicable as detailed planning relating to acid sulphate soils has been undertaken under the rezoning of the site under the Growth Centres SEPP.
4.2 Mine Subsidence and Unstable Land	NA	This direction is not applicable as the land is not identified as being within a Mine Subsidence area.
4.3 Flood Prone Land	NA	This direction is not applicable as the planning proposal does not remove or alter provisions relating to flood prone land.
4.4 Planning for Bushfire Protection	NA	This direction is not applicable as the land area subject to this Planning Proposal does not incorporate any Bushfire Prone land as mapped under Camden Council Bushfire Prone Land Maps.

s.117 Direction Title	Applies	Consistency of Planning Proposal
5.1 Implementation of Regional Strategies	Y	The planning proposal is consistent with this direction as the land is located within the South West Growth Centre and has been identified to accommodate urban expansion under the relevant Regional Strategies.
5.2 Sydney Drinking Water Catchments	NA	This direction does not apply to the Camden Council Area, therefore is not applicable to the land.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	NA	This direction is not applicable to the subject land.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	NA	This direction is not applicable to the subject land.
5.8 Second Sydney Airport: Badgerys Creek	NA	This direction is not applicable to the subject land.
6.1 Approval and Referral Requirements	Y	The Planning Proposal is consistent with this direction as it does not alter any approval or referral requirements.
6.2 Reserving Land for Public Purposes	NA	This direction is not applicable as it does not affect land identified under the SEPP to be reserved for public purposes.
6.3 Site Specific Provisions	Y	The Planning Proposal is consistent with this direction as does not seek to insert or alter any additional site specific provisions.
7.1 Implementation of the Metropolitan Strategy	Y	The Planning Proposal is consistent with this direction as it meets objectives of the Metropolitan Plan through implementing identified urban growth lands.

Section C – Environmental, social and economic impact.

8. 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 land area is predominantly cleared and has been subject to semi-commercial, grazing and agricultural activities associated with the previous farming operations and the operation of the former Oran Park Raceway.

The Planning Proposal will not adversely impact on any critical habitat or threatened species, populations or ecological communities, or their habitats, environmental values or matters of environmental significance.

Furthermore, the site is subject to biodiversity certification under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 which was gazetted on 14 December 2007.

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

The subject land has been cleared and does not contain and environmentally significant features.

Existing controls relating to Environmental Management in Section 8.0 of the Oran Park DCP 2007 will ensure that environmental impacts associated with the development of the site for residential purposes will be ameliorated.

10. How has the planning proposal adequately addressed any social and economic affects?

Assessment of the economic and social impacts for the Oran Park Precinct was undertaken as part of the comprehensive Precinct Planning process, which included the rezoning the site for residential and employment development.

The proposed modifications will assist in providing consistency in the planning and delivery of the Town Centre. As such, the only economic and social effects are considered to be desirably positive for existing and future communities within the region.

Section D – State and Commonwealth interests.

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

The subject site is located within a major urban growth area of South West Sydney. A comprehensive assessment on infrastructure needs was undertaken at the Precinct Planning stages of planning for the Oran Park Precinct and public infrastructure needs to accommodate the demands of an increased urban development have been determined.

The Planning Proposal is of a minor nature and will not impact on the projected dwelling yield for the Oran Park Precinct.

As such, the proposal will not create any additional needs for public infrastructure for the locality.

12. What are the views of state and Commonwealth public authorities consulted in accordance with the gateway determination?

Given the minor nature of this Planning Proposal no State or Commonwealth public authorities have been consulted.

PART 4 – MAPS

The SEPP Maps proposed to be amended under this Planning Proposal include:

- Amendment to the Land Zoning Map - Sheet LZN_004
- Amendment to the Lot Size Map - sheet LSZ 004
- Amendment to the Special Areas Map - Sheet SAM 004
- Amendment to the Height of Buildings Map - Sheet HOB_004

Copies of the amended maps can be found in the Amendments to this Planning Proposal.

PART 5 – COMMUNITY CONSULTATION

Community consultation will be commenced by giving notice of the public exhibition of the Planning Proposal:

1. in a newspaper that circulates in the area affected by the Planning Proposal;
2. on the Camden Council website; and

In accordance with the Department of Planning and infrastructure's guidelines, 'A guide to preparing local environmental plans', the Planning Proposal is classified as a 'low impact' proposal given that:

- The Planning Proposal is consistent with the pattern of surrounding land use zones and/or land uses;
- The Planning Proposal is consistent with the strategic planning framework;
- The Planning Proposal presents no issues with regard to infrastructure servicing;
- The Planning Proposal is not a principal LEP; and
- The Planning Proposal does not reclassify public land.

In accordance with the practice guidelines, a 'low impact' proposal is required to be publicly exhibited for 14 days. However, Council is recommending that the Planning Proposal and the DCP amendments be exhibited together for a period of 28 days. Notwithstanding, the required exhibition timeframe will be confirmed at the Gateway Determination.

PART 6 – PROJECT TIMELINE

The following table provides a rough project timeline for the project to be completed. This timeline may change as the planning proposal is being lodged with Gateway over the Christmas period which may push the timeframes out.

Anticipated commencement date (date of Gateway determination)	December 2013
Anticipated timeframe for the completion of required technical information	TBA (although we do not believe any further studies are required for this minor amendment)
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	TBA (we expect this could occur during the exhibition period given the minor nature of this amendment)
Commencement and completion dates for public exhibition period	February / March 2014
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	March 2014
Timeframe for the consideration of a proposal post exhibition	March/April 2014
Date of submission to the department to finalise the SEPP	April/May 2014
Anticipated date RPA will make the plan (if delegated)	May/June 2014
Anticipated date RPA will forward to the department for notification	June/July 2014

PART 7 – CONCLUSION

This Planning Proposal has been prepared on behalf of UrbanGrowth NSW and Greenfields Developments Company No.2 and seeks to amend the land mapping for the Oran Park Town Centre. The amendments are sought to give effect to a revised design for the town centre which has been endorsed by both Camden Council and the project developers.

The Planning Proposal has been prepared in response to the modified adopted 2013 Town Centre Masterplan. The modified Masterplan provided a strategic land use review of the eastern portion of the Town Centre, the Civic facilities and internal road layout

which will facilitate a variety of long term development options and deliver a simplified grid based structure.

The SEPP Maps proposed to be amended under this Planning Proposal include:

- Amendment to the Land Zoning Map - Sheet LZN_004
- Amendment to the Lot Size Map - sheet LSZ 004
- Amendment to the Special Areas Map - Sheet SAM 004
- Amendment to the Height of Buildings Map - Sheet HOB_004

A detailed submission which seeks amendments to the Oran Park Development Control Plan 2007 (Part B1 Oran Park Town Centre) has also been submitted concurrently with this Planning Proposal.

The adoption of this Planning Proposal, and a supporting proposed modification of the Part B DCP, will ensure that there is consistency in the ongoing design and delivery of the Town Centre and the relevant statutory mapping, land use and development control guidelines

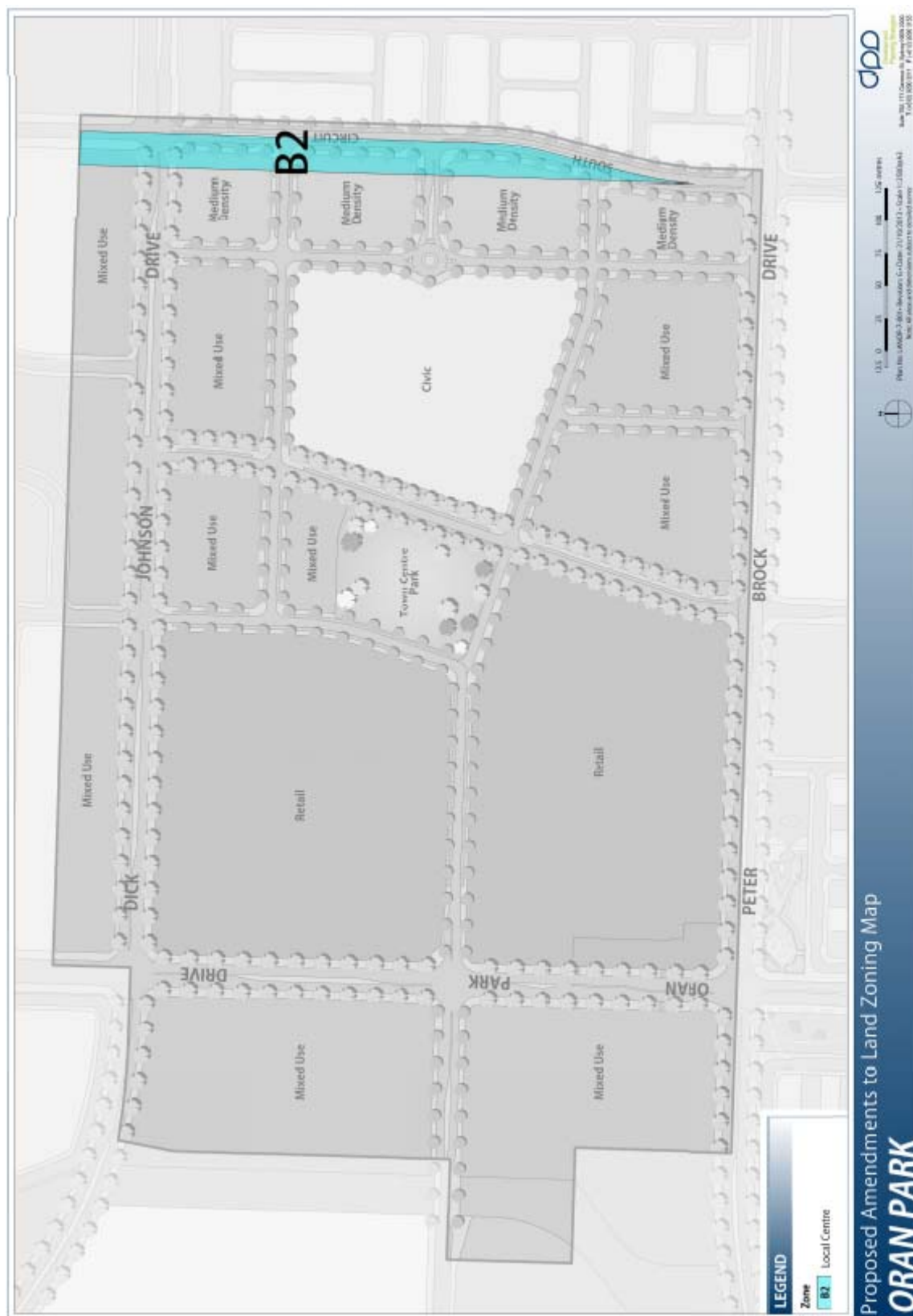
Schedule of Attachments

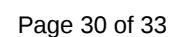
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|---------------|--|
| Attachment 1: | Oran Park Town Centre Amended Masterplan. |
| Attachment 2: | Proposed amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Land Zoning Map. |
| Attachment 3: | Proposed amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Lot Size Map. |
| Attachment 4: | Proposed amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Height of Building Map. |
| Attachment 5: | Proposed amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Special Areas Map |

Attachment 1 – Oran Park Town Centre Amended Masterplan

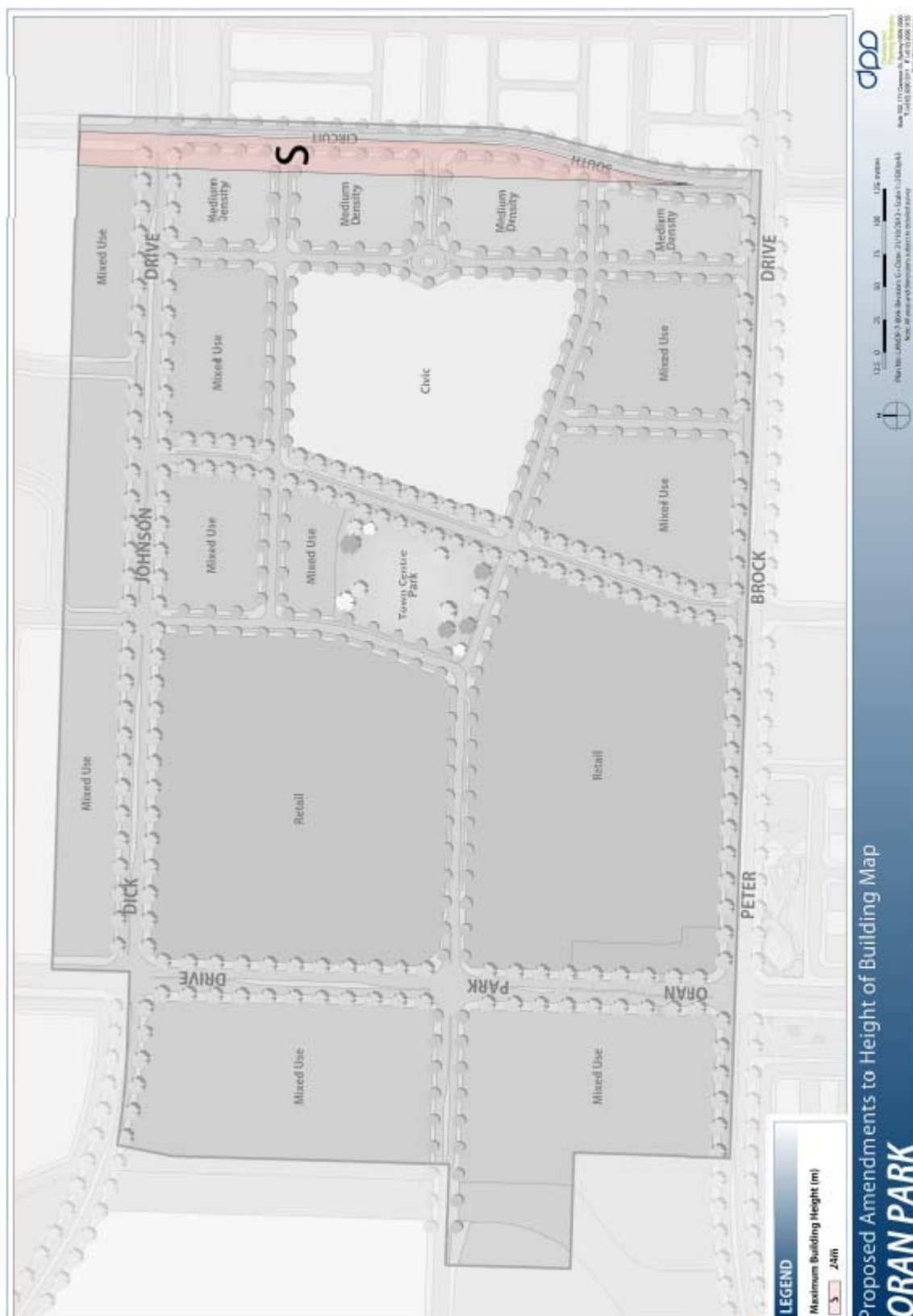


Attachment 2 - Proposed Amendments to State Environmental Planning Policy (Sydney Region Growth Centre) 2006 Land Zoning Map





Attachment 4 – Proposed Amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Height of Building Map



Attachment 5 – Proposed Amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Special Areas Map

