



**CAMDEN COUNCIL
PLANNING PROPOSAL**

CATHERINE FIELDS (PART) PRECINCT

PLANNING PROPOSAL

Version 1

June 2016

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Executive Summary

The subject land forms part of the Catherine Fields Part Precinct and is known as the Catherine Park development area. The precinct is approximately 320 hectares in size and is located between Oran Park Drive and Camden Valley Way, being adjacent to the Oran Park and Turner Road precincts, in the north-eastern region of the Camden Local Government Area (LGA).

The precinct was rezoned for urban development on 20 December 2013. The adopted Indicative Layout Plan (ILP) provides for approximately 3,200 homes. The subject land is currently zoned R2 Low Density Residential under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP).

The Planning Proposal seeks to amend various maps within Appendix 9 of the Growth Centres SEPP and insert an Additional Permitted Use for the use of Oran Park House as a sales office.

1.0 Introduction

This Planning Proposal seeks to make various amendments to Appendix 9 of the Growth Centres SEPP relating to the Catherine Fields Park Precinct (the Precinct) and insert an Additional Permitted Use for the use of Oran Park House as a sales office, and provides a justification for the amendments to the SEPP.

The Planning Proposal has been prepared in accordance with Section 55 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' to ensure all matters requiring consideration are appropriately addressed.

This Planning Proposal explains the intent and justification for a series of proposed amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP) as it applies to the Catherine Fields (Part) Precinct (CFPP) of the South West Priority Growth Area. This Planning Proposal is being progressed concurrently with an amendment to the Camden Growth Centres Development Control Plan.

It is envisaged that the amendment to the Growth Centres SEPP for the subject land within the Precinct, which includes increased residential densities, will provide greater amenity for the residents of Catherine Park by locating density in appropriate locations, and appropriate infrastructure and services will be provided to support the precinct.

At the meeting of 27 April 2016, Council considered a report on a Planning Proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the SEPP) and an amendment to the Camden Growth Centres Precinct Development Control Plan (DCP) for the Catherine Fields Part Precinct, which is included as **Appendix 1**. Council subsequently resolved to forward the Planning Proposal to the Department of Planning and Environment (DPE) for Gateway Determination.

2.0 Site Description and Context

2.1 Overview

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

2.2 Site Locality

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

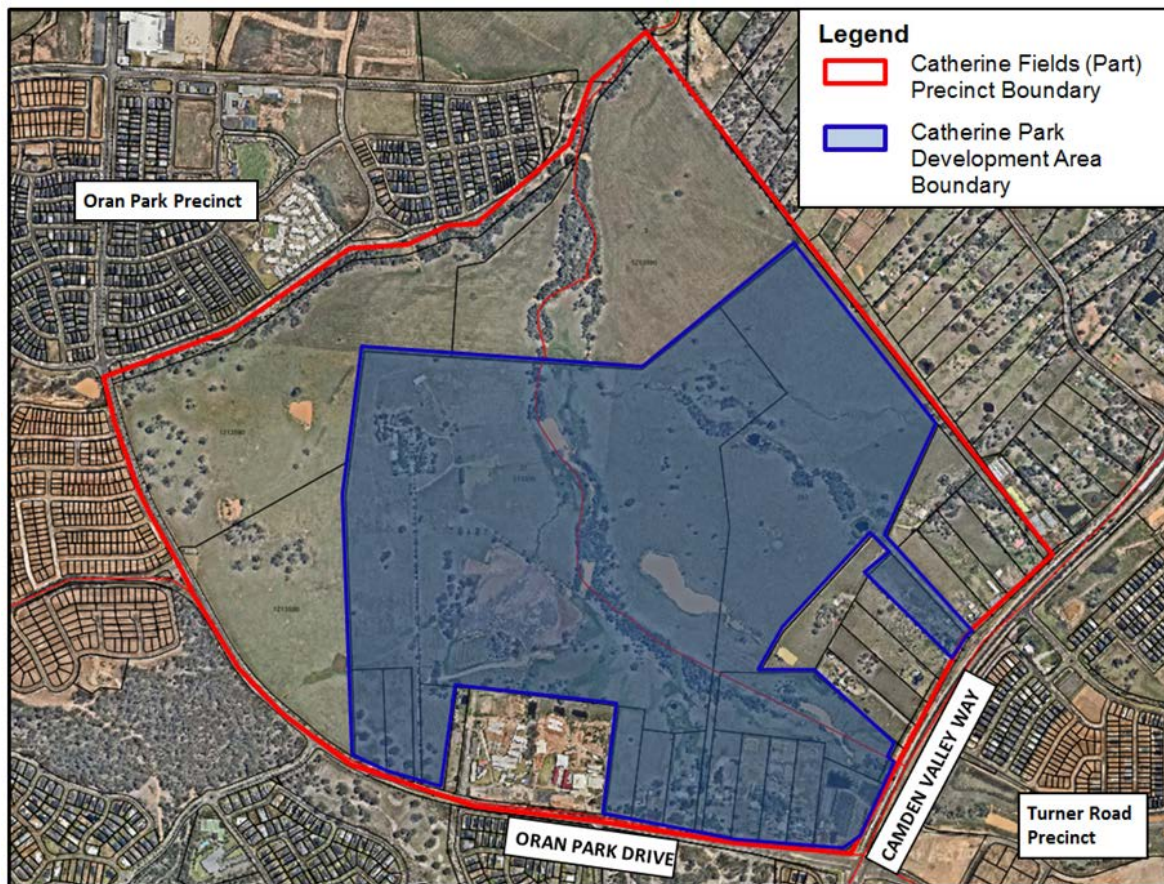


Figure 1: Subject Site (Source: nearmap)

The Catherine Fields (Part) Precinct is situated within the southern portion of the South West Priority Growth Area approximately 6km north east of Camden and 50km south west of the Sydney CBD. The Oran Park Precinct is located to the northwest and the Turner Road Precinct to the east. **Figure 2** shows the location of the Precinct.

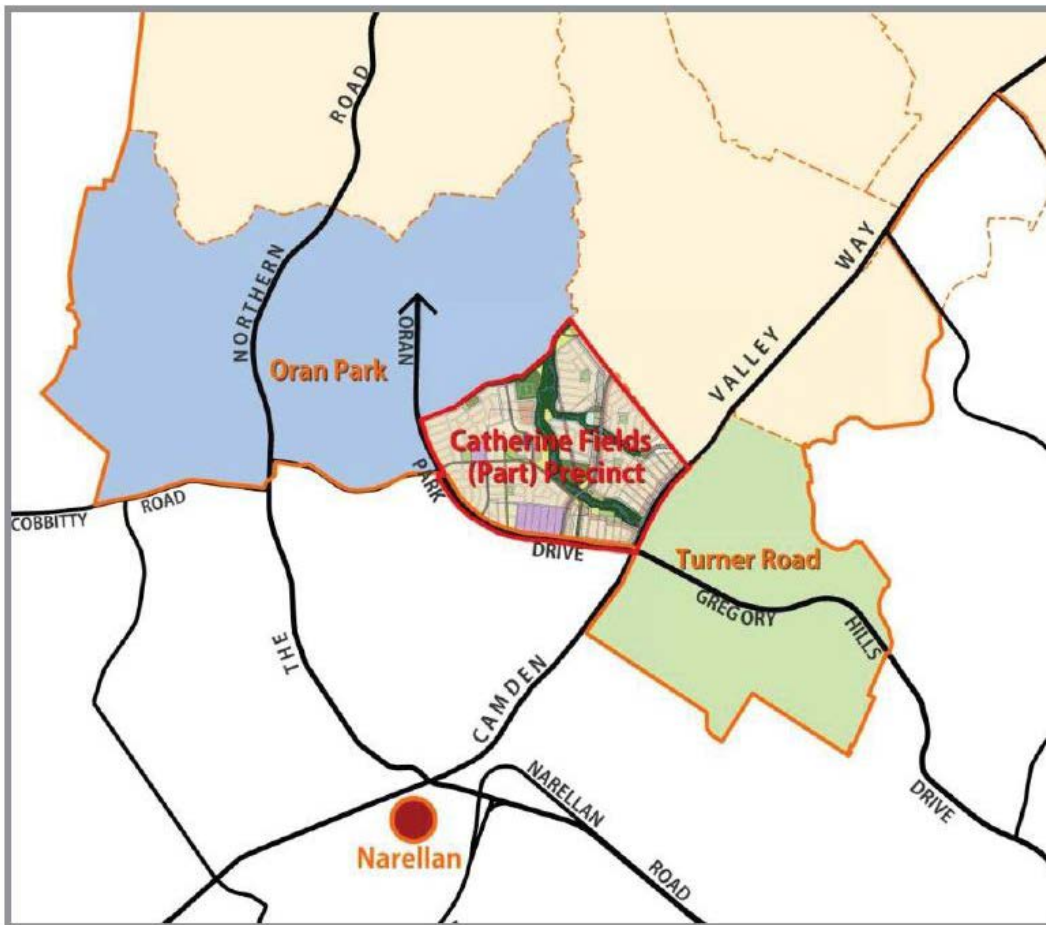


Figure 2: Location of Subject Site (Source: Design & Planning)

NSW Department of Planning & Environment has been enabling urban growth within the South West Priority Growth Area since 2007 with over 110,000 new homes being forecast to be completed by 2035. The owners and developers represented in this submission own land centrally within the Precinct. The Precinct was rezoned for urban development in December 2013 and totals approximately 320 hectares.

2.3 Site Context

2.3.1 Outline

The character of the area surrounding the site to the east, west and south is one of growing urban development. As previously identified the site is within the South West Growth Centre.

To the south of the site on the opposite side of Oran Park Drive is Harrington Grove. Harrington Grove is residential estate are however it is not within the South West Growth Centre. To the East across Camden Valley Way, is the Turner Road Precinct which is known as Gregory Hills residential estate and to the west is the Oran Park Precinct.

To the north of the site the character of the area within the remaining Catherine Fields Precinct is still small holding semi-rural residential development, as this part of the Precinct is yet to be released by the State Government for urban development.

2.4 The Site

The land that is the subject of the Planning Proposal is located within the Camden Council LGA. The land is owned by Hixson Pty Ltd, Dandaloo Pty Ltd and Edgewater Homes Pty Ltd and comprises 13 allotments of land, the real property description of Lots is included in Table 1 and Figure 3 shows the location of the lots. The site is commonly known as Catherine Park Development Area ('the site') and Harrington Estates Pty Ltd are facilitating the development of all three landholdings.

Table 1: Land Title and Landowner Details

Land Title Details	Landowner
Lot 17 DP31996 Lots 24-27 DP31996	Hixson Pty Ltd
Lot 293 DP708154	Dandaloo Pty Ltd
Lots 10-16 DP31996	Edgewater Homes Pty Ltd

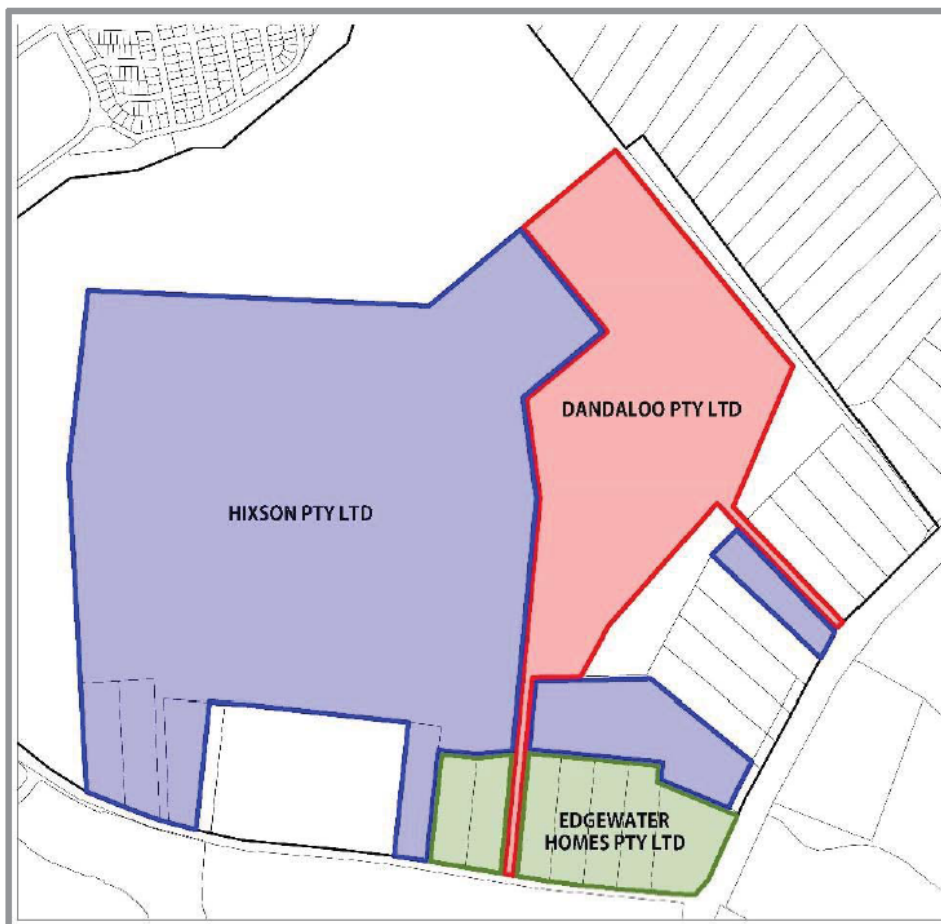


Figure 3: Land Ownership (Source: Design & Planning)

3.0 Statutory Framework

3.1 Zoning

The site is currently zoned R2 Low Density Residential under the provisions of the Appendix 9 of the Growth Centres SEPP (refer to Figure 4).

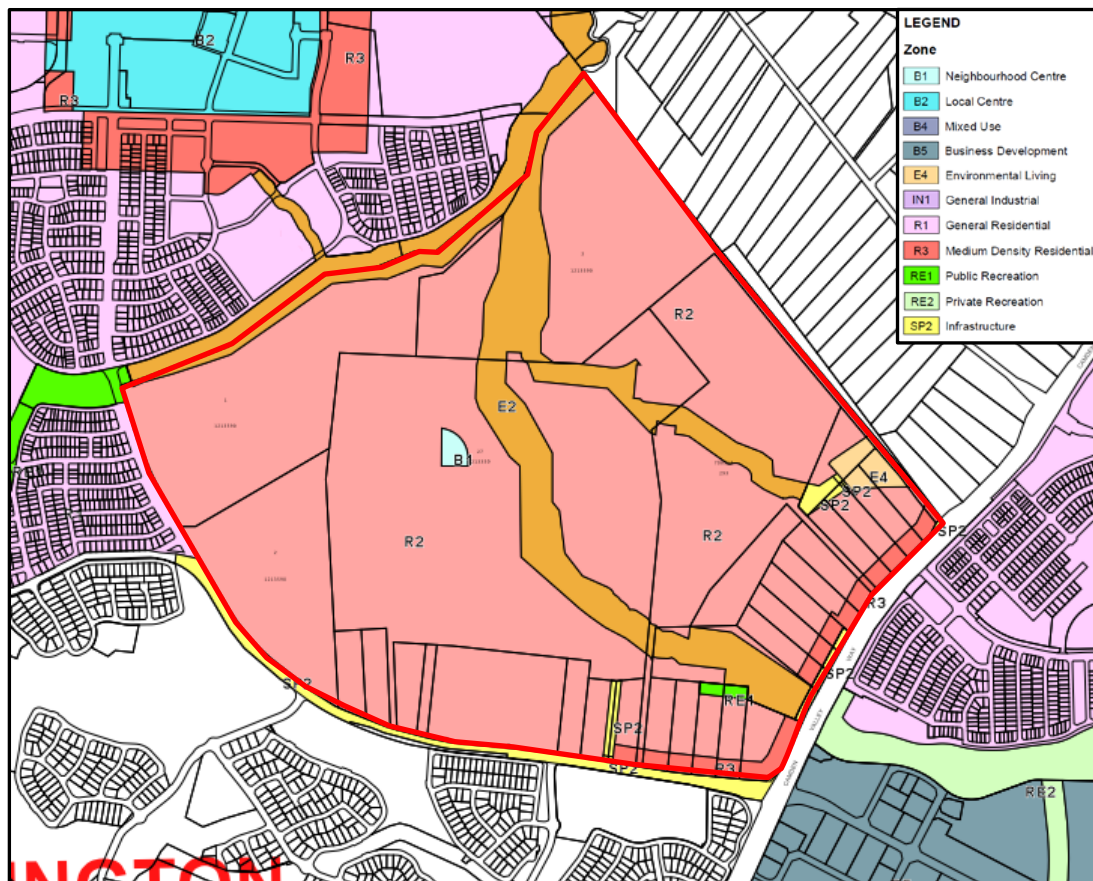


Figure 4: Zoning Extract from Growth Centres SEPP

In accordance with the Growth Centres SEPP the following uses are permitted with consent in the R2 Low Density Zone:

Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Drainage; Dual occupancies; Dwelling houses; Earthworks; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Neighbourhood shops; Places of public worship; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Studio dwellings; Veterinary hospitals.

It should be noted that attached dwellings are permitted in the R2 zone under certain circumstances, as defined under *Clause 6.7 Attached Dwellings, manor homes and multi dwelling housing in the R2 Low Density Residential Zone.*

3.2 Other Controls

Heritage Map Heritage – The site contains the heritage item Oran Park House, item No.18 under Schedule 5 of the Growth Centres Precinct.

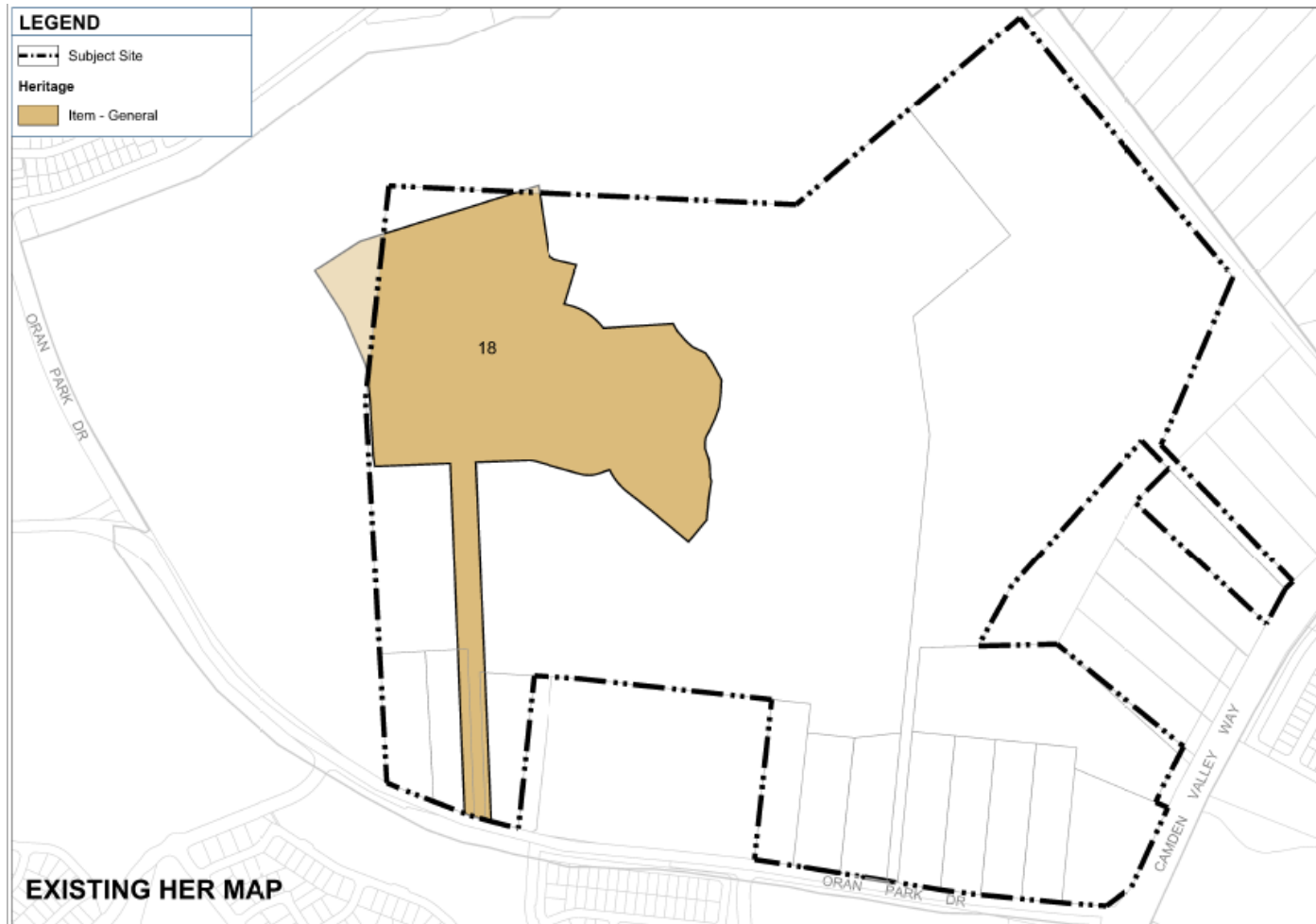


Figure 5: Existing Heritage Map

Floor Space Ratio Map



Figure 6: Existing Floor Space Ratio Map

Height of Building Map

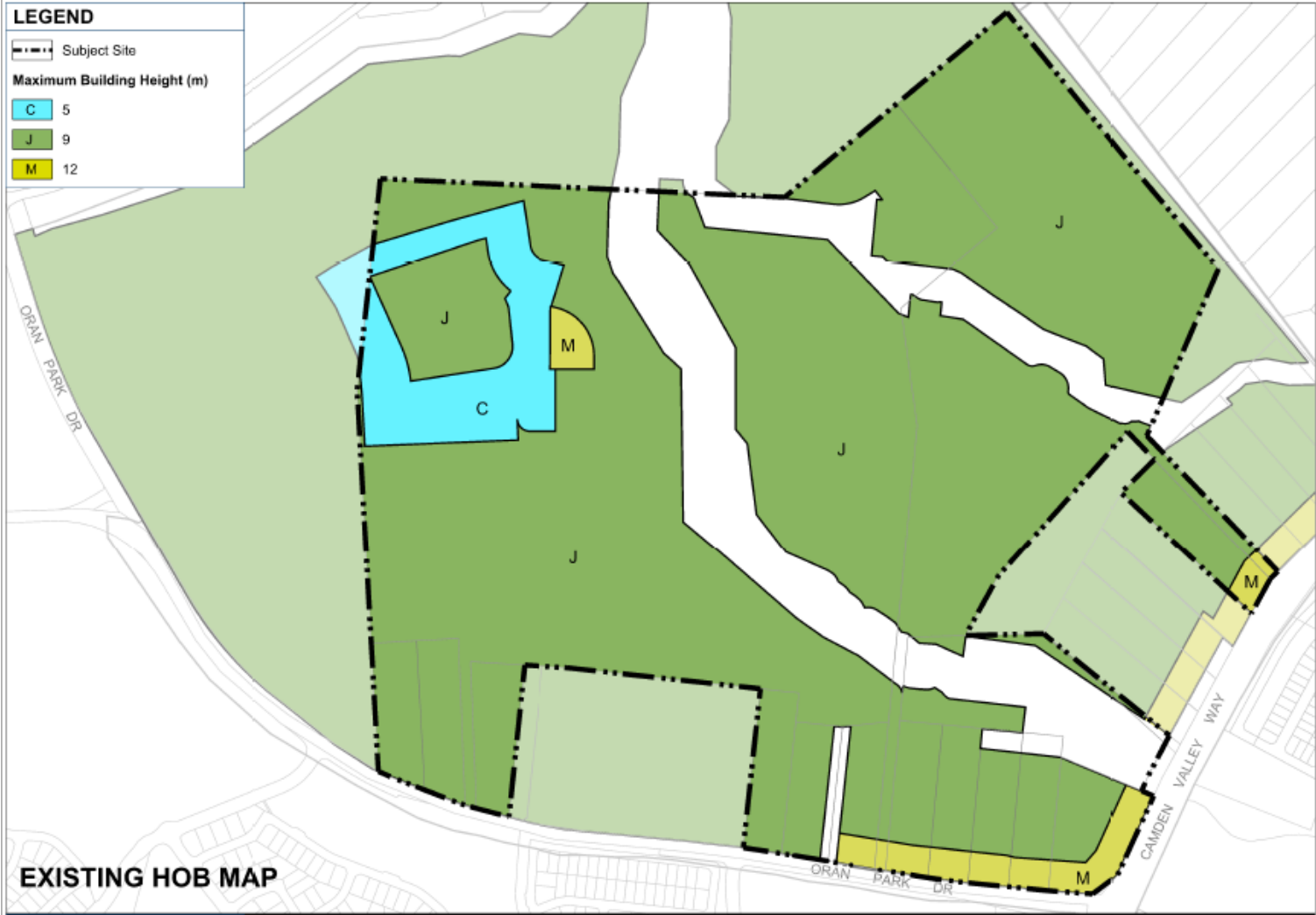


Figure 7: Existing Height of Buildings Map

Lot Size Map

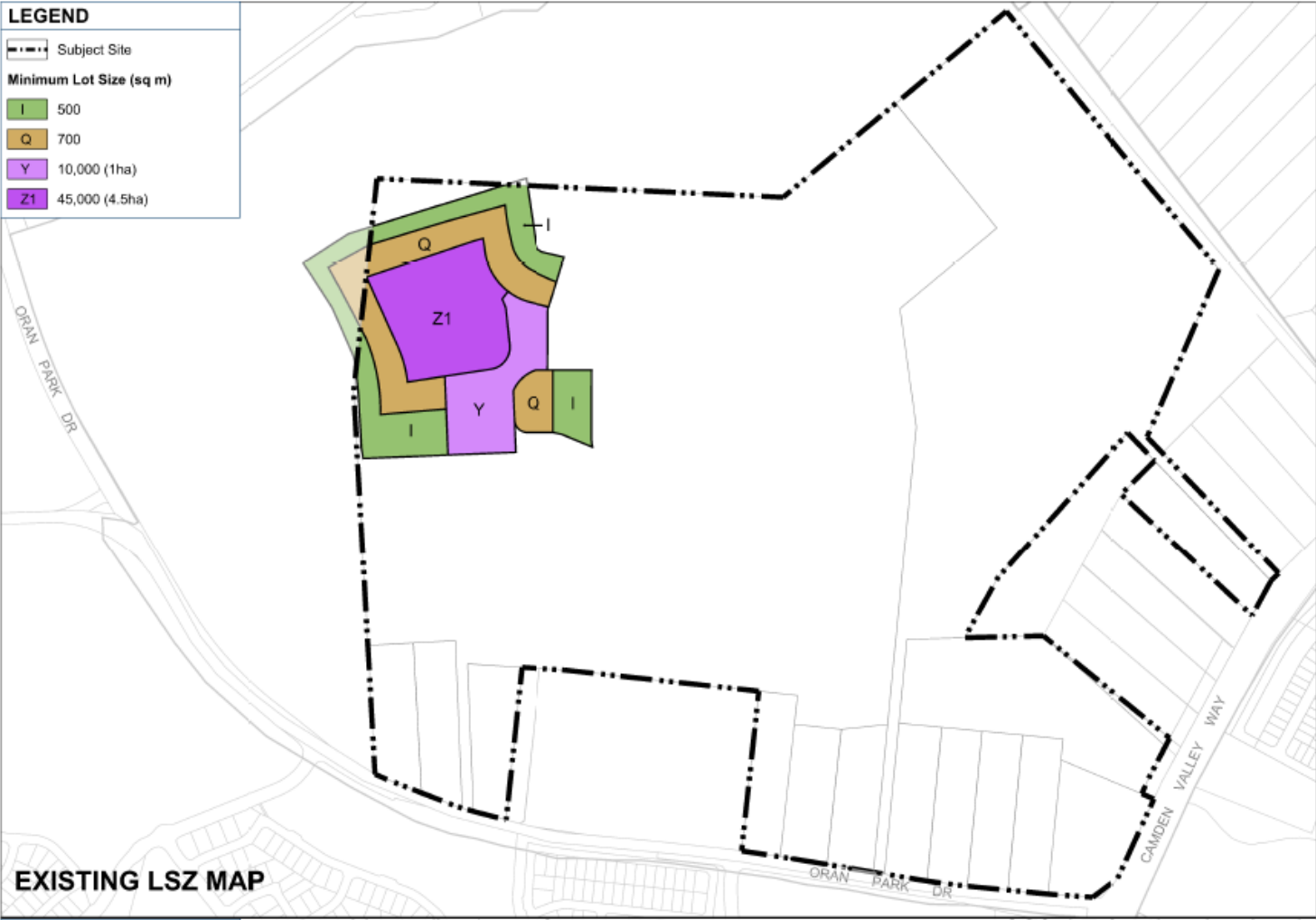


Figure 8: Existing Lot Size Map

3.3 Planning Context

Housekeeping Amendment

The Department of Planning & Environment is currently progressing a Housekeeping Amendment to correct numerous anomalies in Appendix 9 of the SEPP. This housekeeping amendment will address a number the anomalies raised within the original planning proposal which have been summarised below for your reference.

Net Developable Area

The Housekeeping Amendment will address inconsistencies that have been identified with the definition and application of 'Density' and 'Net Developable Area' in Appendix 9 of the Growth Centres SEPP and other former and current definitions for the same terms applied in the Catherine Fields (Part) Precinct.

Permissibilities for Local Parks

The Housekeeping Amendment will revise the Land Use Table in Appendix 9 to ensure that local parks are permissible within the R2 Zone. This will address inconsistencies between the SEPP and the Catherine Park (Part) Precinct DCP which currently prescribes the location of local parks within areas that are zoned R2 under the Growth Centres SEPP mapping.

Riparian Corridor

The Riparian Protection Area of South Creek was evaluated post-rezoning and a number of anomalies were determined. The Department of Planning & Environment, Camden Council and the Department of Primary Industries - Water (DPI Water) were consulted in March 2015 with a specialist review. The review proposed a revised riparian boundary in accordance with the DPI Water's Guidelines for Water Front Land. The Department of Planning has included the adopted revised riparian corridor as part of their Housekeeping Amendment.

4.0 The Planning Proposal

4.1 Objectives and Intended Outcomes

The primary purpose of this Planning Proposal is to amend the remaining provisions and maps of the Growth Centres SEPP as they apply to Catherine Park Estate portion of the CFPP. This Planning Proposal will amend the map set to reflect a revised Indicative Layout Plan and resolve existing mapping anomalies. In addition, the Planning Proposal will resolve a need to amend the text in Appendix 9 of the Growth Centres SEPP. Detailed explanation in regard to each individual amendment is detailed below followed by any updated Indicative Layout Plan (ILP), which corresponds with the amendments. This is important as the ILP forms the basis for the annotations on Maps in the Growth Centres SEPP, which apply to Catherine Park Estate area within the CFPP.

4.2 Explanation of Objectives and Intended Outcomes

The overall objectives and intended outcomes for this Planning Proposal are:

- To update the Residential Density Map in accordance with the development consent for DA 228/2014.
- To update the Heritage Map, Minimum Lot Size Map and Residential Density Map to reflect the heritage outcomes adopted by the Heritage Council for Oran Park House (Catherine Park House).
- To update the SEPP Maps in accordance with the revised layout for Catherine Park South.
- To update the SEPP Maps in accordance with the redistribution of residential densities for Catherine Park Estate.
- To include a sales office as a permissible use for Oran Park House (Catherine Park House).
- To ensure the proposed density map correlates with the digital 'survey accurate' record.

4.2.1 Consistency with Catherine Park Residential Subdivision Development Approval (DA 228/2014)

A 'deferred commencement' approval for residential subdivision (Stages 1-3) in Catherine Park was issued by the Joint Regional Planning Panels on 27 November 2014, which was subsequently activated on 5 February 2015 (DA Ref 228/2014). The consent approves the staged subdivision to create 339 residential lots, 18 superlots for integrated housing, public open space and associated site works (roads, drainage, earthworks, etc.). A copy of the stamped subdivision plan is included in **Appendix 2**.



Figure 9: Integrated Housing Lots in approved subdivision for DA 228/2014

Updates are required to reflect the intent of the approved subdivision layout in relation to densities relating to residential development. Most important is the allocation of higher dwelling densities to the approved integrated housing superlots that are adjacent to Robbins Lane and other integrated housing superlots within the Stage 1-3 area of Catherine Park Estate. Robbins Lane, which is approved to become a dedicated green link that aligns with the exiting driveway entry to historic Oran Park House (Catherine Park House), will form special open space area and pathways connecting to local parks and shops. The integrated housing superlots to support higher densities of residential development approved in the subdivision plan are identified in **Figure 9**.

Objective or Intended Outcome:

To update the Residential Density Map in accordance with the development consent for DA 228/2014.

To assist in establishing the updated residential densities, an updated Indicative Layout Plan has been prepared which is included in **Section 4.3** of this report.

4.2.2 Consistency with Heritage Outcomes Established for Oran Park House (Catherine Park House)

Substantial investigative work has been undertaken to refine the heritage outcomes for Oran Park House (Catherine Park House) and development surrounding the House. The investigations have been combined with the progression of detailed subdivision design and the design of the built form around the interface of Oran Park House (Catherine Park House).

Tropman & Tropman Architects, the project heritage specialists, with the proponents have been working with the Heritage Office to determine the requirements for a heritage curtilage to be listed under the *Heritage Act 1977*, which has included the preparation of detailed Heritage Exemption Guidelines.

As part of the investigations, Tropman & Tropman reviewed the heritage documents and plans that were prepared as part of the Precinct Planning process for the Catherine Fields (Part) Precinct, which include:

- Oran Park House Conservation Management Plan by Godden Mackay Logan 2010
- Catherine Fields (Part) Precinct: Non Indigenous Heritage Assessment: Draft Exhibited Report by Godden Mackay Logan (GML) dated June 2012
- Catherine Fields (Part) Precinct: Post Exhibition Heritage Advice by Godden Mackay Logan (GML) dated Sep 2013
- Catherine Fields (Part) Precinct Interpretation Strategy by Godden Mackay Logan (GML) dated Oct 2013
- Catherine Fields (Part) Precinct Public Domain & Landscape Strategy by AECOM dated Oct 2013
- Catherine Fields DCP dated Sept 2013

With the Heritage Office, Tropman & Tropman Architects evolved the heritage response with substantial input into the design response to the land surrounding Oran Park House (Catherine Park House). This has enabled the definition of a heritage curtilage area to be established with the State Heritage Listing, which is included in **Figure 10**.

The House was formally listed on the NSW State Heritage Register on 6 March 2015. As part of the State Heritage Listing, detailed Heritage Exemption Guidelines have been prepared. The Guidelines adopt the original development principles established for the land surrounding Oran Park House (Catherine Park House) as listed below and illustrated in **Figures 11 & 12**.

- minimum lot size of 4.5ha for the House allotment,
- low density development around the interface of Oran Park House (Catherine Park House),
- larger lots (700m²) to transition into the broader urban development,
- 35 metre lot depths, and

- single storey building heights around the interface.

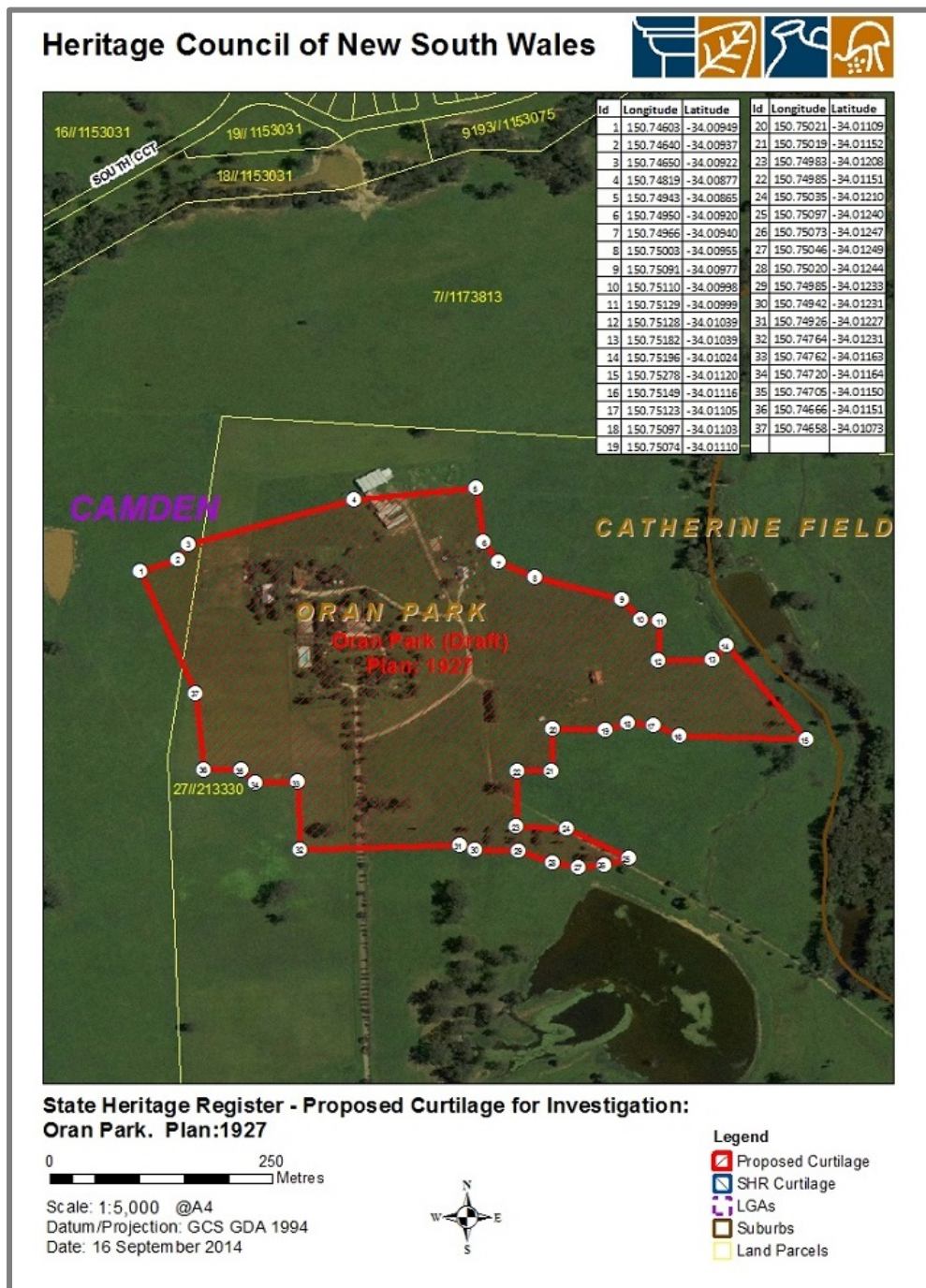


Figure 10: Heritage Council heritage curtilage for Oran Park House (Catherine Park House)

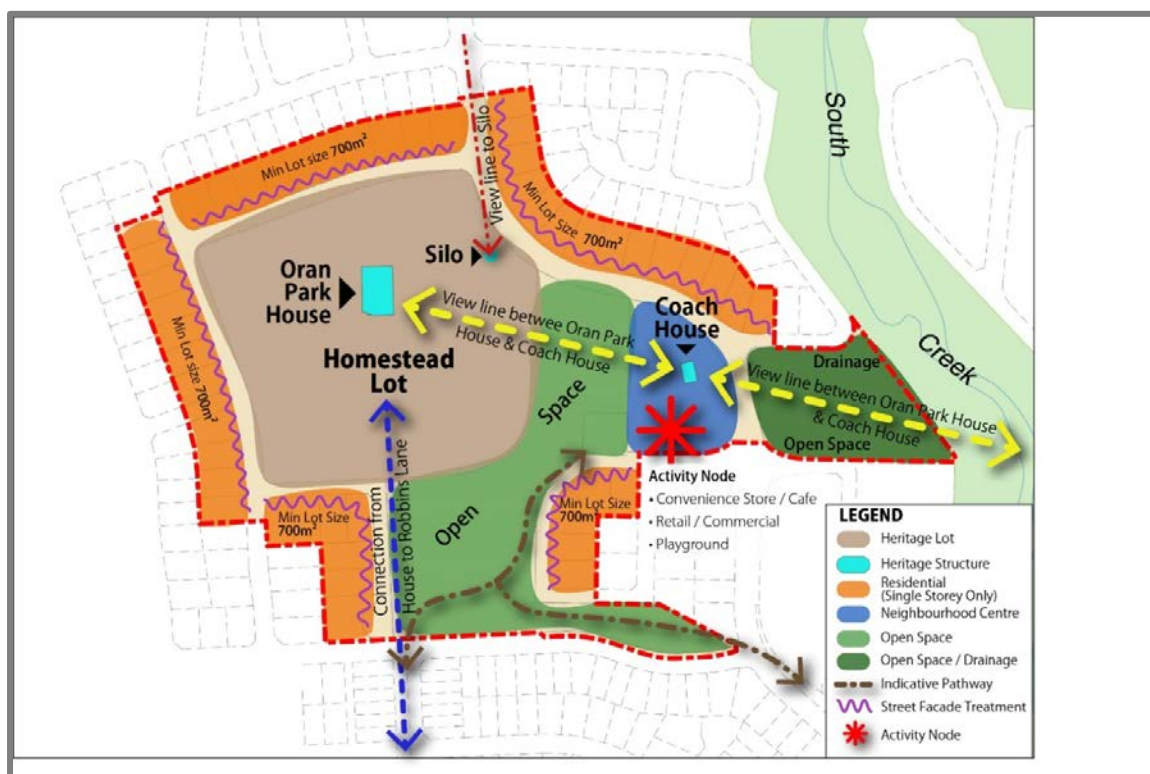


Figure 11: Oran Park House (Catherine Park House) heritage principles

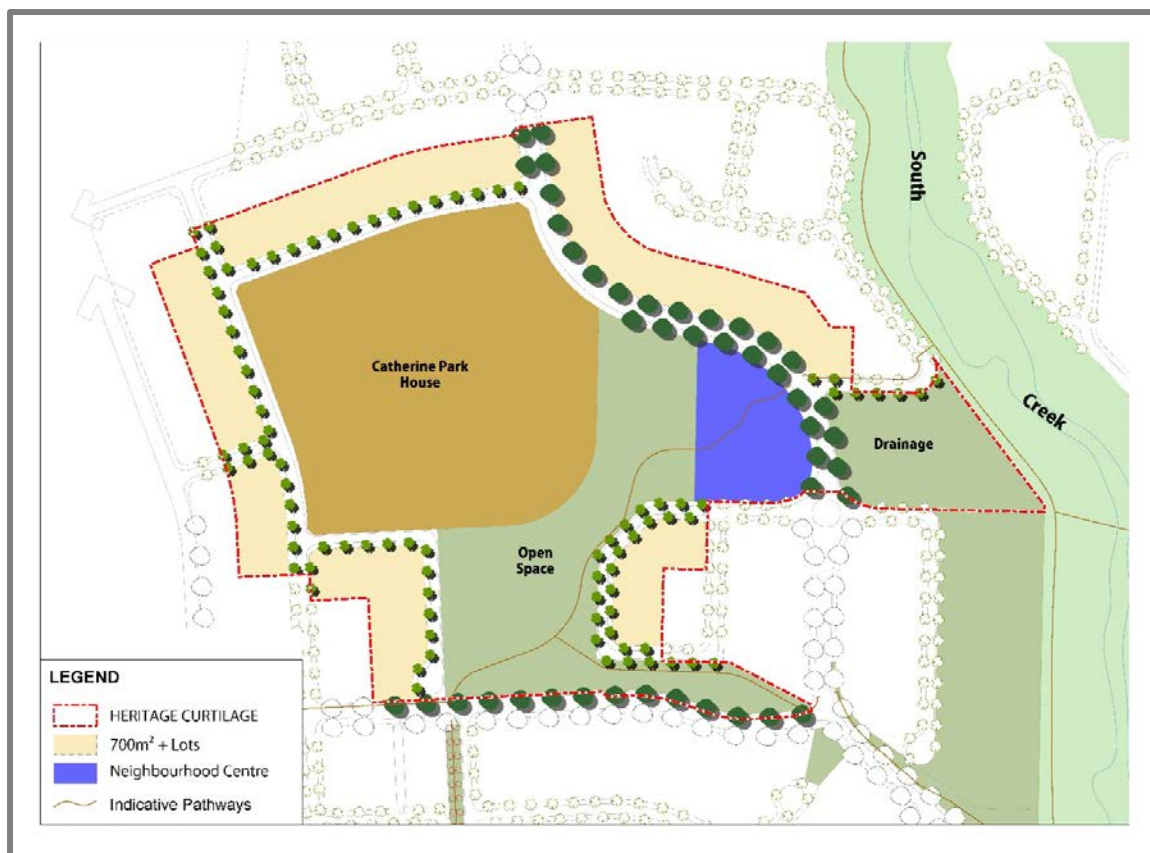


Figure 12: Subdivision and land uses within Oran Park House (Catherine Park House) heritage curtilage

The detailed design of the subdivision and integration of built form outcomes to establish the ultimate heritage curtilage and Heritage Exemption Guidelines for Oran Park House (Catherine Park House) has resulted in the need for minor adjustments to the ultimate subdivision outcome around the house, which still uphold the development principles. Accordingly, the boundaries to annotations relating to heritage, minimum lot size and residential density need to be updated to reflect the heritage outcomes that will be adopted by the Heritage Council.

Objective or Intended Outcome:

To update the Heritage Map, Minimum Lot Size Map and Residential Density Map to reflect the heritage outcomes adopted by the Heritage Council for Oran Park House (Catherine Park House).

4.2.3 Redesign of Catherine Park South

The proponents of Catherine Park Estate, Harrington Estates Pty Ltd, are working closely with the Edgewater Homes Pty Ltd to deliver the development of the small landholdings in the southeast portion of the CFPP, which currently have direct access to Oran Park Drive. The imminent ownership of the small landholdings by a single entity has created a new opportunity to consider development within this area as a single unit and not fragmented landholdings, as they were considered during the Precinct Planning process.

In addition, a narrow battle-axe leg of land owned by Dandaloo Pty Ltd extends through the small landholdings to Oran Park Drive which would have been difficult to develop under the fragmented ownership arrangement. The difficulty to develop this battle-axe leg is further exacerbated by the current Indicative Layout Plan design that identifies a local street wholly within the battle-axe leg. Accordingly, there would be no reasonable incentive for Dandaloo to deliver approximately 250m of local road that does not have abutting residential lots that can be sold to fund the construction of the road, and therefore, it is impractical and unviable. This represents a major constraint in the delivery of new residential land in this locality.

Now the Catherine Park South area can be considered as a single development area without a need to observe ownership boundaries, a review of the master-plan layout has been undertaken to achieve a better development outcome. The Catherine Park South Concept Plan is shown in **Figure 13**.

The new design for Catherine Park South maintains the principles of higher densities along the interface with Camden Valley Way and Oran Park Drive. Furthermore, the principle of perimeter roads along the interface of the riparian protection area is also retained in the new design.

The new design reconfigures the public open space and the local street network. The current Indicative Layout Plan aligns local streets along landholding boundaries which provides irregular residential block depths and would have been problematic when attempting to deliver the subdivision of the fragmented landholdings. The new design maintains regular block depths which will deliver consistent depths for residential lots.

The open space area in the new design has the same land area as is defined on the current Indicative Layout Plan and in the CFPP Section 94 Plan, which is approximately 1.24ha, but this area has been reconfigured to provide a more centrally located community space for local residents. Each of the allotments proposed in Catherine Park South will be closer to a local park and have more direct local street connections to the park. There is also the opportunity to locate higher residential densities around the local park where higher levels of amenity can be achieved, which will also promote housing diversity in the project.

The drainage channel that conveys flows from Harrington Grove to South Creek also needs to be configured to achieve appropriate block depths for residential allotments. It is understood the drainage channel width was created on the 132kV transmission easement of 30 metres in width and it aligning is a similar location. It is now proposed to underground the 132kV transmission line and define the channel width based on the drainage requirements, which is approximately 20 to 25 metres in width.

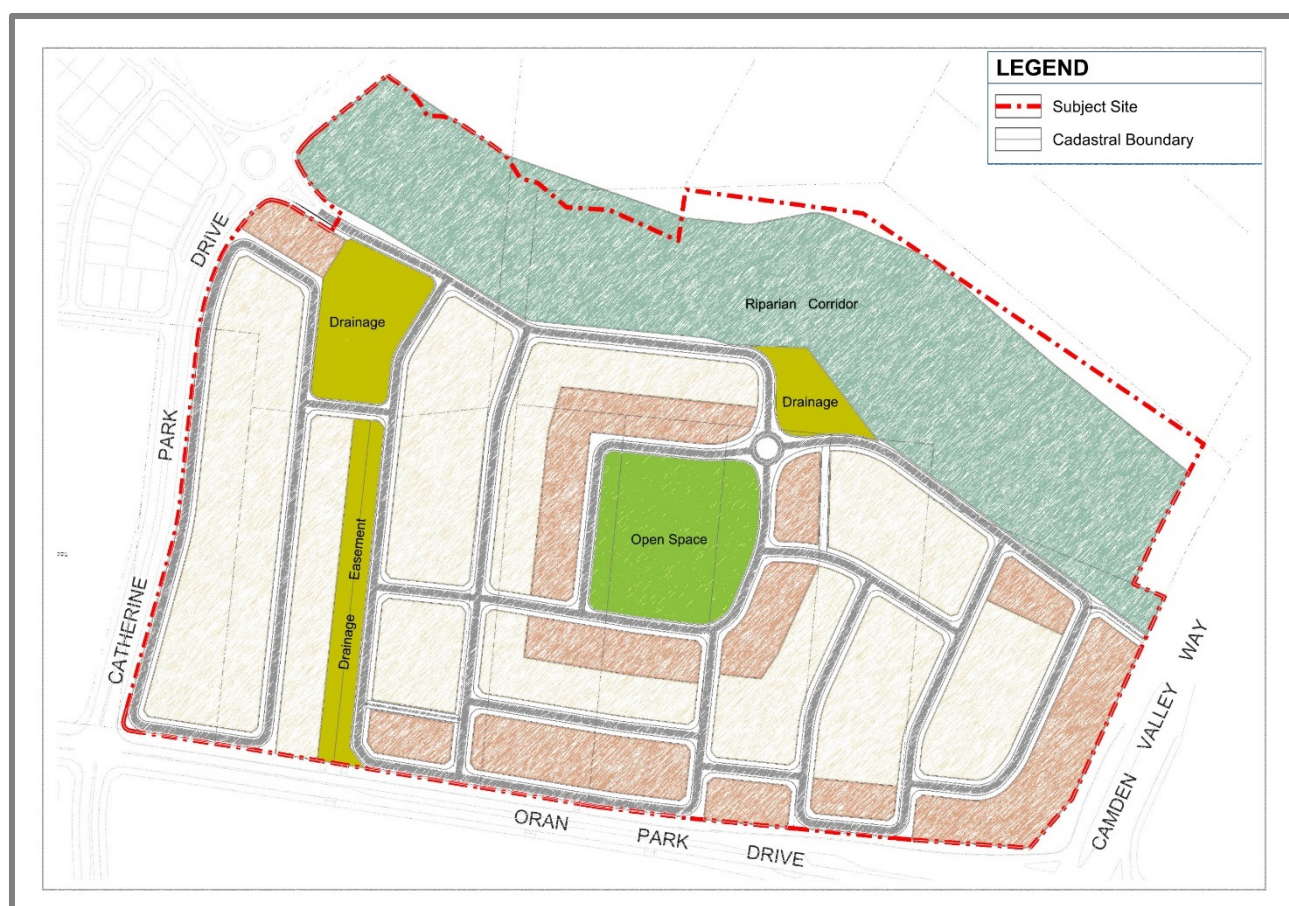


Figure 13: Catherine Park South Concept Plan

The updated master plan design is to form the basis for updates to the Indicate Layout Plan, which in turn will inform amendments to the Growth Centres Map set. It is noted that open space and drainage areas were not specifically zoned for the larger landholdings to provide some flexibility in the detailed design and delivery of the urban development. Now that the small landholdings are in single ownership, it is proposed that this approach be adopted for Catherine Park South as well. The updated Indicative Layout Plan is included in **Section 4.3** of this report.

Objective or Intended Outcome:

To update the SEPP Maps in accordance with the revised layout for Catherine Park South.

4.2.4 Redistribution of Minimum Residential Densities

This proposal seeks to rearrange the allocated residential densities within the Catherine Park Estate project. This is to locate opportunities for higher densities in areas that exhibit a higher level of amenity, such as adjacent to embellished riparian areas, local parks and drainage areas.

A Statement of Design Intent has been prepared to provide greater understanding and context to the overall aims and objectives of the developer, Harrington Estates and the development of Catherine Park Estate (refer to **Appendix 3**).

As has been detailed in Section 4.2.1 above, there is a need to update the allocation of residential density within the Catherine Park Estate project area to achieve consistency with development approvals and the redesign of the Catherine Park South area. Furthermore, the proposed allocation of 20 dwellings per hectare areas have been revised since the initial lodgement of this submission as more detailed design has evolved throughout the Catherine Park Estate project. This includes maintaining the 20 dwellings per hectare areas along the eastern boundary of Catherine Park Drive, which was a key issue raised by Council.

The typical approach for subdividing land within Catherine Park Estate is to create superlots in locations that may present an opportunity for an integrated design approach between the residential subdivision and the dwellings. This design approach typically extends to the adjacent open space or recreation area to ensure a multi-faceted design approach to delivering higher density of housing in the Precinct.

The type of built form and subdivision to be delivered on the superlots will range from attached dwellings to detached dwellings. Each superlot will be subject to detailed consideration to determine the most suitable built form outcomes, with matters of consideration being amenity, outlook, open space, and access to public transport and shops. It is proposed to identify the superlot areas as 20 dwellings per hectare to enable a broad range of housing options in localities where the site conditions offer higher levels of amenity than a typical residential street.

The benefits of rearranging the residential densities, in particular the 20 dwelling per hectare areas which is most affected, is that it will encourage smaller lot housing in locations that can achieve significantly higher levels of amenity in their immediate vicinity. This means being this type of housing will be in close proximity to quality green spaces and/or close to shops and/or close to transport. The other key benefit in this approach is that the design of the small lot housing is fully integrated with the subdivision design and the design of the adjacent open space area.

A key point of difference and matter of flexibility is the 20 dwellings per hectare area allows a broader range of housing types than allowed within the 15 dwellings per hectare area. In the R2 Zone, an 'attached dwelling' or 'multi dwelling housing' are permissible within areas with a density of 20 dwellings per hectare or greater. However, an 'attached dwelling' or 'multi dwelling housing' is only allowed in the 15 dwellings per hectare area providing it meets strict criteria. The 15 dwelling per hectare area is therefore more constrained.

Additionally, the ability to provide all forms of housing types along the interface with the riparian areas is limited and is not referenced in the criteria for the 15 dwelling per hectare area. The riparian areas offer higher amenity, and therefore, should be considered suitable locations for considering a broader range of housing types, including attached dwellings.

The area of 20 dwellings per hectare within Catherine Park Estate under the existing Residential Density Map and in this proposal is 18.19 hectares and 22.99 hectares respectively. However, there has been a reduction in the 15 and 25 dwellings per hectare areas as a consequence of this proposal.

Table 2 shows the product mix and approximate land areas for the 15, 20 and 25 dwellings per hectare areas within the Catherine Park Estate project area. The below areas do not calculate into a lot yield as various non-residential uses such as major roads, electrical easements, drainage basins, local parks and schools form part of the land affected by a residential density standard.

Table 2: Existing and Proposed NDA Areas by Density Band

Product Mix	Existing Land Area	Proposed Land Area
15 dwg/ha	101.15	98.71
20 dwg/ha	18.19	22.97
25 dwg/ha	4.07	3.95
Total:	123.41	125.63

It is noted that the amendments that are being progressed under the Housekeeping Amendment, notably the removal of the RE1 Zone in the southeast of the site, has increased the area of land that is affected by a density standard as it will now be zoned R2. Notwithstanding, the area of open space will still need to be provided, and despite the area of residential zoned land, this does not increase the potential yield for the Precinct.

In regard to the 20 dwellings per hectare density band, there is approximately an additional 4.78 hectares of 20 dwellings per hectare land within Catherine Park Estate. Generally, this 4.78 hectares of land was 15 dwellings per hectare, and therefore, this additional 20 dwellings per hectare land will increase the minimum lot yield potential by 5 dwellings per hectare. This would therefore represent a minimum increase in potential yield of 23 dwellings for additional 20 dwellings per hectare area.

The overall proposed dwellings per hectare minimum for the Part Precinct was 3,229 dwellings established as part of the Precinct Planning. There is 23 dwellings minimum potential from additional 20 dwelling per hectare land and 9 dwellings minimum potential from the adjustments of the riparian protection areas, which equals 3261 dwellings. This represents approximately a 1 percent increase.

In respect to overall densities for Catherine Park Estate, which is the land forming the application area to this Planning Proposal, the expected overall dwelling density within the areas affected by a density standard is expected to be around 16.9-17.9 dwellings per hectare. In comparison to the NDA and lot yield estimates calculated under the Precinct Planning process, overall dwelling density for the Catherine Park Estate area was 15.9 dwellings per hectare.

Recent advice from the Department of Planning & Environment states that the current residential density being developed throughout the Priority Growth Areas within the 15 dwellings per hectare density area is over 18 dwellings per hectare. To then include the 20 and 25 residential density areas in the calculation for the entire Priority Growth Areas, this would make the 18 dwellings per hectare figure significantly higher.

The overall residential density being promoted for Catherine Park Estate (16.9-17.9 dw/ha) is significantly below what is currently being delivered throughout the Priority Growth Areas (>18 dw/ha in 15 areas) and not much higher than the minimum density calculated for the land subject to this proposal.

The revised redistribution of residential density areas are depicted on the updated Indicative Layout Plan in **Section 4.3** of this report, which maintain 20 dwellings per hectare adjacent to Catherine Park Drive. The revised distribution of densities will inform the identification of minimum densities on the residential density and structure maps in the Growth Centres SEPP and associated DCP.

Objective or Intended Outcome:

To update the SEPP Maps in accordance with the redistribution of residential densities for Catherine Park Estate.

4.2.5 Additional Use for Oran Park House (Catherine Park House)

Appendix 9 in the Sydney Growth Centres SEPP does not permit the use of Oran Park House (Catherine Park House) as a 'sales office' for marketing and selling new land and homes in Catherine Park Estate. The land is zoned 'R2 Low Density Residential' and it is noted that 'exhibition homes' and 'exhibition villages' are permitted with consent. However, due to the specific wording in the definition for these uses that reads 'exhibition home means a dwelling built for the purposes of the public exhibition and marketing of new dwellings...', it prevents Oran Park House (Catherine Park House) being utilised for a sales office in the R2 Zone.

The use of Catherine Park House of for a sales office for Catherine Park Estates provides a high quality heritage outcome where the State Heritage Listed item will be accessible to the public to view and appreciate. This is an added opportunity to celebrate the heritage of Oran Park House (Catherine Park House).

Objective or Intended Outcome:

To include a sales office as a permissible use for Catherine Park House (Oran Park House).

4.2.6 Alignment of Digital Data with Survey Accurate Cadastre

Following the Department's Housekeeping Amendment, additional data will need to be considered under this planning proposal to ensure density mapping data is consistent between the Growth Centres SEPP dataset and how it corresponds with Registered Surveyor's cadastral information for the Catherine Park Estate.

Registered Surveyors, John M Daly & Associates Pty Ltd, has prepared a rectified digital dataset for the CFPP that corresponds with the most accurate cadastral survey information for the project area as proposed under this submission

A copy of the rectified Registered Surveyors' digital data has been formally supplied to the Department of Planning & Environment as a correct digital 'survey accurate' record of the zone boundaries in the Land Use Zoning Map for CFPP.

Objective or Intended Outcome:

To ensure the proposed density map correlates with the digital 'survey accurate' record.

4.3 Updated Indicative Layout Plan

A revised Indicative Layout Plan (ILP) has been prepared to adopt the Planning Proposal objectives and outcomes outlined in **Section 4.1** above and to ensure consistency with the Department's proposed Housekeeping Amendment. As with the purpose of the initial ILP for CFPP, the revised ILP will inform and establish the amended zoning boundaries and associated mapping layers in the Growth Centres SEPP. It will also form part of the amendment to the Camden Growth Centres DCP (refer to Part B) to inform the updated Figures that guide development throughout the Precinct.

The revised ILP is shown in **Figure 14** and includes a boundary that identifies the land area subject to this Proposal. The revised ILP maintains the general structure and arrangement of land uses and infrastructure as the adopted version for CFPP. There are however some changes to the allocation of local open space and residential densities in accordance with development approvals and design changes in this proposal.

The key principles of the ILP have not been changed, including:

- Residential, retail, infrastructure and environmental land uses are essentially the same;
- Major roads and key roads are maintained;
- Land area of open space is maintained;
- Oran Park House (Catherine Park House) and associated heritage elements are retained; and
- Medium density along the interface of Camden Valley Way and Oran Park Drive is conserved.

Key changes in the revised ILP include:

- Updated residential densities in accordance with development approvals and design changes;
- Reconfigured local park in the south-eastern portion of site to obtained improved development outcome;
- Updated indicative local street layouts;
- Updated environmental conservation areas in accordance with the Department's Housekeeping Amendment.

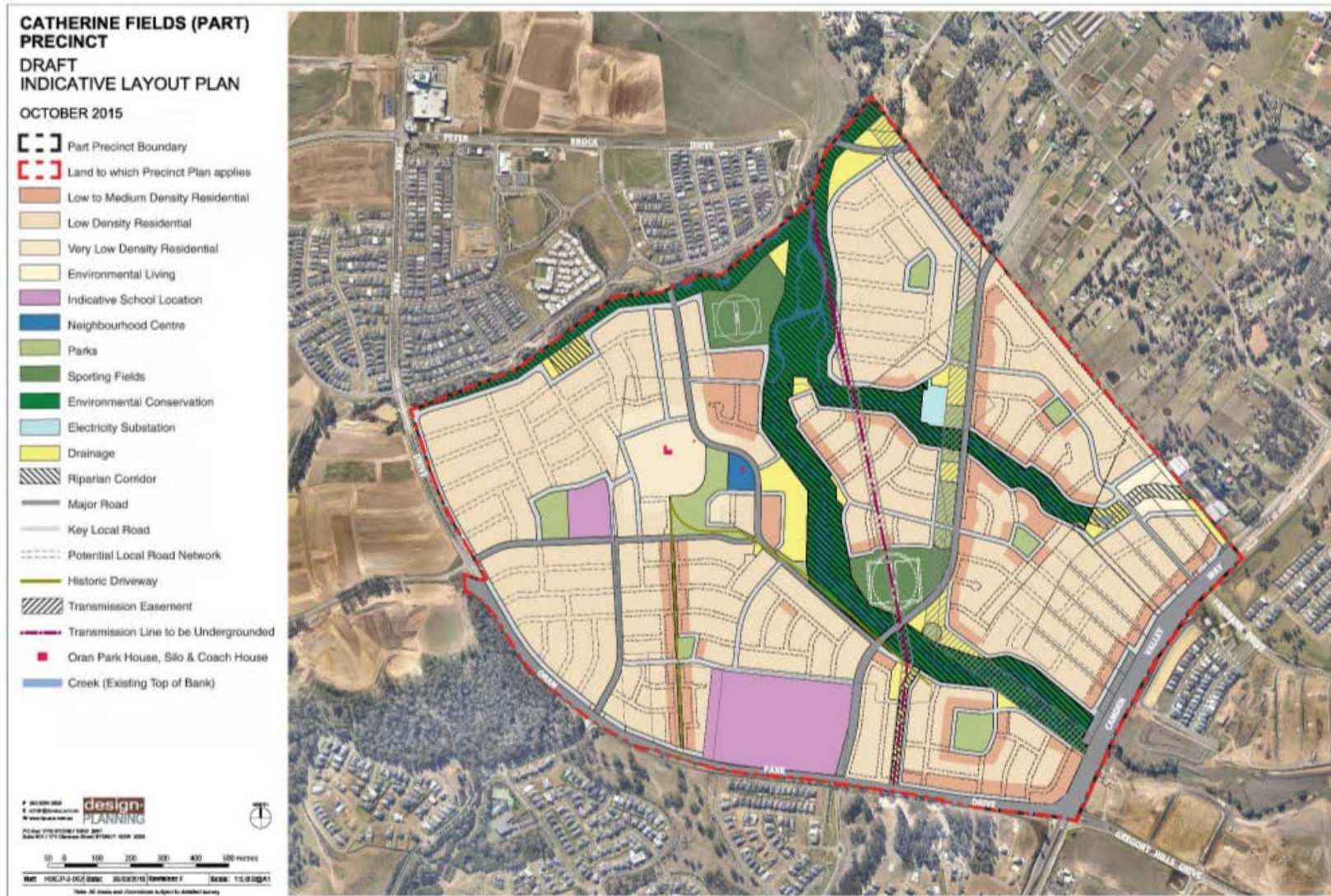


Figure 14: Revised Indicative Layout Plan

4.4 Explanation of Provisions

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

The objectives and intended outcomes of this Planning Proposal are to be achieved by amending the following clauses and maps:

Clauses and text to be amended:

- Appendix 9 – Camden Growth Centres Precinct Plan, Clause 4.1B(4);
- Appendix 9 – Camden Growth Centres Precinct Plan, Schedule 1 Additional permitted uses;

Maps to be amended:

- Residential Density Map (Sheet RDN_004 and Sheet RDN_009);
- Heritage Map (Sheet HER_004 and Sheet HER_009);
- Land Zoning Map (Sheet LZN_004 and Sheet LZN_009);
- Heights of Buildings Map (Sheet HOB_004 and Sheet HOB_009);
- Floor Space Ratio Map (Sheet FSR_004 and Sheet FSR_009);
- Lot Size Map (Sheet LSZ_004 and Sheet LSZ_009);

Map to be introduced:

- Additional Permitted Uses Map (Sheet APU_009).

A summary of the changes to each Growth Centres SEPP Map is contained in **Table 3**.

Table 3: Key Changes to SEPP Maps

Map	Summary of Changes
<i>Residential Density Map (Sheet RDN_004 and Sheet RDN_009)</i>	• Apply residential density of '20 dwellings per hectare' (notated as 'Q') to the integrated housing superlots adjacent to Robbins Lane and in other areas within the approved Stage 1-3 area of the Catherine Park Estate (DA 228/2014). • Update residential density boundaries for '15 dwellings per hectare' (notated as 'O') around Oran Park House (Catherine Park House), which exclude areas already affected by a minimum lot size requirement.

Map	Summary of Changes
<i>Heritage Map (Sheet HER_004 and Sheet HER_009)</i>	Amend the boundary of 'Item- General' to reflect the heritage curtilage boundary adopted by the Heritage Council in relation to Oran Park House (Catherine Park House).
<i>Minimum Lot Size Map (Sheet LSZ_004 and Sheet LSZ_009)</i>	- Reflect the heritage curtilage boundary adopted by the Heritage Council in relation to Oran Park House (Catherine Park House). - Adjust minimum lot size boundaries to reflect outcomes for Oran Park House (Catherine Park House).
<i>Height of Buildings Map (Sheet HOB_004 and Sheet HOB_009)</i>	Adjust height of buildings boundaries to reflect outcomes for Oran Park House (Catherine Park House).
<i>Floor Space Ratio Map (Sheet FSR_004 and Sheet FSR_009)</i>	Amend the boundary of 'Item- General' to reflect the heritage curtilage boundary adopted by the Heritage Council in relation to Oran Park House (Catherine Park House).

An additional map set will be required to introduce an 'Additional Permitted Uses Map', which is not currently addressed under the SEPP.

Map	Summary of Changes
<i>Additional Permitted Uses (Sheet APU_009)</i>	Oran Park House (Catherine Park House) is to be edged heavy blue.

The specific amendments to each clause and/or map are outlined in below.

Appendix 9 – Schedule 1 Additional permitted uses

This Planning Proposal seeks to introduce a new clause in Schedule 1 Additional permitted uses in Appendix 9 as follows:

“3 Use of particular land, buildings and structures comprising Oran Park House

- 1) This clause applies to land at Oran Park, as shown edged heavy blue on sheet 009.*
- (2) Development for the purpose of a 'sales office' is permitted with consent”.*
- (3) For the purposes of this clause a 'sales office' means a building or place used for house and land sales, site offices, advisory services, car parking and other associated purposes.*

Additional Permitted Uses Map

This Planning Proposal seeks to include the Additional Permitted Uses Map (Sheet APU_009) as shown in **Figure 15**.

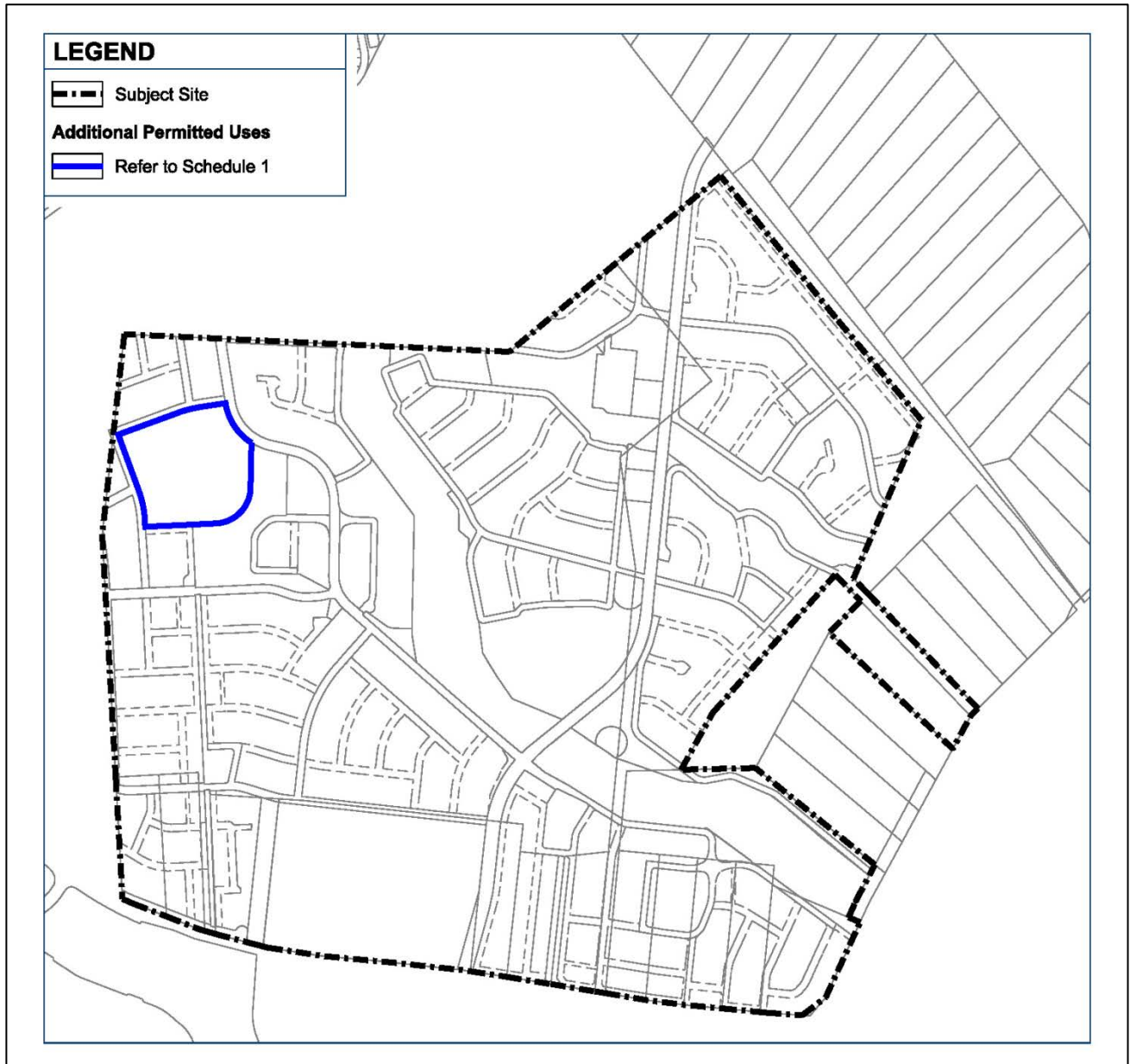


Figure 15: Additional Permitted Uses Map

Residential Density Map

This Planning Proposal seeks to amend the Residential Density Map (Sheet RDN_004 and Sheet RDN_009) as shown in **Figure 16**.

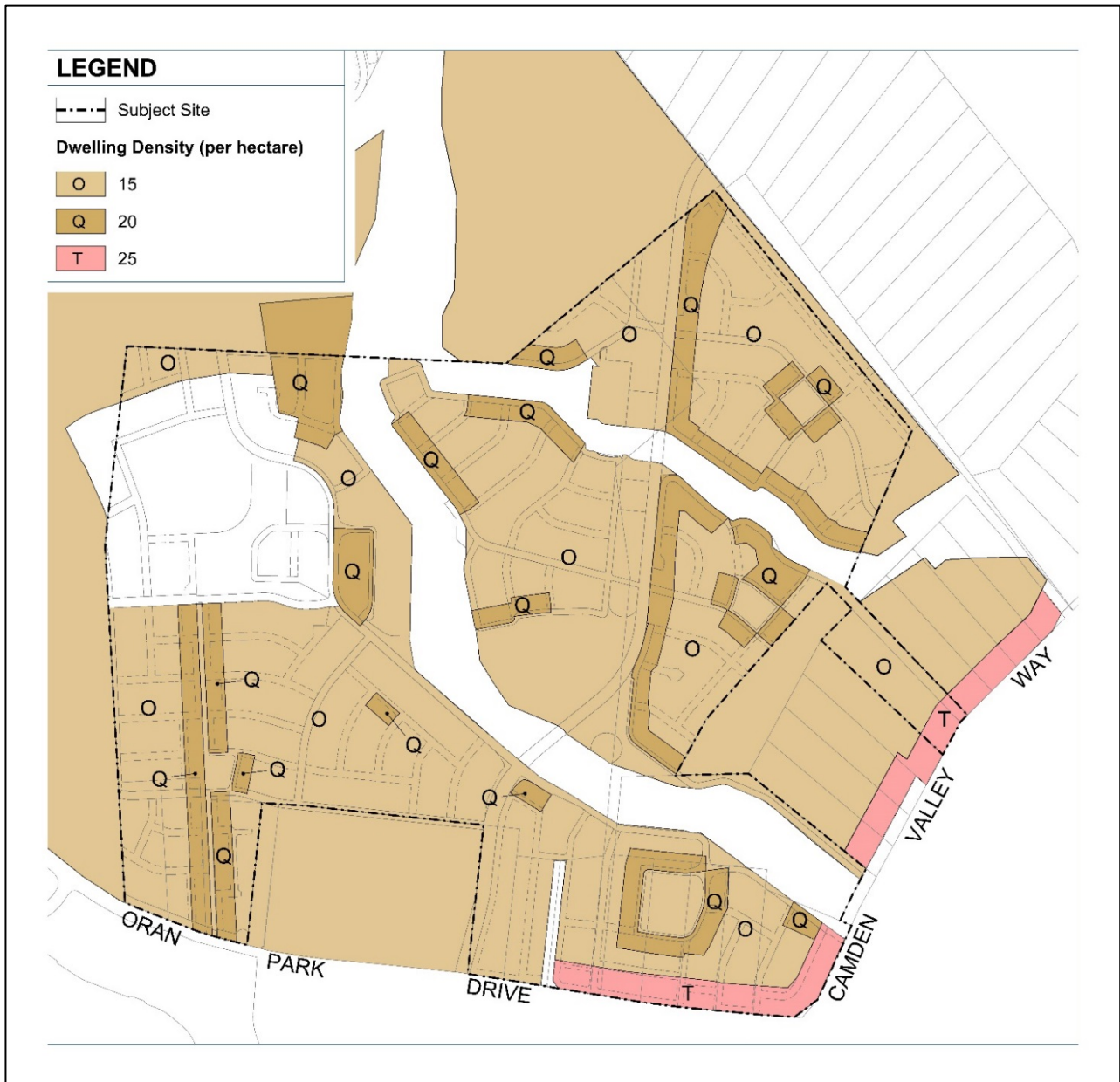


Figure 16: Proposed Residential Density Map

Heritage Map

This Planning Proposal seeks to amend the Heritage Map (Sheet HER_004 and Sheet HER_009) as shown in **Figure 17**.

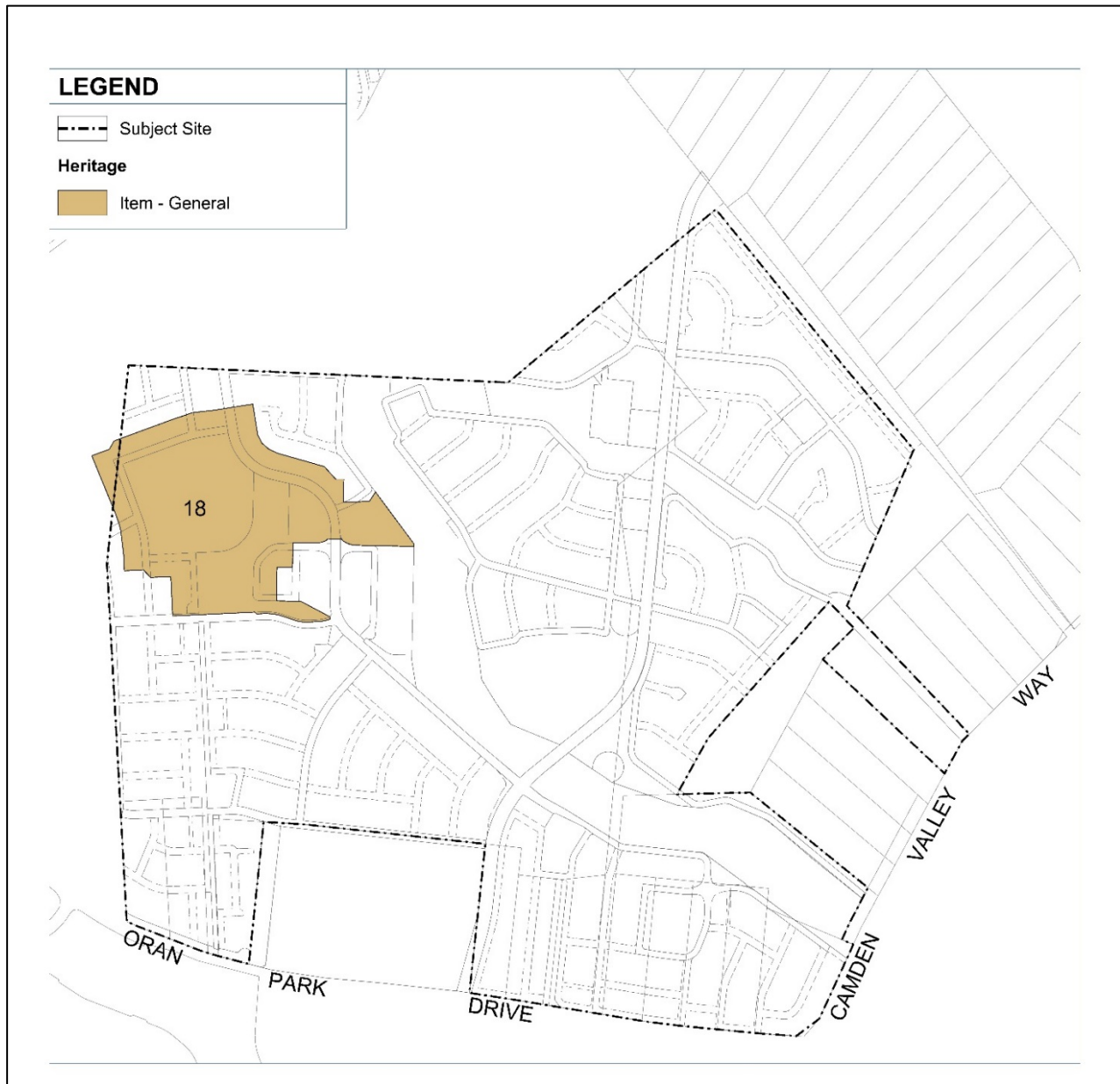


Figure 17: Proposed Heritage Map

Minimum Lot Size Map

This Planning Proposal seeks to amend the Minimum Lot Size Map (Sheet LSZ_004 and Sheet LSZ_009) as shown in **Figure 18**.

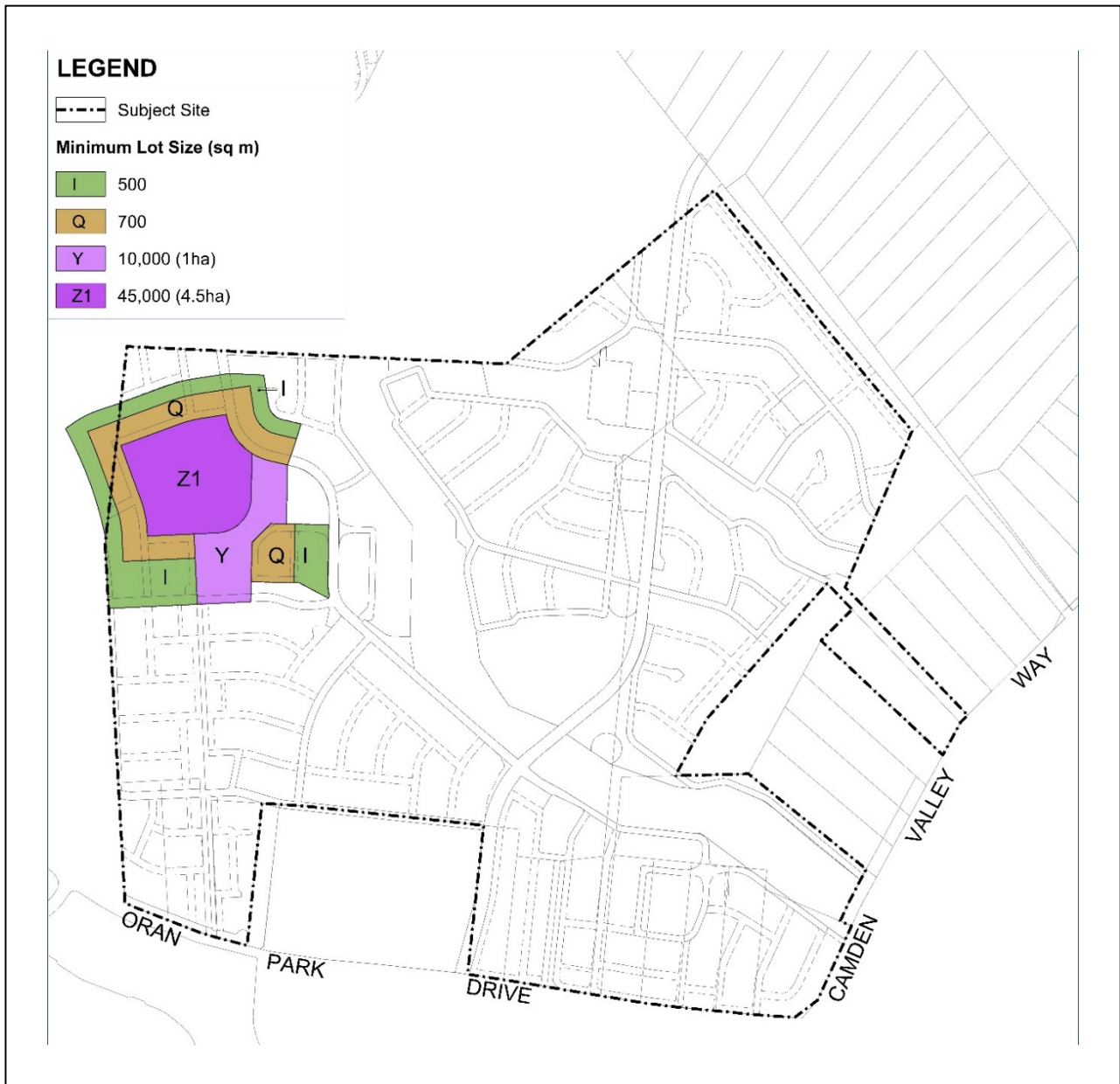


Figure 18: Proposed Minimum Lot Size Map

Heights of Buildings Map

This Planning Proposal seeks to amend the Height of Buildings Map (Sheet HOB_004 and Sheet HOB_009) as shown in **Figure 19**.



Figure 19: Proposed Heights of Buildings Map

Floor Space Ratio Map

This Planning Proposal seeks to amend the Floor Space Ratio Map (Sheet FSR_004 and Sheet FSR_009) as shown in **Figure 20**.



Figure 20: Proposed Floor Space Ratio Map

4.5 Justification

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

4.3.1 Section A – Need for the Planning Proposal

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

This Planning Proposal for Catherine Fields (Part) Precinct is not the result of any strategic study or report. It has been prepared in response to a detailed review of the provisions and mapping of the Growth Centres SEPP in relation to the CFPP by the proponent/landowners.

This review has identified a number of issues and irregularities with the Growth Centres SEPP that require amendment in order to achieve the intended development outcomes for the Precinct. This Planning Proposal seeks to address each of the identified issues through amendments to the various maps and provisions of the Growth Centres SEPP.

It also seeks amendments to the mapping of the Growth Centres SEPP in response to detailed design review and changes to the heritage curtilage of Oran Park House (Catherine Park House) since the site was initially rezoned in December 2013. These amendments will facilitate the delivery of a more site responsive and integrated development.

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

The changes included in this Planning Proposal are the best means of achieving the objectives and intended outcomes. The proposed amendments relate to allocating mandatory planning provisions to land and development standards that will facilitate the urban development of the CFPP.

As the Growth Centres SEPP specifically controls land use development, an amendment to the SEPP is the most appropriate means to establish the proposed development in this Planning Proposal.

Other available processes are not considered an appropriate means of achieving the objectives and intended outcomes of the 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.

Table 4: Net Community Benefit Evaluation

Net Community Benefit Evaluation Criteria	Response	Net Community Benefit
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 CFPP forms part of the South West Priority Growth Area and was one of two precincts released for planning by the NSW Government in August 2011 under the Precinct Acceleration Control. The proposal seeks minor amendments to the planning controls in relation to the CFPP and will not impose any adverse impacts on the Net Community Benefit and is consistent with the broader strategic framework for the region.	Yes
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	The CFPP forms part of the South West Priority Growth Area and was one of two precincts released for planning by the NSW Government in August 2011 under the Precinct Acceleration Control.	Yes
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	The Planning Proposal involves amendments specifically in relation to the CFPP and does not propose any changes which will alter the overall intent for the urban development of the Precinct. It is therefore considered unlikely to set an undesirable precedent or alter owner expectations within the area.	Yes
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	This Planning Proposal is consistent with the overall broad zoning regime adopted for the CFPP and other similar developments within the South West Priority Growth Area. There are no proposed amendments to the zoning boundaries, however, there are amendments to the mapping layers to achieve the intended development outcomes for the Precinct. Accordingly, no cumulative effect of similar spot rezoning proposals is to be expected.	Yes
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	The Planning Proposal involves land intended for residential development and will therefore not directly facilitate permanent employment growth or result in any loss or impact on employment lands.	Yes

Net Community Benefit Evaluation Criteria	Response	Net Community Benefit
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	The Planning Proposal does not involve amendments to zoning, however, the proposal incorporates amendments to the residential densities within Catherine Park Estate which will enable more flexibility in the delivery of housing within the South West Priority Growth Area.	Yes
Is the existing public infrastructure (roads, rail, 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 CFPP is located within the South West Priority Growth Area of Sydney, which has been comprehensively planned for infrastructure planning requirements. This Planning Proposal does not seek changes to the intended development outcomes for the CFPP and accordingly there is adequate public infrastructure to accommodate the proposed amendments. Further, an Engineering Report was submitted with the approved Development Application for Stages 1-3 of the Catherine Park Estate (DA 228/2014) which demonstrated there is adequate available public infrastructure to service the CFPP.	Yes
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?	As stated above, there are significant investments in infrastructure for the locality and this Planning Proposal will not result in significant changes to patronage.	Yes
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?	The CFPP has been comprehensively investigated for environmental significance as part of the initial rezoning and all areas of high value will be conserved. This Planning Proposal has no direct impact on any environmental matters.	Yes

Net Community Benefit Evaluation Criteria	Response	Net Community Benefit
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 Planning Proposal is complementary with adjacent land uses and will result in improved development outcomes. There will be no impacts on the amenity of the location and wider community.	Yes
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	The planning proposal will benefit the public by providing a planning framework for quality residential development that seeks to conserve the heritage and environmental values of the locality whilst increasing amenity for residents.	Yes

The Net Community Benefit evaluation above demonstrates that there is a net community benefit resulting from this Planning Proposal. This Planning Proposal will ensure a high quality development outcome based on accurate digital mapping and appropriate planning controls.

4.3.2 Section B – Relationship to Strategic Planning Framework

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)?

Plan for Growing Sydney

A Plan for Growing Sydney was released by the NSW Government in December 2014. This new document supersedes the draft Metropolitan Plan for Sydney 2036 – A Plan for Sydney's future plan which was released in December 2010.

The Sydney metropolitan area will face increasing pressure over the next twenty years with the projected increase in population of 1.6 million people, requiring 664,000 more dwellings and 689,000 more jobs by 2031. These pressures require careful and integrated land use and infrastructure planning and mechanisms for delivery. A Plan for Growing Sydney is the NSW Government's response to these pressures. The plan provides a strategy for accommodating Sydney's future population growth over the next 20 years and a framework for delivering investment and jobs growth, particularly for the Western Sydney region.

The Planning Proposal is consistent with the objectives and directions for 'A Plan for Growing Sydney' as demonstrated below:

- Direction 2.1 – The Planning Proposal supports the acceleration of housing supply in Sydney

- Direction 2.3 – The Planning Proposal provides increased residential densities which will improve housing choice to suit different needs and lifestyles within the South Western Growth Areas.
- Direction 2.4 – The Planning Proposal supports the continued delivery of timely and well planned greenfield housing development.

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

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

Table 6 identifies relevant objectives for consideration with this planning Proposal.

Table 6: Consistency with Camden 2040

Consistency with Camden 2040	
Key Direction Actively Managing Camden's Growth	
Growth Objective 1.1 Camden has the best of both worlds	Consistency
1.1.2 Conserving and enhancing the heritage, character and lifestyle of the area where possible, with a particular focus on Camden town, associated flood plain and rural hinterland for the enjoyment of existing and future populations.	This Planning Proposal seeks to amend the Growth Centres SEPP to: • Conserve and enhance the Oran Park House (Catherine Park House) by updating the heritage curtilage boundary in accordance with boundary adopted by the Heritage Council. • To ensure the standards controlling residential development, such as density, building height and minimum lot size, appropriately correlate with the desired future character of the CFPP.
1.1.4 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	This Planning Proposal seeks to rectify a number of identified inconsistencies in the mapping of the Growth Centres SEPP to ensure high quality development outcomes can be achieved for the benefit of the community. The Proposal will therefore simplify and improve the planning process for future

outcomes over time.	development applications relating to the CFPP.
1.1.5 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.	This Planning Proposal is consistent with the environmental outcomes proposed under the Department's Housekeeping Amendment and seeks to retain and protect the revised Riparian Corridors within the CFPP. DCP mapping will be updated to reflect this.

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

The relevant State Environmental Planning Policies and deemed State Environmental Policies have been addressed at **Appendix 4** to this report.

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

Is the planning proposal consistent with applicable Ministerial Directions (S117 Directions)?

The s117 directions applicable to the Planning Proposal have been addressed at **Appendix 5** of this report. The Planning Proposal is consistent with the s117 Ministerial Directions

4.3.3 Section C – Environmental, Social and Economic Impact

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?

Extensive flora and fauna assessment of the CFPP was undertaken at the rezoning stage which confirmed the ecological attributes of the site.

The Planning Proposal does not impact the conservation outcomes, it seeks to ensure the correct 'survey accurate' boundaries are implemented and that all mapping is amended accordingly. This Planning Proposal will therefore not have any adverse impacts on the conservation values within the CFPP.

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

There are no other likely impacts resulting from the Planning Proposal.

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

Assessment of the economic and social impacts of the CFPP was undertaken as part of the rezoning process in 2013. This Planning Proposal is not expected to have any economic or social impacts.

4.3.4 State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

The CFPP is located within the South West Priority Growth Area of Sydney, which has been comprehensively planned for infrastructure planning requirements. Accordingly, there is adequate public infrastructure to accommodate the proposed minor amendments.

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

This section of the Planning Proposal is to be completed following formal consultation with the State and Commonwealth Public Authorities identified in the Gateway Determination. There has been pre-exhibition consultation with Camden Council, Department of Planning & Environment and DPI – Water. This proposal has been updated to reflect consultation with these groups.

4.5 Mapping

The following maps will need to be amended:

- Residential Density Map (Sheet RDN_004 and Sheet RDN_009);
- Heritage Map (Sheet HER_004 and Sheet HER_009);
- Land Zoning Map (Sheet LZN_004 and Sheet LZN_009);
- Heights of Buildings Map (Sheet HOB_004 and Sheet HOB_009);
- Floor Space Ratio Map (Sheet FSR_004 and Sheet FSR_009);
- Lot Size Map (Sheet LSZ_004 and Sheet LSZ_009);

4.6 Community Consultation

The Planning Proposal and draft DCP amendments will be publicly exhibited in accordance with the gateway determination. A notification will be placed in the local newspaper and the exhibition material available at:

- Narellan Customer Service Centre and Narellan Library, Queen Street, Narellan (Hard Copy);
- Camden Customer Service Centre and Camden Library, John Street, Camden (Hard Copy); and
- Council website for the length of the exhibition period (Electronic Copy).

During the exhibition period, a letter notifying land owners in the vicinity of the subject site will be sent to advise of the proposal. At the conclusion of the exhibition period, a report will be submitted back to Council detailing the submissions received.

4.7 Project Timeline

Anticipated commencement date (date of Gateway determination)	Mid July 2016
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	TBC
Commencement and completion dates for public exhibition period	Exhibition - Early August 2016 to early September 2016
Dates for public hearing (if required)	N/A.
Timeframe for consideration of submissions	6 weeks (early October 2016)
Timeframe for the consideration of a proposal post exhibition	Early October 2016
Date of submission to the department to finalise the LEP	November 2016

5.0 Conclusions and Recommendations

The purpose of this Planning Proposal is to amend the Growth Centres SEPP to address a number of issues identified in a review of the mapping and provisions and to ensure the delivery of high quality integrated development outcomes for the CFPP. It seeks to:

- Provide increased residential densities to facilitate the delivery of integrated housing development in accordance with the approved subdivision layout;
- Redistribute higher density areas to adjoin areas of higher amenity such as riparian and transport corridors.
- Update the heritage curtilage for Oran Park House (Catherine Park House) to correspond with the boundary adopted by the Heritage Council;
- Amend the mapping relating to the south eastern portion of the CFPP to support a superior design outcome in response to a change in ownership arrangements; and
- Update the mapping to correlate with the digital 'survey accurate' boundaries;

An amendment to the Growth Centres SEPP is the most appropriate method to achieve the objectives of this Planning Proposal. Notwithstanding this Planning Proposal relates to an amendment to a State Environmental Planning, it has been prepared in accordance with Section 55 of the EP & A Act 1979.

This Planning Proposal will have a positive outcome for the environment and community and ensure the intended development outcomes of the CFPP are realised. Accordingly, progression of this Planning Proposal by the Department of Planning & Environment is sought.

6.0 Appendices

Appendix 1: Council Report – 27 April 2016

Appendix 2: Stamped Subdivision Plan for Catherine Park Estate Stages

Appendix 3: Statement of Design Intent

Appendix 4: Consistency against State Environmental Planning Policies.

Appendix 5: S117 Directions.

Appendix 1: Council Report – 27 April 2016

ORDINARY COUNCIL

ORD04

SUBJECT: PLANNING PROPOSAL TO AMEND THE SYDNEY REGION GROWTH CENTRES SEPP AND CAMDEN GROWTH CENTRES PRECINCTS DCP AMENDMENT - CATHERINE FIELDS PART PRECINCT

FROM: Director Planning & Environmental Services

TRIM #: 16/15818

PURPOSE OF REPORT

The purpose of this report is for Council to consider a Planning Proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the SEPP) and an amendment to the Camden Growth Centres Precinct Development Control Plan (DCP) which applies to the Catherine Fields (Part) Precinct (the precinct).

Council endorsement is sought to forward the Planning Proposal to the Department of Planning and Environment (DPE) for gateway and to proceed to the public exhibition of both the planning proposal and DCP amendment should a Gateway Determination be issued. The Planning Proposal as prepared by the applicant is **included as Attachment 1 to this report** and the draft DCP is **included as Attachment 2 to this report (both provided under separate cover)**.

BACKGROUND

The subject land forms part of the precinct and is known as the Catherine Park development area as shown in **Figure 1 below**. The developers of Catherine Park include Hixson Pty Ltd, Dandaloo Pty Ltd and Edgewater Development.

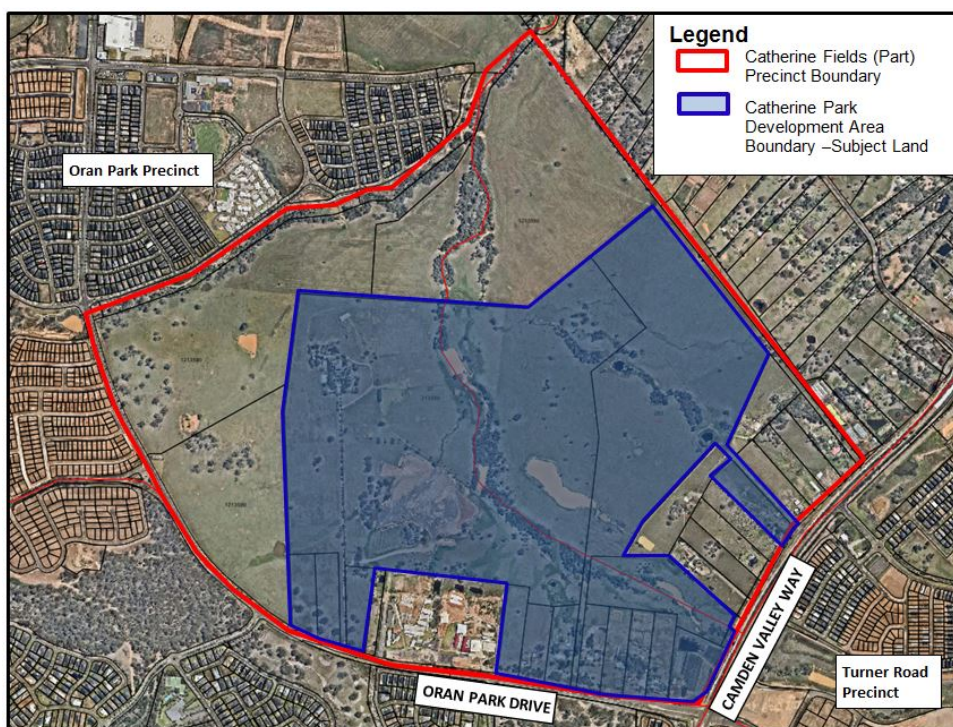


Figure 1: Locality Map (Source: Council Mapping Systems)

The precinct is approximately 320 hectares in size and is located between Oran Park Drive and Camden Valley Way, being adjacent to the Oran Park and Turner Road precincts. The portion of the precinct controlled by Hixson, Dandaloo and Edgewater Development holdings is approximately 163 hectares.

The precinct was rezoned for urban development on 20 December 2013. The adopted Indicative Layout Plan (ILP) provides for approximately 3,200 homes.

The Joint Regional Planning Panel (JRPP) granted deferred development consent to DA228/2014 on 27 November 2014. This consent approved Stages 1-3 of the Catherine Park Estate with 339 residential lots, 18 superlots for integrated housing, public open space and associated site works.

MAIN REPORT

This report addresses both the draft Planning Proposal and draft amendment to the Camden Growth Centres DCP.

The Planning Proposal

The Planning Proposal seeks to amend the SEPP by:

- Redistributing and increasing the amount of medium density housing in the precinct in the form of integrated housing;
- Amending the heritage curtilage for Oran Park House (Catherine Park House) to reflect the recent State heritage listing of the item, with corresponding mapping amendments to reflect the amended curtilage; and
- Permitting the use of Oran Park House as a sales office subject to Council granting development consent.

These proposed amendments are discussed below.

Increased and redistributed residential densities

The SEPP contains Residential Density Maps which apply to the precinct and determine the minimum dwelling densities which apply. The Planning Proposal seeks to amend these maps by redistributing and increasing the amount of 20 dwelling per hectare land throughout the precinct as identified in **Figure 2**.

The proposed changes to the Residential Density Map will result in 4.7 hectares of land being moved from 15 dwellings per hectare to the 20 dwellings per hectare band. The overall increase in dwelling numbers resulting from this amendment will be approximately 23 dwellings, taking the total number of dwellings in this portion of the precinct to 1,805.

The Planning Proposal intends to redistribute the 20 dwellings per hectare land to areas of the precinct which exhibit higher levels of amenity adjacent to playing fields, pocket parks, riparian corridors, and Robbins Lane which forms the historic driveway to Oran Park House.

The intended development outcome for the 20 dwelling per hectare land is integrated housing in the form of attached dwellings. Integrated housing is a form of development

where consent is sought for the construction of the dwellings and the subdivision of the land under one development application.

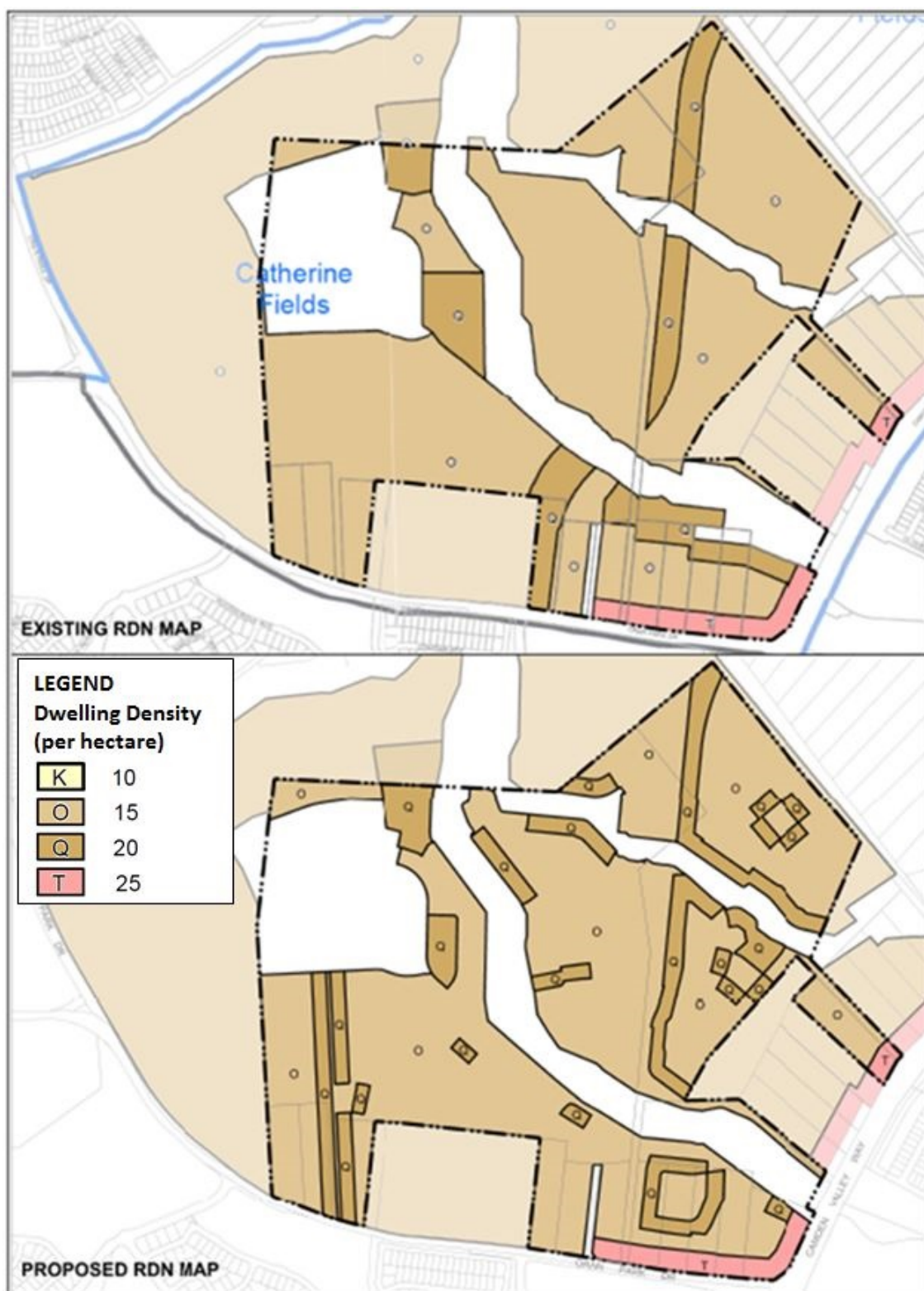


Figure 2 – Amendments to Residential Density Map

The subdivision pattern and road layout surrounding Robbins Lane was approved by the JRPP via DA228/2014, including the provisions of super lots for future attached dwelling development. Council is currently assessing DA1524/2015 which seeks consent for subdivision of these superlots and approval of concept designs for future attached dwellings on these sites. The concept designs are based upon the controls which are included in the draft DCP amendment discussed later in this report. The assessment of this application is pending the outcome of the SEPP and DCP amendment.

A concept image of the design of the Robbins Lane corridor is shown at Figure 3.



Figure 3 – Concept design for Robbins Lane corridor

The proponents have also re-designed the south-eastern corner of the site (corner of Oran Park Drive and Camden Valley Way) following a change in land ownership. The preparation of the original ILP and SEPP maps occurred at a time when the smaller lots were controlled by several landowners. The design previously aimed to facilitate development in a fragmented manner without disadvantaging any of the smaller landowners. The small lots fronting Oran Park Drive are now controlled by the proponent. The re-design improves the road network design, centrally locates the park, and includes 20 dwellings per hectare development around the park.

Comment

The increase in density by 23 dwellings provides an improvement in amenity by relocating higher density housing in areas of the precinct which exhibit higher levels of amenity adjacent to playing fields, pocket parks, riparian corridors, and Robbins Lane.

The proposed re-distribution of density to Robbins Lane forms part of the developer's concept design for the Robbins Lane corridor which follows the historic driveway servicing Oran Park House and incorporates a tree-lined shared path with wide verges and a variety of integrated housing forms.

The State Government's Housing Diversity Package amended the SEPP in August 2014 by making attached dwellings permissible with consent on land which is opposite or adjacent to land identified for recreation and open space purposes. Under those amendments, attached dwellings can be approved on land which surrounds the local

parks, playing fields and riparian corridors. This land is proposed to be mapped as 20 dwellings per hectare under the Planning Proposal.

Despite attached dwellings being permissible in these locations under the Housing Diversity Package SEPP amendment, there is merit in amending the residential density map to 20 dwellings per hectare to reflect the intended density and built form outcomes for Catherine Park. This will provide certainty for Council when assessing future development applications, and inform future landowners and the community of the location of future attached housing development within the precinct.

The proposed increase in density can be accommodated by the existing drainage and transport infrastructure identified during the original rezoning.

Council will be able to collect additional contributions for the increased density under the Catherine Fields (Part) Precinct Section 94 Contributions Plan (S94 CP) which could augment the open space and recreation facilities required by the precinct, including the district recreation facilities planned for the future Marylands precinct

It is noted that Council officers are currently negotiating a Voluntary Planning Agreement (VPA) for Catherine Park which will deliver additional monetary contributions which correlates with the increased density.

Importantly, both the S94 CP and VPA will ensure that the increased density is accompanied by additional developer contributions towards the provision of local and district infrastructure.

Amendment of heritage curtilage – Oran Park House

Oran Park House (which is also known as Catherine Park House) was formally listed on the State Heritage Register on 6 March 2015. As part of the process to list Oran Park House on the State register, a revised heritage curtilage was identified and subsequently agreed upon by the Heritage Office. The State listing included the preparation of detailed Heritage Exemption Guidelines. The revised adopted heritage curtilage **is shown in Figure 4.**

It is proposed to amend the Heritage Map in the SEPP so that it is consistent with the revised curtilage resulting from the State Heritage listing. The existing heritage map and proposed amended heritage map **are shown in Figure 5.**

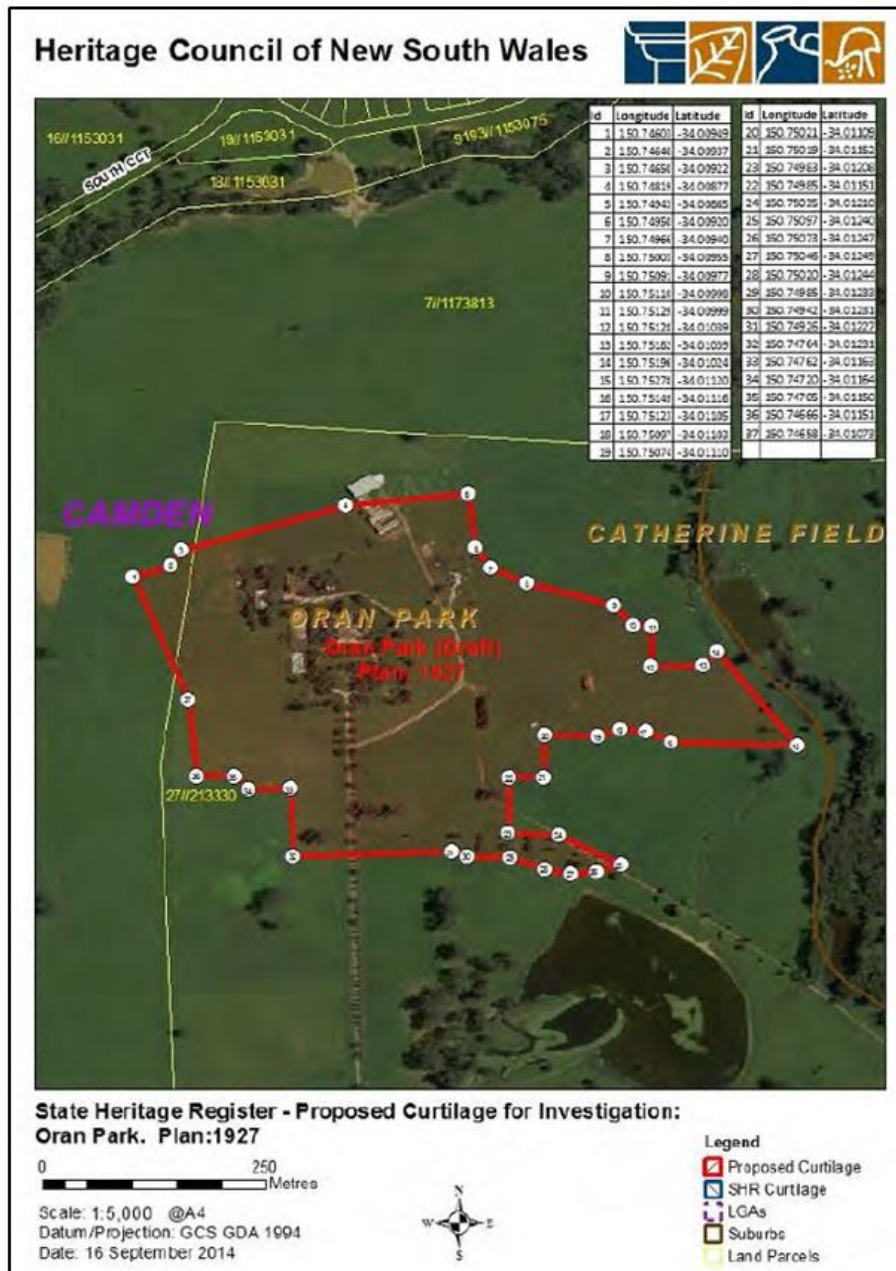


Figure 4 – State Heritage Register curtilage for Oran Park House



Figure 5 – Existing and proposed Heritage Maps

Schedule 1 Additional Permitted Uses

The planning proposal seeks an amendment to Schedule 1 Additional Permitted Uses in Appendix 9 of the SEPP to enable Council to grant consent to the use of Oran Park House as a 'sales office', along with the introduction of an Additional Permitted Uses map which shows the portion of the site to which the Additional Permitted Use applies.

Council has previously granted consent to the use of Oran Park House as a 'sales office' under the 'temporary use' provisions of the SEPP. The consent is time-limited and will require a new development application to be lodged each year if the developer wishes to continue using the building for a sales office for the development.

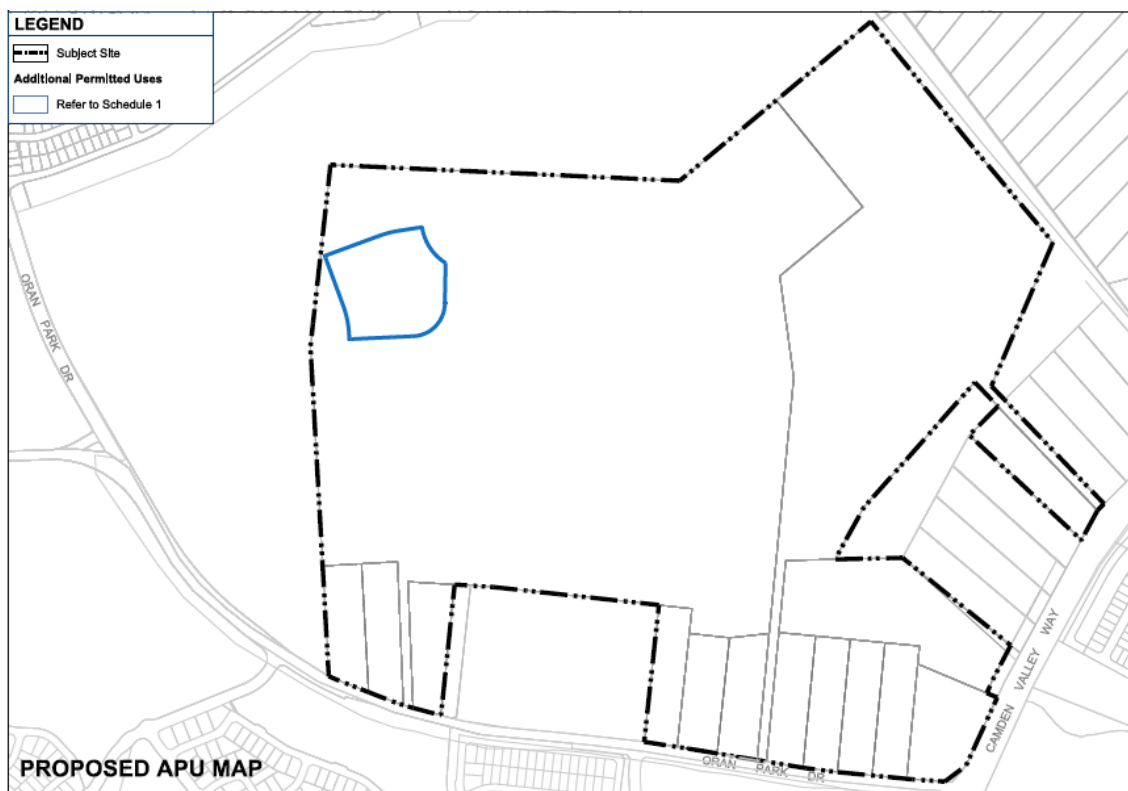


Figure 6 – Proposed Additional Permitted Uses Map APU_009

The Oran Park House Conservation Management Plan identifies that the house and its core curtilage may be used for purposes other than as a single private residence, provided the use is compatible with the conservation of the house and its curtilage. The use of Oran Park House as a sales office is supported given that it supports the development and sale of land in the surrounding precinct, and can occur with no alterations or additions required to the building.

SEPP mapping amendments

The planning proposal requires the amendment of the following maps to reflect the changes in residential densities and the revision of the heritage curtilage for Oran Park House:

- Residential Density Map (Sheet RDN_004 and Sheet RDN_009);
- Heritage Map (Sheet HER_004 and Sheet HER_009);
- Minimum Lot Size (Sheet LSZ_004 and Sheet LSZ_009);
- Height of Buildings Map (Sheet HOB_004 and HOB_009); and
- Floor Space Ratio Map (Sheet FSR_004 and FSR_009).

The proposed insertion of an Additional Permitted Use into Schedule 1 of the SEPP for Oran Park House will require the creation of a new Additional Permitted Uses Map (Sheet APU_009).

The existing and proposed SEPP maps referred to above (including the new APU map) **are provided as Attachment 3 to this report** (*provided under separate cover*).

Housekeeping amendments to SEPP

As a separate matter to this planning proposal, the DPE are currently undertaking a housekeeping amendment to the SEPP which is expected to be gazetted within the next two months. The housekeeping amendment includes:

- Amendments to the width of the Riparian Corridor for the precinct to address anomalies resulting from the original rezoning process;
- Amendment of the definition of Net Developable Area to address inconsistencies with the existing definition;
- Adding recreation areas as a permissible use within the R2 Low Density Residential Zone to address an anomaly from the original rezoning process; and
- Removal of the RE1 Public Recreation zone and a corresponding amendment to the Land Reservation Acquisition Map to reflect the amendments to the Riparian Corridor width and the replanning of the south-western corner of the precinct (which forms part of the DCP amendment discussed in this report).

This housekeeping amendment is of a minor nature and the riparian area amendment is rectifying an error in the calculation of riparian corridor average that occurred during the original precinct planning process. The DPE's housekeeping SEPP amendment map changes also require the amendment of various figures within the DCP as outlined later in this report.

Amendment to Camden Growth Centre Precincts DCP

To facilitate the implementation of the SEPP amendments included in the planning proposal, an amendment to Schedule 4 of the DCP (which applies to precinct) has been prepared which includes:

- Changes to the ILP and other figures within the DCP;
- Changing various figures to be consistent with the current DPE housekeeping SEPP amendment;
- Heritage amendments including:
 - Amending *Section 3.1 The Coach House Neighbourhood Centre*; and

- o Amending Section 4.1 *Development Surrounding Oran Park House (Catherine Park House)*;
- Inserting new Section 4.5 *Specific Controls for residential streets in the Catherine Fields Part Precinct*;
- Inserting new controls applying to attached dwellings including:
 - o New Section 4.6 *Specific Controls for 'town home' attached dwelling; and*
 - o New Section 4.7 *Specific Controls for rear-accessed dwellings directly fronting open space.*

The applicant's submission for the DCP amendments is **included as Attachment 4 to this report** (provided under separate cover).

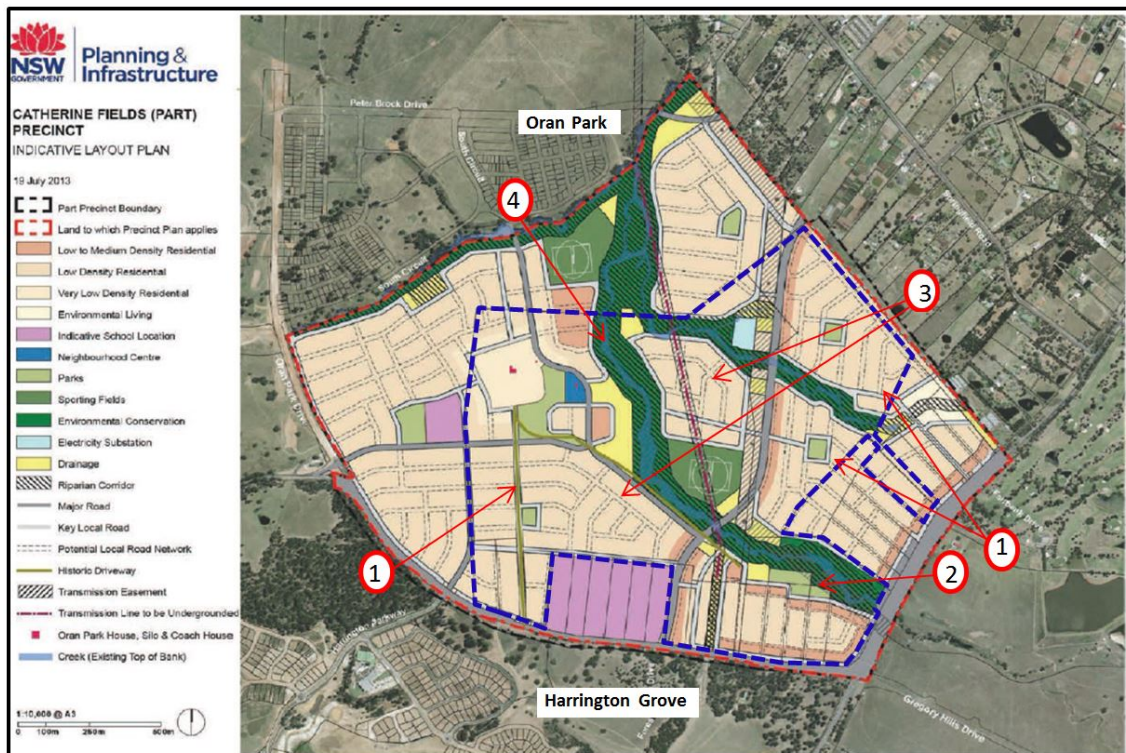
A summary of the key amendments to the DCP is provided below.

Indicative Layout Plan

The proposed amendments to the ILP are numbered below and correlate with the marked-up ILPs included later in this report. The amendments include:

1. Increased and redistributed residential densities in accordance with the Planning Proposal;
2. Relocation of the Local Park in the south eastern portion of the site;
3. Updated/re-alignment of local street layouts; and
4. Updated environmental conservation areas in accordance with the DPE's housekeeping SEPP amendment.

The current marked-up ILP is shown in Figure 7 and the proposed marked-up ILP is shown in Figure 8 in this report.



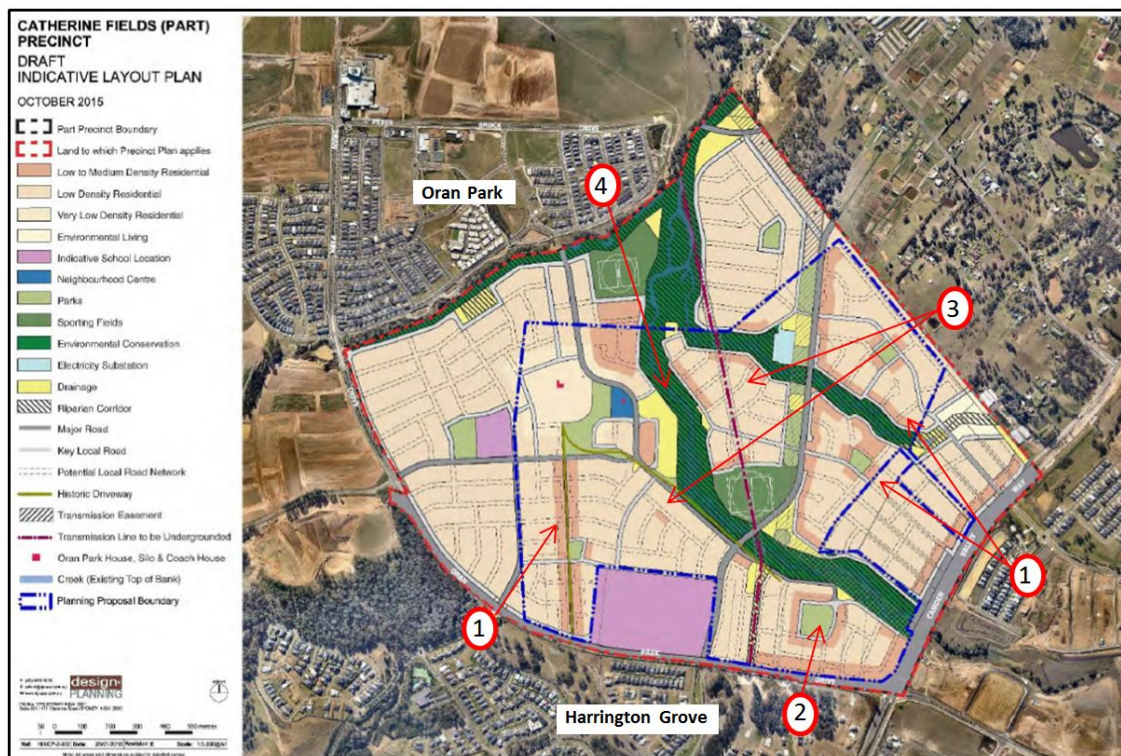


Figure 8 – Proposed Indicative Layout Plan (ILP)

A table which lists proposed amendments to the ILP and other figures within Schedule 4 of the DCP is included as **Attachment 5 to this report** (*provided under separate cover*).

Heritage Amendments

It is proposed to amend Section 3.1 *The Coach House Neighbourhood Centre* and 4.1 *Development Surrounding Oran Park House (Catherine Park House)* of Schedule 4 of the DCP to provide consistency between the DCP and the Oran Park House Heritage Exemption Guidelines. The amended controls provide additional assessment criteria for future development applications within the neighbourhood centre site. The controls have been reviewed by Council's Heritage Officer and are supported.

As noted earlier in this report, the Oran Park House Heritage Exemption Guidelines were established for Oran Park House under the State Heritage Listing and provide controls for the urban development, subdivision design and built form outside the heritage curtilage of Oran Park House.

Section 4.5 Specific Controls for residential streets in the Catherine Fields Part Precinct

The Joint Regional Planning Panel (JRPP) granted deferred development consent for DA228/2014 (Catherine Park Estates Stages 1-3) on 27 November 2014. This DA included a local street cross-section of 7.4m carriageway width and a laneway cross-section of 5.5m carriageway width which varied from those included in Section 3.3.1 of the main body of the DCP. It is proposed to insert Section 4.5 *Specific Controls for residential streets in the Catherine Fields Part Precinct* into Schedule 4 of the DCP which incorporates the specific residential road cross-sections for Local Streets and Laneways as approved by the JRPP via DA228/2014.

Attached Housing Amendment

The DCP amendment includes the insertion of new controls which will apply to the areas within the precinct that are proposed to be mapped with a minimum dwelling density of 20 dwellings per hectare on the amended Residential Density Map discussed earlier in this report.

The DCP amendment includes two proposed forms of attached housing development which are 'town homes' (front accessed attached dwellings) and 'terrace homes' (rear-accessed dwellings which have direct frontage to open space). Concept designs for the two forms of attached housing are shown at **shown at Figure 9 and 10 in this report.**



Figure 9 – concept design for “town homes” attached dwellings.



Figure 10 – concept design for “terrace home” attached dwellings.

It is proposed to insert new “Section 4.6 - *Specific Controls for “town home” attached dwellings*”. Section 4.6 (Table 4.3) outlines the key controls which will apply to this form of development including:

- A maximum of seven dwellings within any single ‘town home’ attached dwelling development;
- Garages to be permitted within the rear setback;
- Three dwellings with double garages facing to the front; and
- Front access double garages permitted to be 50% of the width of the building façade.

It is proposed to insert new “Section 4.7 - *Specific Controls for rear-accessed dwellings directly fronting open space*”. Section 4.7 (Table 4.4) outlines the key controls which will apply to this form of development including:

- A maximum of seven dwellings within any single ‘terrace home’ attached dwelling development;
- A maximum upper floor area of 60% of the lower floor area; and
- A maximum length of any zero lot line wall which divides any two attached dwellings of 19m.

The new Sections 4.6 and 4.7 are included within the Draft DCP which is provided as **Attachment 2 to this report**.

The proposed controls for ‘town homes’ and ‘terrace homes’ have informed the assessment of DA1524/2015 which seeks approval of concept designs for future attached dwellings on the Robbins Lane superlots which were approved by the JRPP under DA 228/2014.

Housekeeping DCP Amendments

It is proposed to amend Tables 4-5 and 4-6 of Clause 4.2 Dwelling Design Controls of the DCP which are included in the main body of the Growth Centres DCP. These changes were not initiated by the applicant but are considered to be of a housekeeping nature. These amendments will apply to the precinct as well as other growth centre precincts including East Leppington, Leppington Stage 1 and Leppington North precincts.

Table 4-5 provides a Summary of key controls for lots with frontage width greater than 15m for front accessed dwellings and Table 4-6 provides a summary of key controls for lots in the Environmental Living Zone. The proposed amendment relates to the minimum side setbacks for the upper floor of dwellings, requiring a greater setback for Side A and a lesser setback for Side B of dwellings. Currently tables 4-5 and 4-6 are inconsistent with the diagrams in figure 4-7 of the DCP.

The proposed housekeeping amendments are considered minor in nature and will provide consistency with the diagrams contained within Figure 4-7, which will ensure the design of dwellings will minimise any overshadowing impacts on neighbouring dwellings.

Notification of DCP amendment to DPE

Council is required to notify the Department of Planning and Environment upon the commencement of exhibition of any draft DCP amendment to the Camden Growth

Centres DCP in accordance with the delegations issued to Council on 19 January 2015.

Next Steps

If Council resolves to forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination, the following steps will occur:

- Following Gateway Determination, the Planning Proposal and DCP Amendment will be placed on public exhibition for 28 days or as otherwise required by the Gateway Determination;
- If no unresolved submissions are received, the Planning Proposal will be forwarded to DPE to be made, and the DCP amendment will be adopted; and
- If unresolved submissions are received during the exhibition period, a further report to Council will be prepared.

FINANCIAL IMPLICATIONS

The existing S94 CP enables Council to collect additional developer contributions if additional dwelling density is achieved within the precinct. Council officers are currently negotiating a draft VPA under which the developers seek to undertake the works and land dedication required by the precinct. If the VPA proceeds, it will also include additional contributions for the increase in density under the planning proposal. Both the S94 CP and VPA will ensure that there is an increased level of community infrastructure provided which is commensurate with the increased dwelling density.

CONCLUSION

The Planning Proposal to amend the SEPP includes changes to the residential density maps which re-distribute density within the precinct and will result in an overall increase of 23 dwellings to a total of 1,805 dwellings for the precinct.

The re-distributed densities will provide greater amenity for the residents of Catherine Park by locating density in appropriate locations, and the existing S94 CP and draft VPA currently under negotiation will ensure that appropriate infrastructure and services are provided to support the precinct.

The amended residential density maps reflect the development outcome which can be achieved under the Housing Diversity Package and provides Council and the community with greater certainty regarding the location of density within the precinct.

The proposed mapping amendments are required to reflect the amended heritage curtilage for Oran Park House following the State Heritage listing of this item. The additional permitted use for Oran Park House as a 'sales office' is supported.

The proposed DCP amendments support the proposed SEPP amendments and provide objectives and controls for the proposed 'town home' and 'terrace home' dwelling product which is proposed to be located in the portions of the site which are to be mapped with a minimum density of 20 dwellings per hectare. The DCP amendment also updates the heritage controls to reflect the State heritage listing of Oran Park House and the road cross-sections approved via the JRPP determination of DA288/2014.

RECOMMENDED

That Council:

- i. endorse the Planning Proposal to amend various maps within Appendix 9 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and insert an Additional Permitted Use for the use of Oran Park House as a sales office;**
- ii. endorse the draft amendment to the Camden Growth Centres DCP;**
- iii. forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination;**
- iv. exhibit the Planning Proposal and the draft amendment to the Camden Growth Centres DCP for a period of 28 days in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and Regulations following receipt of a Gateway Determination for the Planning Proposal;**
- v. notify the Department of Planning and Environment of the exhibition of the draft amendment to the Camden Growth Centres DCP in accordance with the delegations issued by the Department on 19 January 2015;**
- vi. forward the Planning Proposal and DCP amendment to the Department of Planning and Environment at the conclusion of the public exhibition period if no unresolved public submissions are received; and**
- vii. require that a report be prepared at the conclusion of the public exhibition period which outlines the results of the exhibition.**

Resolution: Moved Councillor Copeland, Seconded Councillor Fedeli that Council:

- i. endorse the Planning Proposal to amend various maps within Appendix 9 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and insert an Additional Permitted Use for the use of Oran Park House as a sales office;**
- ii. endorse the draft amendment to the Camden Growth Centres DCP;**
- iii. forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination;**
- iv. exhibit the Planning Proposal and the draft amendment to the Camden Growth Centres DCP for a period of 28 days in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and Regulations following receipt of a Gateway Determination for the Planning Proposal;**
- v. notify the Department of Planning and Environment of the exhibition of**

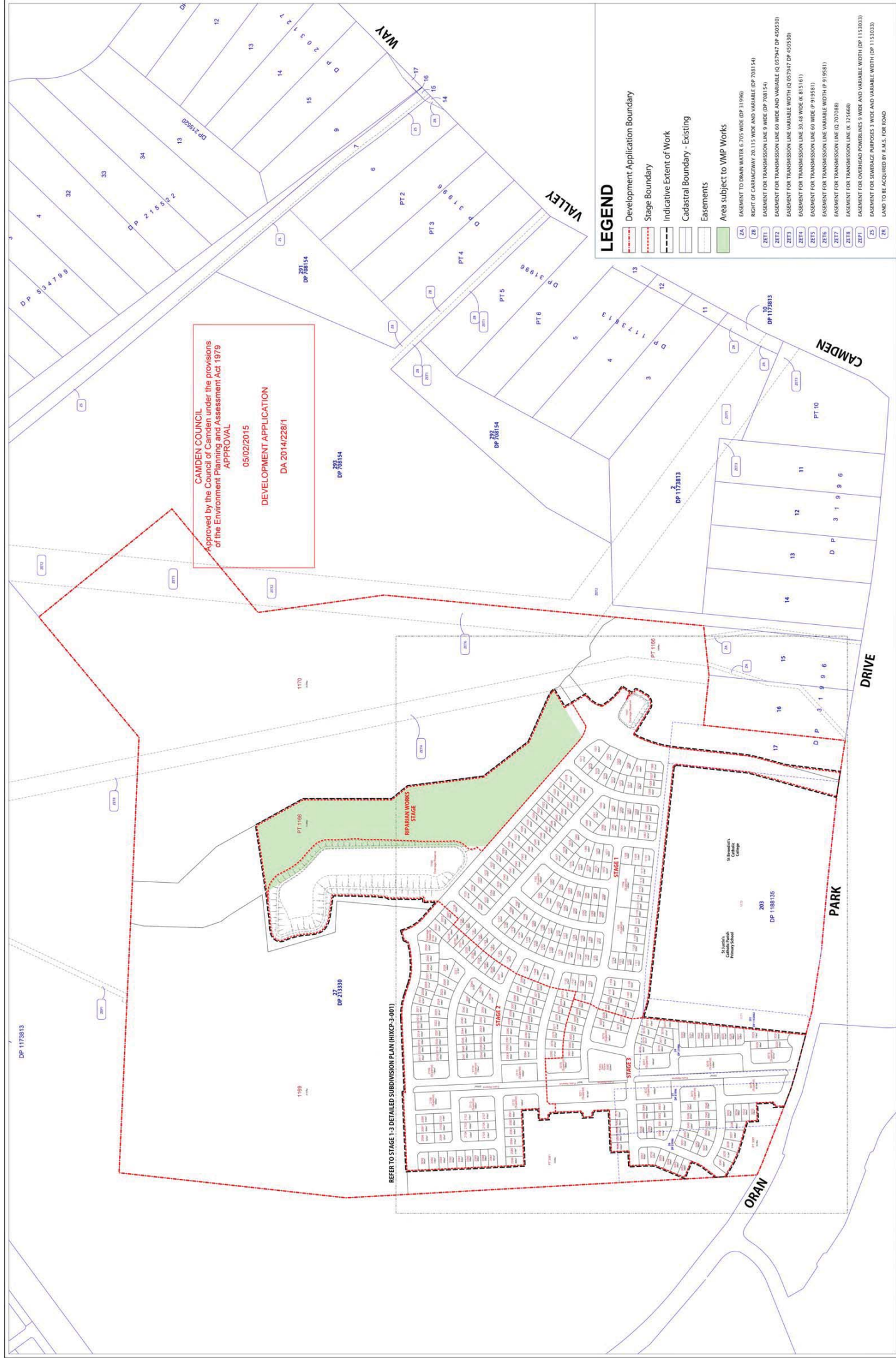
the draft amendment to the Camden Growth Centres DCP in accordance with the delegations issued by the Department on 19 January 2015;

- vi. forward the Planning Proposal and DCP amendment to the Department of Planning and Environment at the conclusion of the public exhibition period if no unresolved public submissions are received; and**
- vii. require that a report be prepared at the conclusion of the public exhibition period which outlines the results of the exhibition.**

ATTACHMENTS

- 1. Catherine Fields Precinct Planning Proposal - Design & Planning - provided under separate cover
- 2. Draft Camden Growth Centre Precincts DCP - provided under separate cover
- 3. SEPP Maps Comparison - provided under separate cover
- 4. DCP Submission - provided under separate cover
- 5. DCP Figure Changes Table - provided under separate cover

Appendix 2: Stamped Subdivision Plan for Catherine Park Estate Stages 1-3



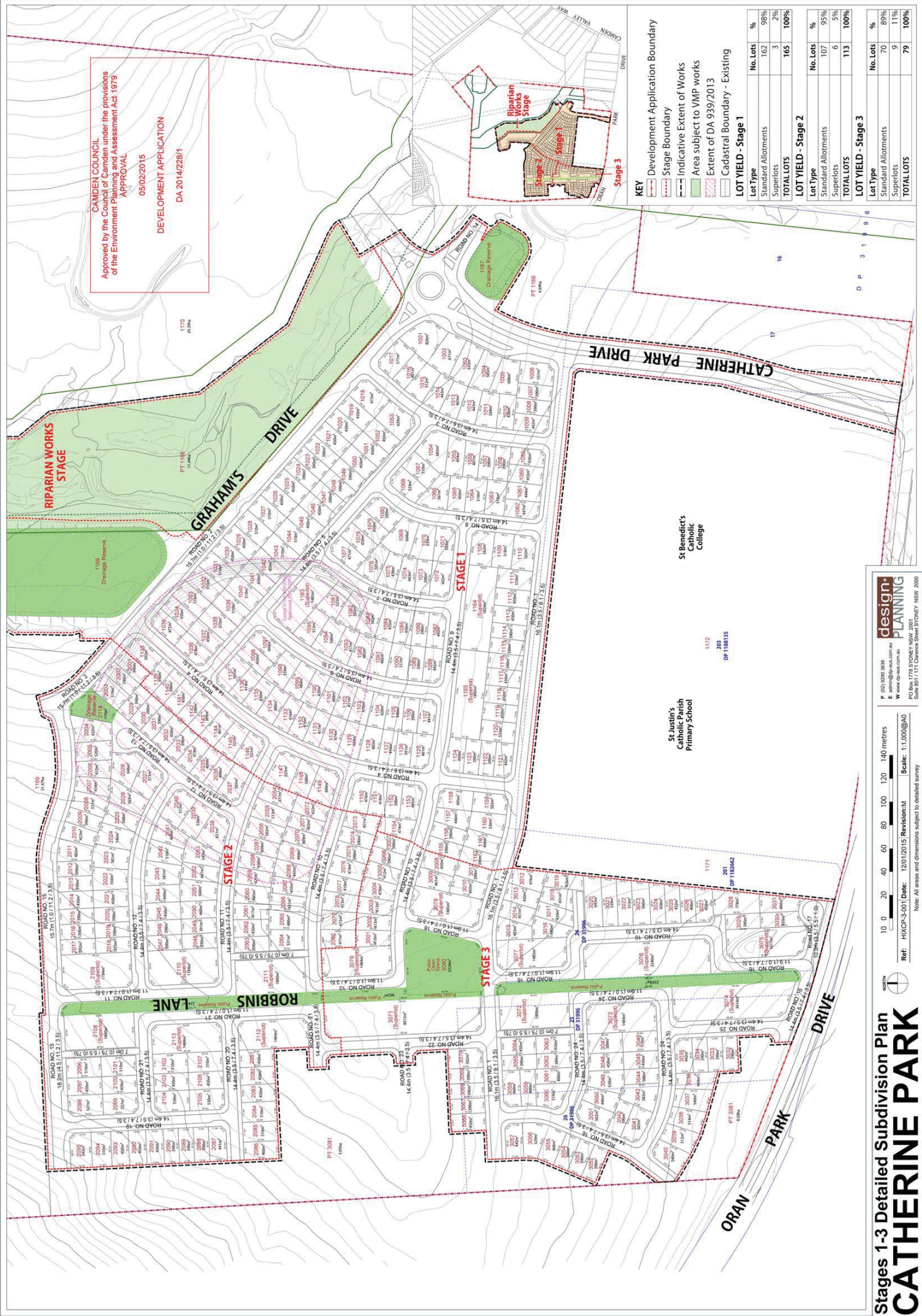
CAMDEN COUNCIL
Approved by the Council of Camden under the provisions
of the Environment Planning and Assessment Act 1979
APPROVAL
05/02/2015
DEVELOPMENT APPLICATION
DA 2014/228/1

REFER TO STAGE 1-3 DETAILED SUBDIVISION PLAN (HKCP-3-001)

LEGEND

- Development Application Boundary
- Stage Boundary
- Indicative Extent of Work
- Cadastral Boundary - Existing
- Easements
- Area subject to VMP Works
- EASEMENT TO DRAIN WATER 6.75 WIDE (DP 31996)
- RIGHT OF CARRIAGEWAY 20.115 WIDE AND VARIABLE (DP 708154)
- EASEMENT FOR TRANSMISSION LINE 9 WIDE (DP 708154)
- EASEMENT FOR TRANSMISSION LINE 10 WIDE AND VARIABLE (Q 037947 DP 450330)
- EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH (Q 037947 DP 450330)
- EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (K 813161)
- EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (P 919581)
- EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH (P 919581)
- EASEMENT FOR TRANSMISSION LINE (Q 707088)
- EASEMENT FOR TRANSMISSION LINE (K 325668)
- EASEMENT FOR OVERHEAD POWERLINES 9 WIDE AND VARIABLE WIDTH (DP 1153033)
- EASEMENT FOR SANITARY PURPOSES 3 WIDE AND VARIABLE WIDTH (DP 1153033)
- LAND TO BE ACQUIRED BY E.A.S. FOR ROAD

CAMDEN COUNCIL
Approved by the Council of Camden under the provisions
of the Environment Planning and Assessment Act 1979
APPROVAL
05/02/2015
DEVELOPMENT APPLICATION
DA 2014/2281



KEY

- Development Application Boundary
- Stage Boundary
- Indicative Extent of Works
- Area subject to VMP works
- Extent of DA 939/2013
- Cadastral Boundary - Existing

LOT YIELD - Stage 1

Lot Type	No. Lots	%
Standard Allotments	162	98%
Superlots	3	2%
TOTAL LOTS	165	100%

LOT YIELD - Stage 2

Lot Type	No. Lots	%
Standard Allotments	107	95%
Superlots	6	5%
TOTAL LOTS	113	100%

LOT YIELD - Stage 3

Lot Type	No. Lots	%
Standard Allotments	70	89%
Superlots	9	11%
TOTAL LOTS	79	100%

St Benedict's
Catholic College

St Justin's
Catholic Parish
Primary School

Stages 1-3 Detailed Subdivision Plan CATHERINE PARK

10 0 20 40 60 80 100 120 140 metres
Scale: 1:1,000@A0
Ref: HIXCP-2-0011 Date: 12/01/2015 Revision:M
Note: All areas and dimensions subject to detailed survey

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Appendix 3: Statement of Design Intent

STATEMENT OF DESIGN INTENT

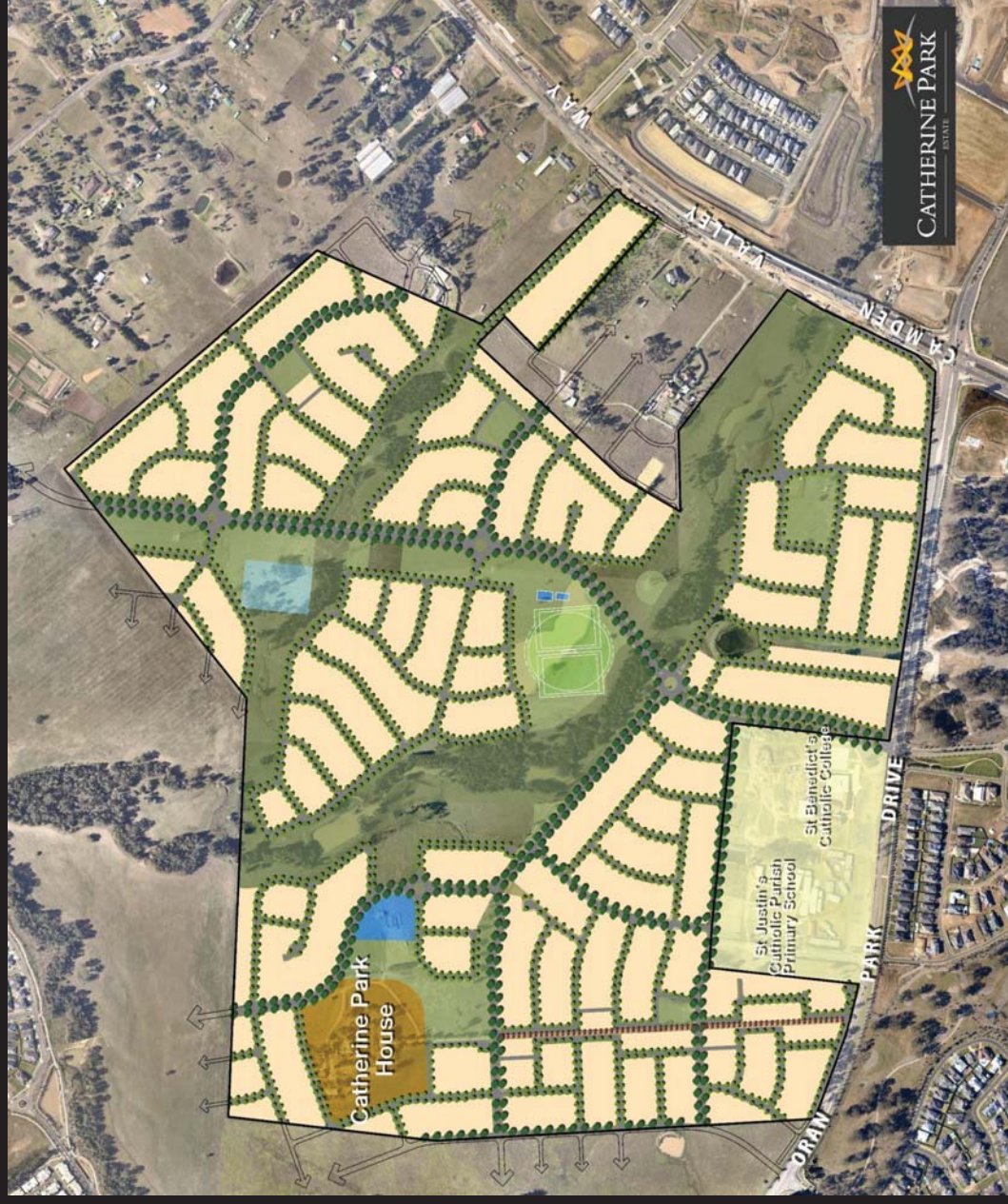
OUR APPROACH

Multidisciplinary Project Team comprising urban designers, planners, architects and builders work closely together to deliver not only a diverse range of housing options but cohesive identifiable neighbourhoods.

Design Partnering allows for thorough consideration of every aspect of Estate design and delivery at the very preliminary phase of the project.

Results Driven reaching every facet of the development, from the subdivision of land to the fabric of the built form

Harrington Estates' focus on building thriving and sustainable communities is unparalleled in quality.



VISION

Creating a vibrant, active and desirable place to live.

OUR VALUES

Quality - High quality and innovation in architectural design

Preservation - Utilising the original features of the site to enrich the development of a new community

Connectivity - At all levels - street design, green links, pedestrian access, transport linkages.

Culture - Fostering a sense of place and identity through creating and integrating shared spaces and unique place

Harrington Estates has consistently established a benchmark for quality residential development with exceptional community and public assets.

National Award winner of the Urban Development Institute of Australia National Residential Development of the Year for its Harrington Grove Development 2014.

Urban Design Philosophy

Significant consideration is given to the composition of the Estate, the allocation of land uses and even the siting of housing products to deliver inspiring design and planning outcomes Harrington Estates' vision for each element of the built environment is seamlessly integrated to create higher amenity and enjoyable and functional spaces and places.

Subdivision Design

- A regular pattern of residential blocks to enhance connectivity.
- A variety of allotment sizes with variation in frontages has been achieved within each street to encourage all housing types.
- Emphasis on the design of these interfaces has been carefully and deliberately considered to provide mutual benefit to private and public spaces.
- Quality housing on smaller allotments provided near areas offering higher amenity such as adjoining open spaces, green links and bus routes.
- The application of larger allotments sited around Oran Park House (Catherine Park House) to provide an appropriate transition from the heritage item to surrounding residential development and conserve and enhance its significance.
- Public domain areas have been designed around significant features such as the riparian corridor, Oran Park House (Catherine Park House) and its historic linkages
- Oran Park House (Catherine Park House), including its outbuildings and environs will be restored and integrated as the key feature of the Catherine Park Estate.
- Important views and vistas to the homestead, and creating open spaces to ensure the heritage significance of the locality is preserved and celebrated, allowing the public enjoyment of these areas in a way that respects and interprets the significance of these features.

Residential Streets

Streets have been designed in consideration of 'human-scale' and as an extension of where people live to encourage people to use them for non-vehicular trips or activities.

Tree lined streets and pathways, providing shade for pedestrians encourage activity and health lifestyles for the future residents and are a strong principle of making Catherine Park Estate a special place.



Built Form

Future residential dwellings and 'Completed Homes' will have high quality design standards to compliment quality streetscapes, which will define a distinctive character for Catherine Park Estate.

Subdivision and housing design addresses the high car ownership of Camden LGA in the provision of additional off street parking that is significantly greater than the DCP minimum standards. Accordingly, building design has evolved to meet this need whilst using architectural design elements to bring focus to home entry points and reducing the visual presence of garages along the streetscape, particularly in smaller lot homes.

The use of architectural elements ensure that homes within Catherine Park Estate demonstrate a joint vision for quality living whilst also expressing individuality.

This includes:

- The use of lighting, porticos, roof pitch and materials to bring focus to the entrance of each home.
- Orientating windows to provide internal natural light, a presence to the streetscape and passive surveillance.
- Recessed garage doors in high quality materials are setback behind the primary façade to reduce visual dominance along the property frontage.
- Dual orientation and access on corner lots, to activate side streets and minimise the visual presence of garages along the front façade.
- Opportunities for the built form to address multiple street frontages and increase casual surveillance of uninhabited areas.



Products

HOME SITES



Residents will have the choice of selecting one of the new residential allotments to build upon. All homesites have been designed with a minimum frontage of 13 metres. This option allows buyers to appoint their own builders or Architects to design and build their dream home. Building guidelines will be issued to all buyers to ensure the joint vision for Catherine Park Estate is achieved.

HOUSE & LAND PACKAGES



Residents have the option of selecting a home site from the land sales office and a quality home design from the Catherine Park Estate Exhibition Village. The Exhibition Village will feature a selection of 'Garden Homes', 'Courtyard Homes' and 'Villa Homes' to suit a range of household sizes and budgets. These home packages enable detached housing on medium to large allotments with a maximum of two storeys.

COMPLETED HOMES, TOWN HOMES & TERRACE HOMES

A selection of 'Garden Homes', 'Courtyard Homes' and 'Villa Homes' will also be available for purchase as completed homes.

Catherine Park Estate showcases two new completed home products: Town Homes and Terrace Homes.

The innovative design of these products allow for:

- Modern spacious living on smaller allotments
- High architectural quality
- Interesting and activated streetscapes
- Convenience of ready to move in completed homes

TOWN HOMES

The innovative architectural design and articulation of the front facade allow the incorporation of garages recessed into the main dwelling. Positioning on a street corner allows for dual orientation and reduces the visual presence of garages along the front façade. Upper storey living rooms provide an architectural interface to the street and creates a vantage point for residents to view the streetscape.



TERRACE HOMES

The rear loaded design eliminates the presence of garages, encourages pedestrian movement and provides private indoor and outdoor space views of areas with highest amenity.



Appendix 4: Consistency against State Environmental Planning Policies

SEPP Title	Consistency	Comment
1. Development Standards	Yes	This SEPP does not apply to the SEPP (Sydney Growth Centres) 2006.
14. Coastal Wetlands	N/A	
15. Rural Land-sharing Communities	N/A	
19. Bushland in Urban Areas	Yes	The provisions of this SEPP do not apply to the site.
21. Caravan Parks	N/A	
26. Littoral Rainforests	N/A	
29. Western Sydney Recreation Area	N/A	
30. Intensive Agriculture	N/A	The provisions of this SEPP relate to cattle feedlot proposals.
32. Urban Consolidation (Redevelopment of Urban Land)	N/A	
33. Hazardous and Offensive Development	N/A	
36. Manufactured Home Estates	N/A	
39. Spit Island Bird Habitat	N/A	
41. Casino Entertainment Complex	N/A	
44. Koala Habitat Protection	Yes	The SEPP does not apply to Camden LGA
47. Moore Park Showground	N/A	
50. Canal Estate Development	N/A	

SEPP Title	Consistency	Comment
52. Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	
55. Remediation of Land	Yes	Consistent. Land capability studies have been undertaken as part of the rezoning of the CFPP and the approved Development Application (228/2014). Subsequent Development Applications will also be required to satisfy SEPP 55 where applicable.
59. Central Western Sydney Economic and Employment Area	N/A	
62. Sustainable Aquaculture	N/A	
64. Advertising and Signage	N/A	
65. Design Quality of Residential Flat Development	N/A	
70. Affordable Housing (Revised Schemes)	N/A	
71. Coastal Protection	N/A	
SEPP (Building Sustainability Index: BASIX) 2004	Yes	This SEPP is relevant to specific development that would become permitted under the Planning Proposal. Future development would need to comply with these provisions.
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	This SEPP is relevant to specific development that would become permitted under the Planning Proposal. Future development would need to comply with these provisions.
SEPP (Major Development)	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.
SEPP (Sydney Region	Yes	The Planning Proposal involves amendments

SEPP Title	Consistency	Comment
Growth Centres) 2006		to the Growth Centres SEPP as outlined in this report.
SEPP (Infrastructure) 2007	Yes	The Planning Proposal does not include any provisions, which impede operation of this SEPP.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	
SEPP (Temporary Structures and Places of Public Entertainment) 2007	N/A	
SEPP (Exempt and Complying Development Codes) 2008	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.
SEPP (Rural Lands) 2008	N/A	
SEPP (Western Sydney Parklands) 2009	N/A	
SEPP (Affordable Rental Housing) 2009	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.
Sydney Regional Environmental Plan (Sydney Harbour Catchment)	N/A	
SREP20 Hawkesbury-Nepean River	Yes	The Planning Proposal has considered the heads of considerations under this deemed SEPP. Future development is able to occur in a manner in keeping with the requirements of the SEPP.

Appendix 5 : S117 Directions

S117 Direction Title	Consistency	Comment
1.0 Employment and Resources		
1.1 Business and Industrial Zones	NA	
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
2.0 Environment and Heritage		
2.1 Environment Protection Zones	Yes	The Planning Proposal is consistent with this Ministerial Direction. DCP mapping will be amended to reflect the proposed changes to this zone as part of the Department's Housekeeping Amendment.
2.2 Coastal Protection	N/A	
2.3 Heritage Conservation	Yes	The Planning Proposal will update the heritage curtilage boundary for Oran Park House (Catherine Park House) to be consistent with the boundary adopted by the Heritage Council.
2.4 Recreation Vehicle Areas	N/A	
3.0 Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	The Planning Proposal is consistent with this Ministerial Direction. It involves the updating the SEPP Maps to reflect the changes to the heritage curtilage for Oran Park House (Catherine Park House). This Planning Proposal also involves amendments to the minimum lot size and maximum building height provisions to ensure residential development can proceed

in accordance with the intended development outcomes and desired future character for the Precinct.

3.2 Caravan Parks and Manufactured Home Estates	NA	
3.3 Home Occupations	N/A	
3.4 Integrating Land Use and Transport this Ministerial Direction	N/A	
3.5 Development Near Licensed Aerodromes	N/A	
3.6 Shooting Ranges	NA	
4.0 Hazard and Risk		
4.1 Acid Sulphate Soils	N/A	Detailed assessment of the salinity risk has been undertaken as part of the initial rezoning of the CFPP and further investigations will be prepared as part of subsequent Development Applications, where required. The Planning Proposal is therefore consistent with this Ministerial Direction.
4.2 Mine Subsidence and Unstable Land	NA	
4.3 Flood Prone Land	Yes	Detailed assessment of the flood prone has been undertaken as part of the initial rezoning of the CFPP and further investigations will be prepared as part of subsequent Development Applications, where required. The Planning Proposal is therefore consistent with this Ministerial Direction.
4.4 Planning for Bushfire Protection	Yes	Detailed assessment of bushfire impacts has been undertaken as part of the initial rezoning of the CFPP and further

investigations will be prepared as part of subsequent Development Applications, where required.

All bushfire requirements will be implemented as required under the NSW RFS Planning for Bushfire Protection Guidelines.

The Planning Proposal is therefore consistent with this Ministerial Direction.

5.0 Regional Planning

5.1 Implementation of Regional Strategies N/A

5.2 Sydney Drinking Water Catchments N/A

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

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

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

5.6 Sydney to Canberra Corridor Revoked – N/A

5.7 Central Coast Revoked – N/A

5.8 Second Sydney Airport: Badgerys Creek N/A

5.9 North West Rail Link Corridor Strategy N/A

6.0 Local Plan Making

6.1 Approval and Referral Requirements Yes

The Planning Proposal is consistent with this Ministerial Direction. It will rectify inconsistencies in the SEPP Mapping and ensure the Growth Centres SEPP provisions

encourage the efficient and appropriate assessment of development.

6.2 Reserving Land for Yes
Public Purposes

The Planning Proposal is consistent with this Ministerial Direction; it is not proposed to amend any locations of land for a public purpose.

6.3 Site Specific Provisions Yes

There are no site specific provisions.

7.0 Metropolitan Plan Making

7.1 Implementation of A Plan Yes
for Growing Sydney

The Planning Proposal is consistent with this Ministerial Direction. It meets objectives of the new metropolitan growth plan for Sydney 'A Plan for Growing Sydney' (December 2014).
