



CAMDEN COUNCIL PLANNING PROPOSAL

**Amendment to Camden LEP 2010
181 The Northern Road, Harrington Park**

**Version 3
DECEMBER 2018**

Document

Register

Version	Date	Details	Reference
1	4 Sep 2018	Original Planning Proposal submitted by proponent	18/407041
2	11 Dec 2018	Revised Planning Proposal submitted by proponent	18/414884
3	21 Dec 2018	Draft Planning Proposal for Gateway Determination prepared by Council	18/415478

Table of Contents

Table of Contents	i
Table of Figures	iii
Executive Summary	1
1.0 Introduction	2
2.0 Site Description and Context	3
2.1 Overview	3
2.2 Site Locality	3
2.3 Site Context	4
3.0 Statutory Framework	5
3.1 Zoning	5
3.2 Other Controls	6
4.0 The Planning Proposal	8
4.1 Objectives and Intended Outcomes	8
4.2 Explanation of Provisions	8
4.3 Justification	11
4.3.1 Section A – Need for the Planning Proposal	11
4.3.2 Section B – Relationship to Strategic Planning Framework	11
4.3.3 Section C – Environmental, Social and Economic Impact	14
4.3.4 State and Commonwealth Interests	15
4.4 Mapping	15
4.5 Community Consultation	16
4.6 Project Timeline	16
5.0 Conclusions and Recommendations	17
6.0 Appendices	18
Appendix 1: Consistency against State Environmental Planning Policies	19
Appendix 2 : S9.1 Directions	23
Appendix 3 : NSW Heritage Council Meeting Minutes 7 June 2017	26
Appendix 4: Letter dated 16 June 2017 from NSW Office of Environment and Heritage ...	39

Appendix 5: Orielson Equestrian Concept Plans.....	42
Appendix 6: Orielson Landscape Conservation Management Plan (2017).....	45
Appendix 7: Orielson Statement of Heritage Impact.....	208
Appendix 8: Orielson Conservation Management Plan (2006).....	252
Appendix 9: Council Report 11 December 2018.....	440

Table of Figures

Figure 1 – Locality Map

Figure 2 – Site Context Map

Figure 3 – Zoning Extract from Camden LEP 2010

Figure 4 – Minimum Lot Size Extract from Camden LEP 2010

Figure 5 – Height of Building Extract from Camden LEP 2010

Figure 6 and 7 – Current and Proposed Zoning Maps

Figure 8 and 9 – Current and Proposed Height of Building Maps

Figure 10 and 11 – Current and Proposed Minimum Lot Size Maps

EXECUTIVE SUMMARY

The subject site is located within the Harrington Grove Urban Release Area under the Camden Local Environment Plan 2010 (Camden LEP 2010). The subject site falls within the heritage curtilage of Orielson which is listed on the state heritage register. Access to the site will be provided through a proposed road extending from Governor Drive.

The Planning Proposal seeks to make an amendment to the zoning, height of building and minimum lot size maps under the Camden LEP 2010. This is to facilitate the development of one additional residential lot in the context of the landowner's vision for an integrated equestrian and residential development for the site.

The Planning Proposal has demonstrated merit to proceed to Gateway Determination.

1.0 INTRODUCTION

This Planning Proposal seeks to make amendments to the Camden LEP 2010 to facilitate the development of one additional residential lot. The additional lot forms part of the landowner's overall vision of an integrated equestrian park and residential development in Harrington Grove. Concept plans for integrated development are provided in **Appendix 5** of this report.

It is noted that the subject site falls within the heritage curtilage of Orielton which is listed on the state heritage register. Based on previous consultation, the Office of Environment and Heritage has advised that the broader vision for the integrated equestrian park and residential development can be considered subject to recommendations as noted in the correspondence provided in **Appendices 3 and 4**.

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

This Planning Proposal explains the intent and justification for the amendments to the Camden LEP 2010, as it applies to the land.

At its meeting of 11 December 2018, Council considered a report on the Planning Proposal which is included in **Appendix 9**. Council subsequently resolved to forward the Planning Proposal to the Department of Planning and Environment (DPE) for Gateway Determination.

This section describes the subject site, its location and context.

The site is part of the Harrington Grove development within the Camden LGA which was rezoned for residential development in 2007. The area that is the subject of this Planning Proposal is shown in black in **Figure 1**. Orielton, the state heritage listed item is outlined as a black triangle. The site is located at 181 The Northern Road, Harrington Park and is legally described as part Lot 41 DP 270613.

Orielton Homestead - Triangle

Subject Site - Red Line

Heritage Curtilage - Brown

Planning Proposal Site - Outlined in Black

Precinct O - Outlined in Blue

Governor Dr

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2.2 Site Context

To the north and east of the site are existing developing low to medium density housing within the Harrington Grove urban release area. Directly to the north-west of the site is the Orielton Homestead which is listed on the state heritage register. To the west of the site is the rural-residential suburbs of Cobbitty and Kirkham and to the south of the site, is Narellan Creek which serves as a natural transition buffer between the residential land of Harrington Grove and rural residential lands of Cobbitty and Kirkham.

The development of Harrington Grove is nearing completion with the delivery of the future integrated equestrian park and residential development identified as one of the final stages of the release area. The Planning Proposal site will be serviced by existing and future infrastructure within Harrington Grove.

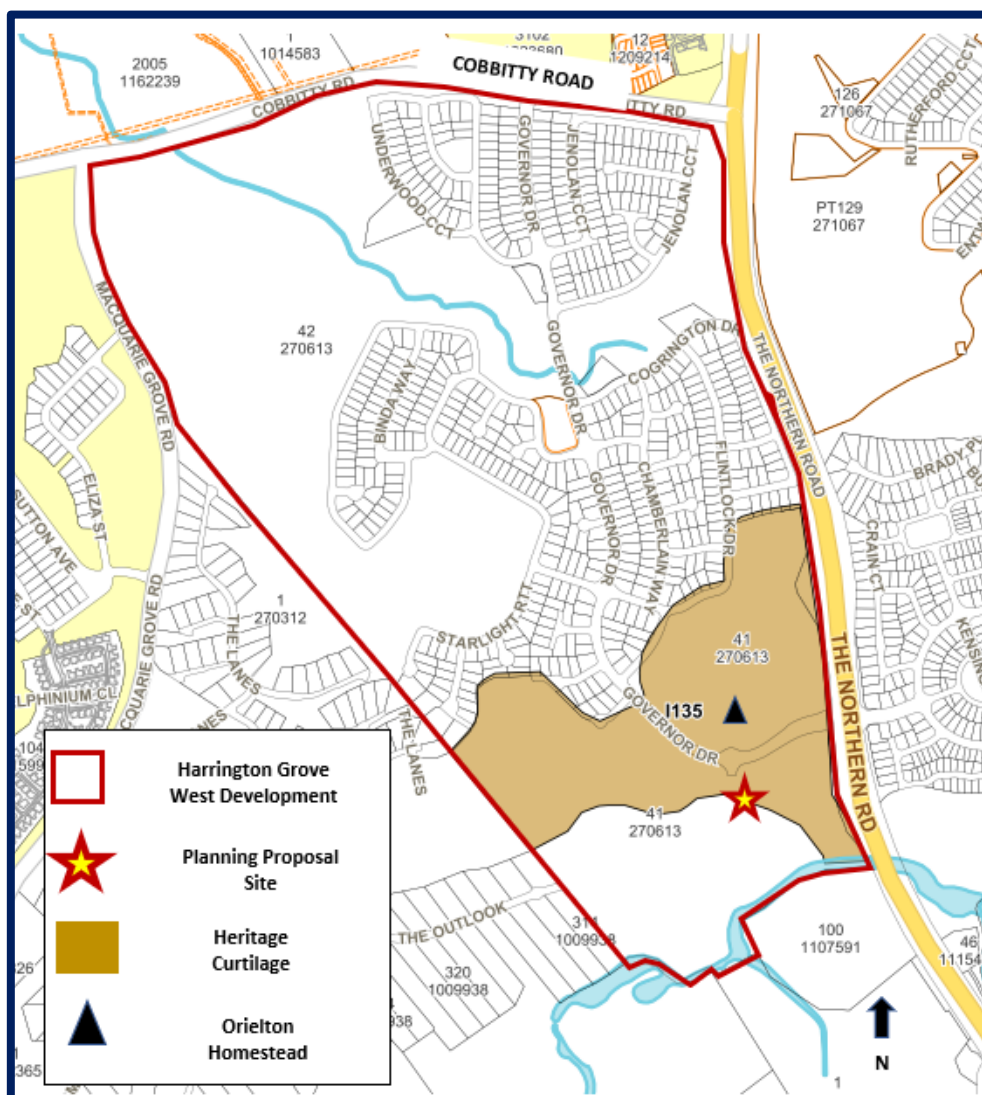


Figure 2: Site Context Map

3.0 STATUTORY FRAMEWORK

3.1 Zoning

The site is currently zoned E2 Environmental Conservation and R5 Large Lot Residential under the provisions of Camden LEP 2010 as illustrated in **Figure 3**.

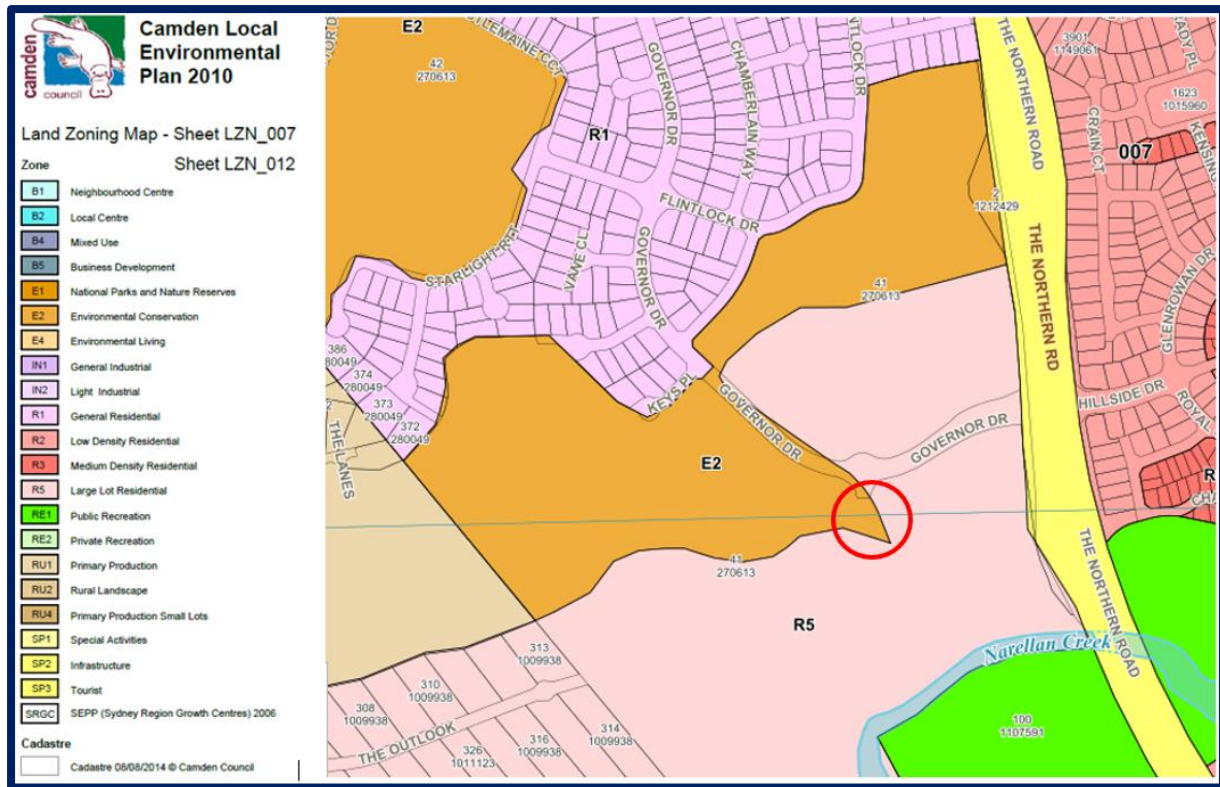


Figure 3: Zoning Extract from Camden LEP 2010 (December 2018)

The Planning Proposal seeks to rezone a portion of the subject site from E2 to R5. An extract of the R5 land use table is provided below.

2. Permitted without consent
Extensive agriculture; Home occupations
3. Permitted with consent
Bed and breakfast accommodation; Dual occupancies (attached); Dwelling houses; Home-based child care; Home businesses; Home industries; Roads; Any other development not specified in item 2 or 4
4. Prohibited
Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Extractive industries; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Home occupations (sex

services); Industries; Information and education facilities; Mortuaries; Neighbourhood shops; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Consistency with the Zone Objectives

1. Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

This Planning Proposal is generally consistent with the relevant objectives of the R5 Large Lot Residential zone, for the following reasons:

- The proposal will allow for the preservation of the scenic qualities of the landscape whilst providing a rural setting; and
- The proposal of one additional rural residential allotment provides a transition between urban development and rural landscapes.

3.2 Other Controls

Other relevant planning controls applying to the subject site include the minimum lot size and maximum building height. The Planning Proposal seeks to amend the minimum lot size from 7ha to 6,000m² and to insert a building height of 9.5m. **Figures 4 and 5** provide the minimum lot size and height of building extracts from the Camden LEP 2010.

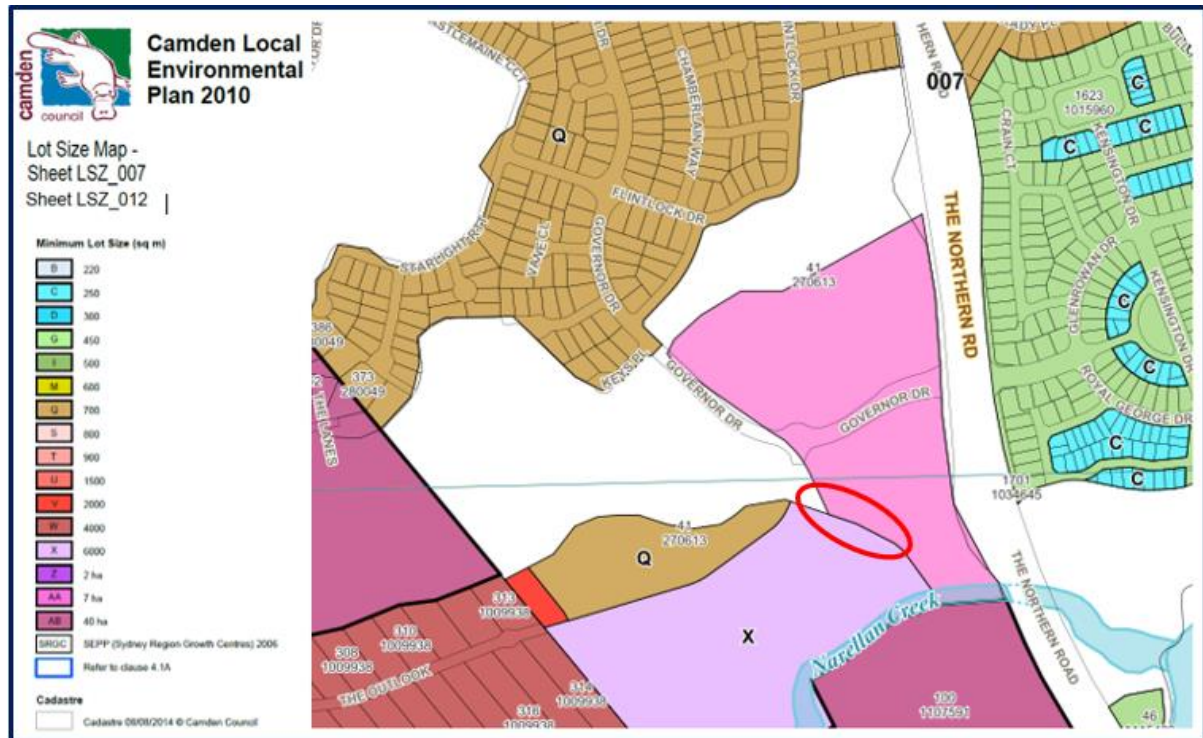


Figure 4: Minimum Lot Size Extract from Camden LEP 2010 (December 2018)

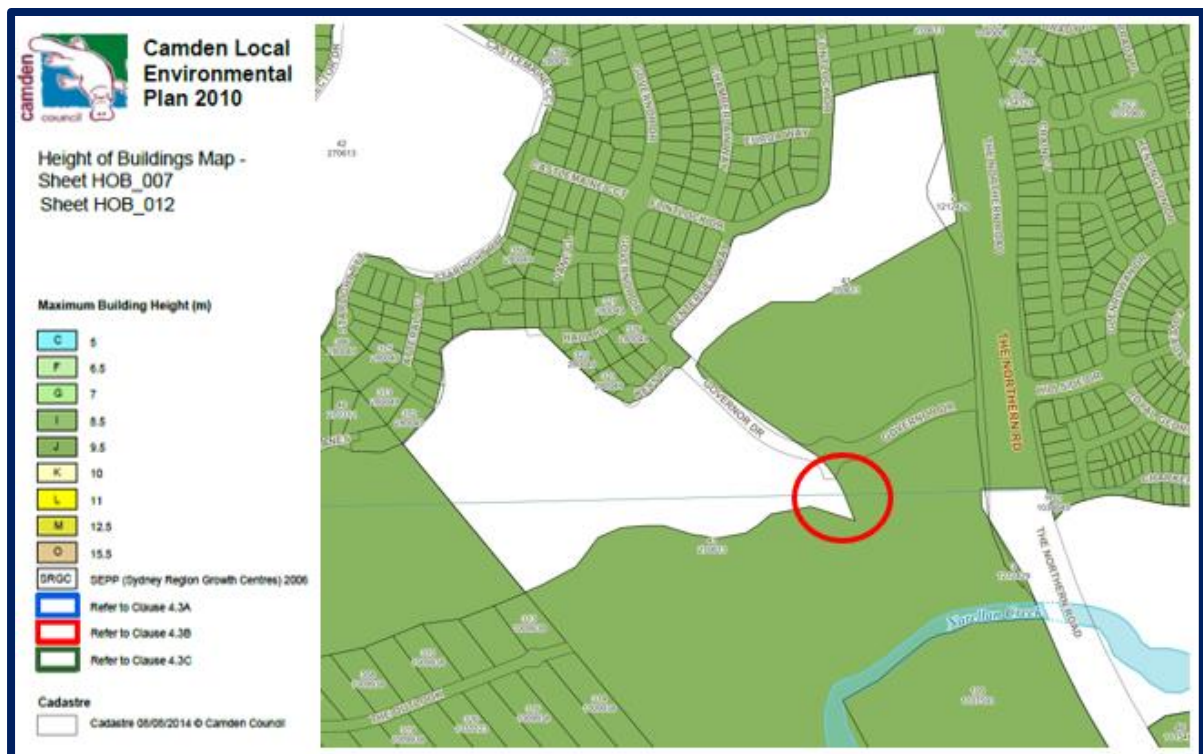


Figure 5: Height of Buildings Extract from Camden LEP 2010 (December 2018)

4.0 THE PLANNING PROPOSAL

4.1 Objectives and Intended Outcomes

The objective of this Planning Proposal is to amend the existing planning controls under the Camden LEP 2010 for the subject site as follows:

1. Amend the Land Zoning Map from E2 Environmental Conservation to R5 Large Lot Residential.
2. Amend the Minimum Lot Size Map from 7ha to 6000m².
3. Amend the Height of Buildings Map to insert 9.5m.

The proposed amendment Maps are included in Section 4.4 of this Planning Proposal.

The intended outcome of this Planning Proposal is to facilitate the development of one additional residential allotment. While the proposed minimum lot size is 6000m², the proposed size of the additional lot is approximately 9,550m².

4.2 Explanation of Provisions

- The objectives and intended outcomes of this Planning Proposal are to be achieved by amendments to the following maps: Land Zoning Map (Sheet LZN_007 & Sheet LZN_012).
- Minimum Lot Size Map (Sheet LSZ_007 & Sheet LSZ_012).
- Height of Buildings Map (Sheet LSZ_007 & Sheet LSZ_012).

Land Zoning Map and Height of Building Changes

Figures 6 and 7 shows the extent of the proposed zoning amendment, with approximately 1,900m² of E2 zoned land being amended to R5 zoned land. In accordance with the zoning amendment, **Figures 8 and 9** shows the proposed building height amendment with 9.5m applying to the R5 zoned land where previously, no building height applied to the E2 zoned land.

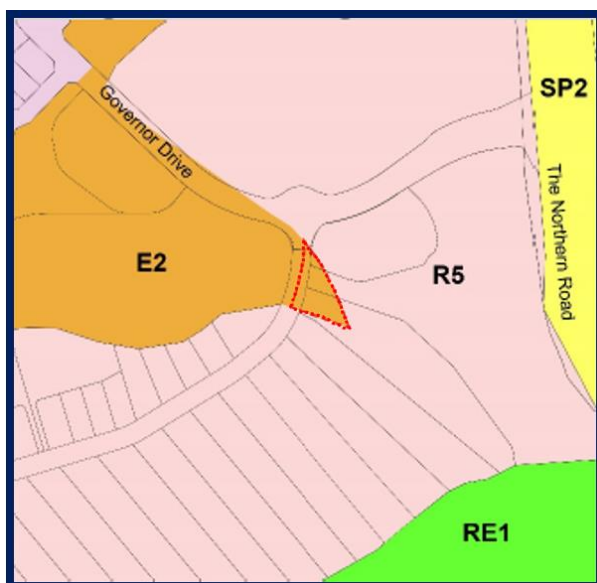


Figure 6: Current Zoning

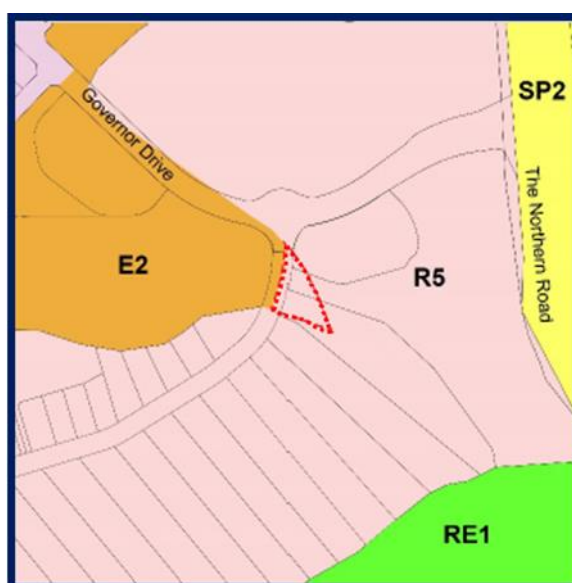


Figure 7: Proposed Zoning

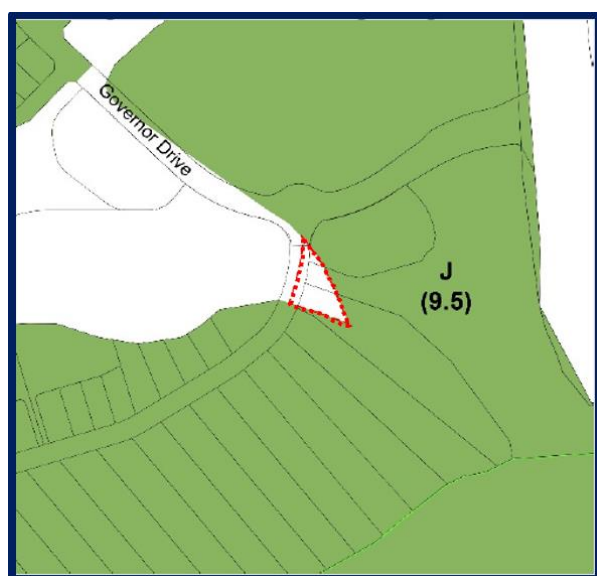


Figure 8: Current Building Height

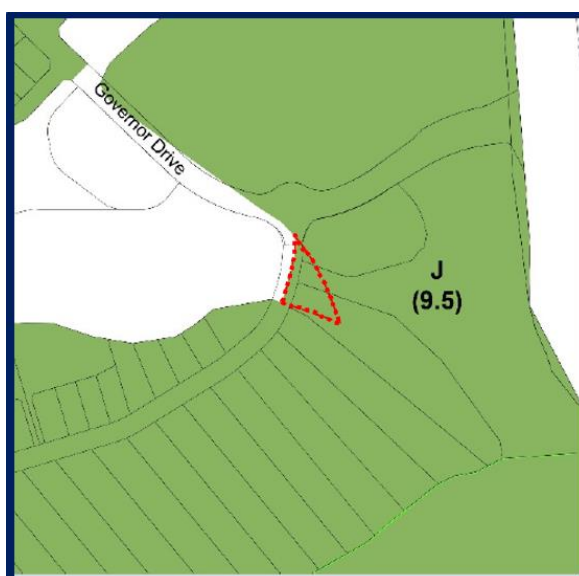


Figure 9: Proposed Building Height

Lot Size Map Changes

Figures 10 and 11 shows the extent of the proposed minimum lot size amendment, with approximately 2,800m² of land zoned E2 Environmental Conservation rezoned to R5 Large Lot Residential. The minimum lot size of the proposed R5 Large Lot Residential area will be reduced from 7ha to 6,000m² to facilitate the additional residential lot.

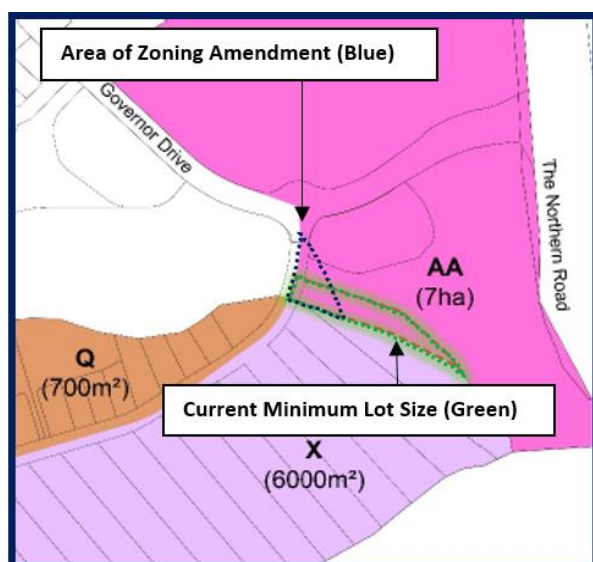


Figure 10: Current Minimum Lot Size



Figure 11: Proposed Minimum Lot Size

4.3. Justification

4.3.1 Section A – Need for the Planning Proposal

Q1. Is the Planning Proposal a result of any strategic study or report?

The amendments in this Planning Proposal are minor and is not the result of any broad strategic study or report.

Q2. Is the Planning Proposal the best way of achieving the objectives or intended outcomes, or is there a better way?

The proposed amendments to Camden LEP 2010 are the best means of achieving the objectives and intended outcomes of the planning proposal. The proposed changes to the land zoning, lot size and height of building controls are necessary to enable the facilitation of one additional rural residential allotment.

The provisions that enable flexibility in applying standards in Camden LEP 2010 do not extend to the E2 Environmental Conservation Zone. Additionally, the Clause 4.6 'Exceptions to development standards' only allow minor variations to development standards on land zoned R5 Large Lot Residential and Zone E2 Environmental Conservation.

The proposal is seen as a logical extension of rural residential development for which the subject site is predominantly zoned. Furthermore, the proposal has minimal visual impacts and is not inconsistent with region, district and local strategic plans and their relevant objectives as detailed below.

The Planning Proposal will ensure future land use and zoning provisions and LEP mapping are consistent.

4.3.2 Section B – Relationship to Strategic Planning Framework

Q3. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?

A Metropolis of Three Cities - The Greater Sydney Region Plan (2018)

The Greater Sydney Region Plan sets the vision, strategic directives and objectives for Greater Sydney.

The Greater Sydney Region Plan is summarised as:

A Metropolis of Three Cities is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.

The proposal is consistent with the relevant directions and objectives of the Plan as summarised below.

Direction 4: A city of great places

Objective 12: Great places that bring people together

The proposal seeks to increase housing supply by providing one additional residential lot catering for a rural-residential setting.

Direction 4: A city of great places

Objective 13: Environmental heritage is identified, conserved and enhanced

The proposal will have minimal impacts on the heritage value and character of Orielton.

Direction 6: A city in its landscape

Objective 28: Scenic and cultural landscapes are protected

The proposal will have minimal visual impacts on Orielton. It maintains views of the scenic and cultural landscapes from the public realm, specifically distant views to Narellan Creek and Studley Park from Orielton.

Western City District Plan (District Plan)

The Western City District Plan sets the planning priorities to deliver the vision, strategic directives and objectives for Western Sydney.

The proposal is consistent with the relevant objectives and planning priorities for *Western City District Plan* as summarised below.

Planning Priority W4 - Fostering healthy, creative, culturally rich and socially connected communities

The proposal forms part of a broader development that will provide future residents with access to an equestrian facility. This will foster a culturally rich community in Harrington Grove.

Planning Priority W5 – Providing housing supply, choice and affordability, with access to jobs and services

The proposal will contribute to increased housing supply and choice with access to existing and proposed infrastructure, jobs and services.

Planning Priority W6 – Creating and renewing great places and local centres and respecting the District's heritage

The proposal will have minimal visual impacts on Orielton as demonstrated in the Orielton Statement of Heritage Impact.

Planning Priority W15 - Increasing urban tree canopy cover and delivering Green Grid connections

The proposal forms part of a broader development that will provide significant new plantings of trees, shrubs and grasses in accordance with the Orielton Landscape CMP.

Planning Priority W16 - Protecting and enhancing scenic and cultural landscapes

The proposal will not detract from the integrity of the scenic and cultural landscape of Orielton. A future dwelling on the lot will be located outside the principal view corridor between Orielton and Narellan Creek.

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

Community Strategic Plan (CSP)

The Community Strategic Plan (CSP) seeks to actively manage Camden LGA's growth by retaining Camden's heritage sites, scenic vistas and cultural landscapes. The Planning Proposal is consistent with the relevant directions of the CSP as summarised below.

Key Direction 1

Strategy 1.1.1 – Ensure the provision of appropriate urban development for sustainable growth in the Camden LGA

The proposal forms part of a broader development that will provide for urban development and sustainable growth, ensuring compatibility with the heritage qualities of Orielton.

Key Direction 1

Strategy 1.1.2 – Manage and plan for a balance between population growth, urban development and environmental protection

The proposal forms part of a broader development that maintains important view corridors from Orielton. This reflects a balanced consideration between population, urban development and environmental protection.

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

The NSW Government has gazetted a range of State Environmental Planning Policies (SEPPs) and Sydney Regional Environmental Plans (SREPs or Deemed SEPPs) which guide land use and planning outcomes across the State and Sydney Metropolitan Region.

A review of the Planning Proposal and its intended outcomes and objectives against all relevant SEPPs is provided in **Appendix 1**.

The review has demonstrated that the proposal is consistent with all relevant and applicable SEPPs.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (Section 9.1 or formerly s.117 directions)?

The Planning Proposal is consistent with the Section 9.1 Directions by the Minister (formerly Section 117 Directions).

A review of the Planning Proposal and its intended outcomes and objectives against all current Ministerial Directions is provided in **Appendix 2**.

4.3.3 Section C – Environmental, Social and Economic Impact

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

The land area subject to the amendments is approximately 3,900m² in total and there are no areas of threatened species habitat or threatened flora / fauna impacted by this Planning Proposal.

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

Heritage and Visual Impacts

The Camden Local Environmental Plan 2010 (Camden LEP 2010) and Camden Development Control Plan 2011 (Camden DCP 2011) seek to protect heritage and important visual elements within the landscape including distant views, vegetation, water bodies and cultural elements.

The following heritage documents below have been provided in support of the Planning Proposal and the broader vision for an integrated equestrian and residential development (**Appendix 6, 7, and 8**).

Title	Status
Orielton Landscape Conservation Management Plan	2017 Tropman & Tropman Architects
Orielton Statement of Heritage Impact	2018 Tropman & Tropman Architects
Orielton Conservation Management Plan	2006 Tropman & Tropman Architects

The Orielton Conservation Management Plan (2006) establishes the cultural significance of Orielton and provides guidelines on the past restoration and future conservation of Orielton, to allow the significance of the heritage item to be retained in its future use and development.

The Orielton Landscape Conservation Management Plan (2017) provides additional guidelines in the context of the proposed integrated equestrian park and residential development, to ensure that it will not impact on Orielton's heritage qualities.

The Orielton Statement of Heritage Impact (2018) details the compliance of the proposed integrated equestrian park and residential development with the relevant conservation management guidelines. Specifically, it assessed the proposed additional lot and concludes that it will have minimal heritage and visual impacts. It recommends any future dwelling on the proposed additional lot be positioned close to the new access road. This would result in minimal visual impact to the principal vista from Orielton to Narellan Creek and the secondary vista from Orielton to Studley Park. Furthermore, it includes additional recommendations to minimise the impact of the overall development vision, including recommendations that relate to landscaping and fencing.

The Planning Proposal will facilitate the development of an additional residential lot. The specific impacts of the proposed additional lot and any potential dwelling will be assessed and managed through development applications.

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

Social Effects

The Planning Proposal site forms part of the Harrington Grove Urban Release Area and will result in one additional residential lot which is acceptable given the context of existing and future residential development planned in the area. The proposal is unlikely to have adverse social impacts with the subject site located nearby to existing and future infrastructure and services.

The provision of greater housing choice and diversity to meet the needs of the growing population has the potential to provide a positive impact for the community given that the subject site is located nearby the existing and future infrastructure and services.

Economic Effects

The Planning Proposal will provide increased housing supply and choice. It forms part of a broader development that is the future integrated equestrian and residential development that will contribute to the local economy in Harrington Grove.

4.3.4 Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the Planning Proposal?

Essential services are available to the site as part of the delivery of the Harrington Grove urban release area and the proposal does not have any significant increase on demand for these services.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The Gateway Determination will outline the State and Commonwealth public authorities to be consulted.

4.4 Mapping

The following maps in the Camden LEP 2010 are to be amended:

- Land Zoning Map - Sheet LZN_007 & Sheet LZN_012
- Minimum Lot Size Map - Sheet LSZ_007 & Sheet LSZ_012
- Height of Buildings Map Sheet HOB_007 & Sheet HOB_012

4.5 Community Consultation

It is expected that community consultation is to be undertaken in accordance with the Gateway Determination. Notifications will be placed in the local newspaper and the exhibition material available at:

- Oran Park Administration Centre, 70 Central Avenue, Oran Park (Hard Copy);
- Oran Park Library, Central Avenue, Oran Park (Hard Copy);
- Narellan Library, Queen Street, Narellan (Hard Copy);
- Camden Library, John Street, Camden (Hard Copy); and
- Council website for the length of the exhibition period (Electronic Copy).

4.6 Project Timeline

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

5.0 – CONCLUSIONS AND RECOMMENDATIONS

The Planning Proposal seeks amendments to Camden LEP 2010 to enable one additional residential lot on the subject site, being part Lot 41 DP 270613, 181 The Northern Road, Harrington Park.

It is envisaged this Planning Proposal will enable development by amending the land zoning from E2 to R5, inserting a building height of 9.5m and reducing the minimum lot size from 7ha to 6000m².

The Planning Proposal is considered to demonstrate merit in the following respects:

- The proposed development of one additional lot will have minimal heritage and visual impacts subject to appropriate mitigation measures being implemented at the DA stage.
- The proposal is not inconsistent with region, district and local plans and their relevant objectives.

The Planning Proposal has been prepared in accordance with Section 3.33 of the EPAA 1979. Amendments to the Land Zoning Map (Sheet LZN_007 and LZN_012), Height of Buildings Map (Sheet HOB_007 and HOB_012) and Lot Size Map (Sheet LSZ_007 and LSZ_012) 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 and future land use of the surrounding area.

6.0 – APPENDICES

Appendix 1: Consistency against State Environmental Planning Policies	19
Appendix 2 : S9.1 Directions	23
Appendix 3 : NSW Heritage Council Meeting Minutes 7 June 2017.....	26
Appendix 4: Letter dated 16 June 2017 from NSW Office of Environment and Heritage...	39
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APPENDIX 1

Consistency against State Environmental Planning Policies

SEPP Title	Consistency	Comment
1. Development Standards	N/A	This SEPP does not apply to the Camden LEP 2010.
19. Bushland in Urban Areas	N/A	
21. Caravan Parks	N/A	
30. Intensive Agriculture	N/A	
33. Hazardous and Offensive Development	N/A	
36. Manufactured Home Estates	N/A	
44. Koala Habitat Protection	N/A	The subject site does not incorporate land identified as Koala Habitat.
47. Moore Park Showground	N/A	
50. Canal Estate Development	N/A	
52. Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	
55. Remediation of Land	Yes	The site was comprehensive investigated as part of the Harrington Park 2 LEP Amendment and subsequent Development Applications for the site. Development consent (DA/2014/1163) was issued in December 2015 for the subject site for residential development.
62. Sustainable Aquaculture	N/A	
64. Advertising and Signage	Yes	Whilst no Signage is proposed as part of this planning proposal, the planning controls proposed to be implemented are consistent with the application of this SEPP
65. Design Quality of Residential Flat Development	N/A	

SEPP Title	Consistency	Comment
70. Affordable Housing (Revised Schemes)	Yes	The proposal will not impede the assessment or delivery of development under this SEPP.
SEPP (Affordable Rental Housing) 2009	Yes	The proposal will not impede the assessment or delivery of development under this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	Future residential development will be required to comply with BASIX standards.
SEPP (Coastal Management) 2018	N/A	
SEPP (Educational Establishments and Child Care Facilities) 2017	Yes	The proposal will not impede the assessment or delivery of development under this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Yes	The proposal will not alter or impede the exempt or complying provisions.
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	The proposal will not impede the assessment or delivery of development under this SEPP.
SEPP (Infrastructure) 2007	Yes	The subject site does not incorporate any identified infrastructure projects.
SEPP (Integration and Repeals) 2016	N/A	
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	N/A	
SEPP (Kurnell Peninsula) 1989	N/A	
SEPP (Major Development) 2005	N/A	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	
SEPP (Miscellaneous Consent Provisions) 2007	N/A	
SEPP (Penrith Lakes Scheme) 1989	N/A	

SEPP Title	Consistency	Comment
SEPP (Rural Lands) 2008	N/A	
SEPP (State and Regional Development) 2011	N/A	
SEPP (State Significant Precincts) 2005	N/A	
SEPP (Sydney Drinking Water Catchment) 2011	N/A	
SEPP (Sydney Region Growth Centres) 2006	N/A	
SEPP (Three Ports) 2013	N/A	
SEPP (Urban Renewal) 2010	N/A	
SEPP (Vegetation in Non-Rural Areas) 2017	Yes	The proposed is affected by the Vegetation in Non-Rural Areas SEPP. Existing vegetation would require a development consent to be removed as part of the lot is Heritage listed. The Orielton CMP provide provisions for additional plantings of trees, shrubs and grasses
SEPP (Western Sydney Employment Area) 2009	N/A	
SEPP (Western Sydney Parklands) 2009	N/A	
SREP No 8 (Central Coast Plateau Areas)	N/A	
SREP No 9—Extractive Industry (No 2—1995)	N/A	
SREP No 16—Walsh Bay	N/A	
SREP No 20—Hawkesbury-Nepean River (No 2—1997)	Yes	The site is within the Hawkesbury-Nepean River Catchment and can meet the requirements of this SEPP. Development resulting from this Planning Proposal will also need to consider the strategies and policies in this SEPP.

SEPP Title	Consistency	Comment
SREP No 24—Homebush Bay Area	N/A	
SREP No 26—City West	N/A	
SREP No 30—St Marys	N/A	
SREP No 33—Cooks Cove	N/A	
SREP (Sydney Harbour Catchment) 2005	N/A	

APPENDIX 2

S9.1 Directions

Direction Title	Consistency	Comment
1. Employment and Resources		
1.1 Business and Industrial Zones	NA	
1.2 Rural Zones	NA	
1.3 Mining, Petroleum Production and Extractive Industries	NA	
1.4 Oyster Aquaculture	NA	
1.5 Rural Lands	NA	
2. Environment and Heritage		
2.1 Environment Protection Zones	Yes	The Planning Proposal is seeking to amend a zoning anomaly applying to the E2 Environmental Conservation Zone. The subject land is not environmentally sensitive and is of minor significance.
2.2 Coastal Protection	NA	
2.3 Heritage Conservation	Yes	The land is within a Stage listed heritage curtilage. There are existing provisions in Camden LEP 2010 and endorsed documents under the <i>Heritage Act 1977</i> applying to the land.
2.4 Recreation Vehicle Areas	NA	
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	NA	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	The Planning Proposal affects land within the R5 Large Lot Residential

Direction Title	Consistency	Comment
		Zone. All essential services are available to the land and there is no reduction in residential density. The proposal is consistent with the Direction.
3.2 Caravan Parks and Manufactured Home Estates	NA	
3.3 Home Occupations	Yes	The Planning Proposal has no impact on home occupations.
3.4 Integrating Land Use and Transport	Yes	The Planning Proposal is of minor significance.
3.5 Development Near Licensed Aerodromes	NA	
3.6 Shooting Ranges	NA	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	NA	
4.2 Mine Subsidence and Unstable Land	NA	
4.3 Flood Prone Land	Yes	The Planning Proposal is partly classified as flood prone land. There remains adequate land not affected by flooding to support this planning proposal.
4.4 Planning for Bushfire Protection	Yes	The Planning Proposal does not modify the zoning or provisions for land mapped bushfire prone.
5. Housing, Infrastructure and Urban Development		
5.2 Sydney Drinking Water Catchments	NA	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	NA	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	NA	

Direction Title	Consistency	Comment
5.9 North West Rail Link Corridor Strategy	NA	
5.10 Implementation of Regional Plans	NA	
6. Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The Planning Proposal does not introduce new or additional referral requirements.
6.2 Reserving Land for Public Purposes	Yes	The Planning Proposal does not alter any existing public recreation zones or land reservations.
6.3 Site Specific Provisions	Yes	The Planning Proposal does not introduce site specific planning provisions.
7. Local Plan Making		
7.1 Implementation of A Plan for Growing Sydney	Yes	<p>A Metropolis of Three Cities - the Greater Sydney Region Plan (2018) is the most recent Sydney-wide planning strategy and the Planning Proposal applies to land within the Western City District Plan (2018) area.</p> <p>A detailed response demonstrating consistency to relevant Directions and Policies in Section B of this Planning Proposal.</p>
7.2 Implementation of Greater Macarthur Land Release Investigation	NA	
7.3 Parramatta Road Corridor Urban Transformation Strategy	NA	
7.4 Implementation of North West Priority Growth Area Land Use and Land Use and Infrastructure Implementation Plan	NA	
7.5 Implementation of Greater Parramatta Priority Growth Area Interim	NA	

Direction Title	Consistency	Comment
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and	NA	
7.7 Implementation of Glenfield to Macarthur Renewal Corridor	NA	
7.8 Implementation of the Western Sydney Aerotropolis interim Land Use and Infrastructure Implantation Plan	Yes	The subject land is within the declared Obstacle Limitation Surface (OLS), however the land to which this planning proposal applies is beyond the OLS and will not be impacted by this principle.
7.9 Implantation of Bayside West Precincts 2036 Plan	NA	
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	NA	

APPENDIX 3

NSW Heritage Council Meeting Minutes 7 June 2017

APPENDIX 4

Letter dated 16 June 2017 from NSW Office of Environment and Heritage

APPENDIX 5

Orielton Equestrian Concept Plans

Appendix 6

Orielton Landscape Conservation Management Plan (2017)

Appendix 7

Orielton Statement of Heritage Impact (2018)

Appendix 8

Orielton Conservation Management Plan (2006)

Appendix 9

Council Report on Planning Proposal 11 December 2018