



Camden Council

Minutes

Ordinary Council Meeting
8 September 2020

Please note that due to COVID-19 restrictions this meeting was held as a teleconference. The public can view the meeting via Council's website.



ORDINARY COUNCIL

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ORD03 PROPOSED AMENDMENT TO THE STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 AND ORAN PARK PART B DCP - EXPANSION OF ORAN PARK EMPLOYMENT AREA

Resolution: Moved Councillor Symkowiak, Seconded Councillor Sidgreaves that Council:

- i. endorse the draft Planning Proposal for land at 600C The Northern Road, Oran Park to expand the Oran Park Employment Area;
- ii. forward the draft Planning Proposal to the Department of Planning, Industry and Environment for Gateway Determination;
- iii. forward the draft Part B5 Development Control Plan for the Oran Park Employment Area to the Department of Planning, Industry and Environment in accordance with the amended delegations issued to Council on 19 January 2015 from the Secretary of the Department of Planning and Environment;
- iv. subject to receiving a favourable response from the Department of Planning, Industry and Environment, proceed to public exhibition for the draft Planning Proposal and draft Part B5 DCP in accordance with the requirements of the Gateway Determination and the *Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000*;
- v. subject to no unresolved submissions being received, forward the draft Planning Proposal for Lot 50 DP 1232523, 600C The Northern Road, Oran Park to the Department of Planning, Industry and Environment for the plan to be made; and
- vi. upon notification of the SEPP amendment:
 - a. grant delegation to the General Manager to adopt the proposed changes to the Oran Park DCP 2007 in accordance with the amended delegations issued to Council on 19 January 2015 from the Secretary of the Department of Planning and Environment; and
 - b. publicly notify the adoption of the DCP in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*; or
- vii. if unresolved submissions are received, consider a further report outlining the results of the public exhibition; or
- viii. should the draft Planning Proposal not receive Gateway Approval, notify the proponent that the draft Planning Proposal will not proceed.

ORD126/20 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. Councillor Campbell voted against the Motion.)

**ORD04 LOCAL GOVERNMENT NSW ANNUAL CONFERENCE 2020
AMENDMENT**

Resolution: Moved Councillor C Cagney, Seconded Councillor Farrow that Council:

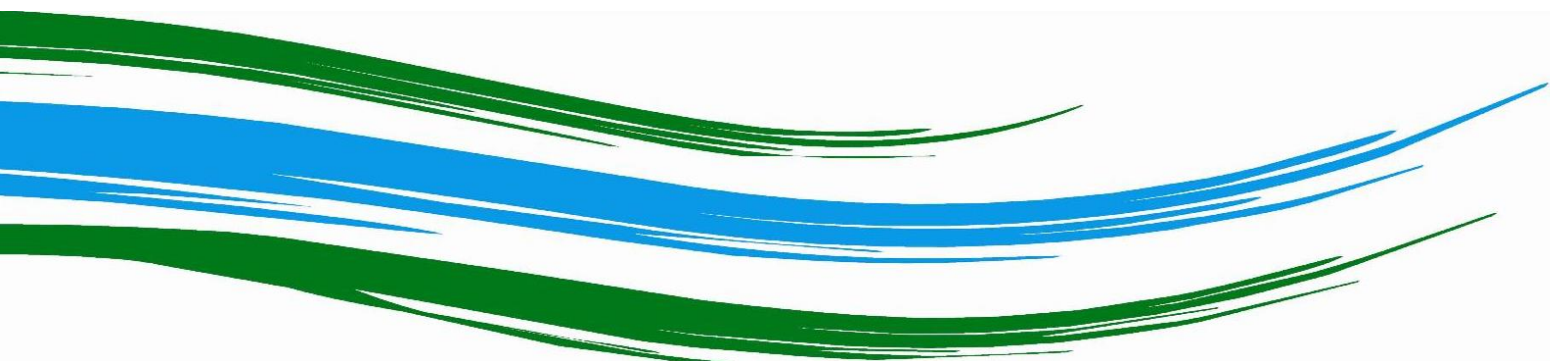


Camden Council

Business Paper

Ordinary Council Meeting 8 September 2020

Please note due to COVID-19 restrictions this meeting is being held as a teleconference. The public can view the meeting via Council's webcast. A link to this webcast can be found on Council's webpage – <http://webcast.camden.nsw.gov.au/video.php>



COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BCA	Building Code of Australia
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
CRET	Camden Region Economic Taskforce
DA	Development Application
DCP	Development Control Plan
DPIE	Department of Planning, Industry & Environment
TfNSW	Transport for NSW
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning & Assessment Act
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
GSC	Greater Sydney Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
REP	Regional Environmental Plan
PoM	Plan of Management
RL	Reduced Levels
S10.7 CERTIFICATE	Certificate as to zoning and planning restrictions on properties
S603 CERTIFICATE	Certificate as to Rates and Charges outstanding on a property
S73 CERTIFICATE	Certificate from Sydney Water regarding Subdivision
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement

ORDINARY COUNCIL

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ORDINARY COUNCIL

ORD03

SUBJECT: PROPOSED AMENDMENT TO THE STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 AND ORAN PARK PART B DCP - EXPANSION OF ORAN PARK EMPLOYMENT AREA

FROM: Director Planning and Environment
TRIM #: 20/242019

PROPERTY ADDRESS Lot 50 DP 1232523
600C The Northern Road, Oran Park

PROPONENT Greenfields Development Company

OWNER Leppington Pastoral Co Pty Ltd

PURPOSE OF REPORT

The purpose of this report is to advise Council of a draft Planning Proposal and an amendment to Oran Park Part B Development Control Plan (DCP) for land at 600C The Northern Road, Oran Park.

The report recommends Council endorse the draft Planning Proposal and the draft DCP and forward the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) for Gateway Determination.

The draft Planning Proposal and draft DCP are provided as **attachments** to this report.

BACKGROUND

In April 2019, a draft Planning Proposal was lodged by Greenfields Development Company on behalf of the landowner. The draft Planning Proposal seeks to amend Appendix 1 (Oran Park and Turner Road Precinct Plan) of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP) to expand the Oran Park Employment Area, introduce six additional permitted uses within the IN1 General Industrial zone and introduce B5 Business Development land.

The draft Planning Proposal is accompanied by amendments to the DCP for the Oran Park Employment Area (Employment Area). The amendments reflect the proposed expansion to the Employment Area boundary and remove references to the residential interface.

The proposed amendments seek to expand the Employment Area from 18.51ha to 29.96ha, resulting in a net increase of 11.45ha as shown in **Figure 1**. Under this proposal, the Employment Area will comprise of 23.42ha zoned IN1 General Industrial and 6.54ha zoned B5 Business Development.



Figure 1: Concept Expansion Plan

On 21 July 2020, the Camden Local Planning Panel (Panel) reviewed the draft proposal and provided recommendations, which are discussed later in this report and are provided as an **attachment** to this report.

Councillors were briefed on the draft Planning Proposal on 16 June 2020.

Locality

As shown in **Figure 2**, the site is located within the north-west portion of the Oran Park Precinct. The site is located 1km from the Oran Park Podium within the Town Centre.

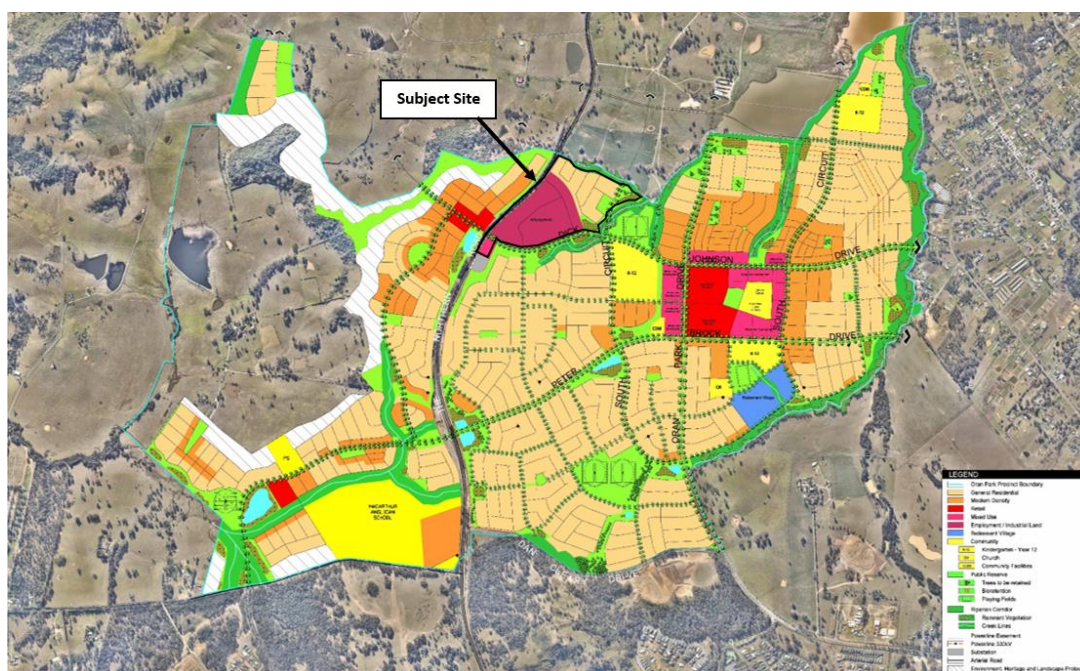


Figure 2: Location Map

The subject site is approximately 29.96ha in area, is irregular in shape, and slopes to the south east. While the site is predominantly cleared, there is existing vegetation along Catherine Creek located north of the site and Anthony Creek running south-east of the site. An Endeavour Energy electrical easement of variable width runs along the western boundary of the site.

As shown edged in red in **Figure 3**, the site is bound by The Northern Road to the west, the future road extension of South Circuit to the east, Catherine Creek to the north and Dick Johnson Drive to the south. The surrounding area consists of future urban development land in Pondicherry to the north, Jack Brabham Reserve to the east, existing residential dwellings to the south and the future Northern Neighbourhood Centre to the west.



Figure 3: Site Context Map

Development History

In June 2019, Council received a development application (DA/2019/498/1) proposing remediation of land, Torrens Title subdivision to create 10 industrial lots, one drainage reserve and one residue lot, and associated site works. As shown in **Figure 4**, the proposal is for part of the site zoned IN1 General Industrial (Stage 1). The DA was granted development consent on 24 July 2020.

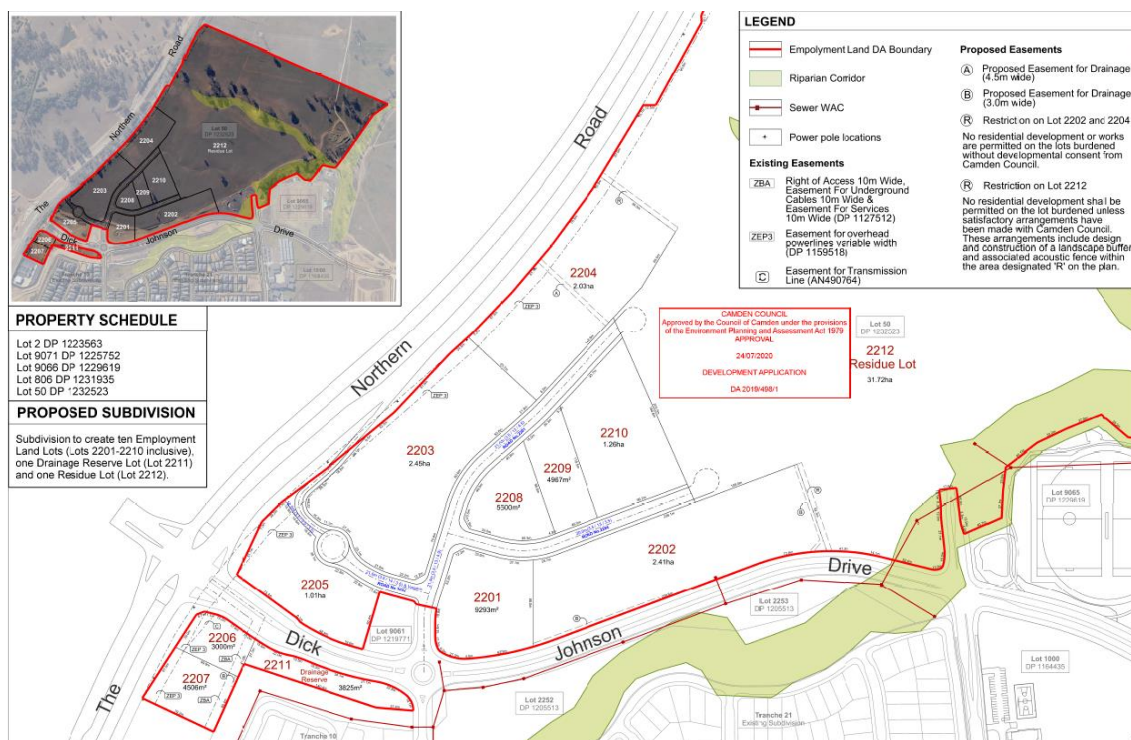


Figure 4: Approved Subdivision Plan for State 1 of the Employment Area

Initial Notification

The draft Planning Proposal was notified for a period of 14 days from 21 May to 4 June 2019. Adjoining properties were directly notified by letter, and notices were placed in the local newspaper.

One community submission was received in support of the draft Planning Proposal and is provided as a **supporting document**.

MAIN REPORT

Summary of Planning Proposal

The draft Planning Proposal seeks to:

- Amend the IN1 General Industrial and R1 General Residential zone boundaries and introduce B5 Business Development land;
- Amend the minimum lot size, maximum building height and special area maps to reflect proposed changes to zone boundaries; and
- Amend Schedule 1 and create a new additional permitted uses map to introduce six additional permitted uses within the IN1 General Industrial zone including 'garden centres', 'hardware and building supplies', 'landscape and garden supplies', 'landscaping material supplies', 'timber and building supplies' and 'vehicle sales and hire premises'.

The proposed amendments seek to expand the Employment Area from 18.51ha to 29.96ha. Under this proposal, the Employment Area will comprise of 23.42ha zoned IN1 General Industrial and 6.54ha zoned B5 Business Development.

The proposal has the potential to increase the total job capacity from 1,851 to 3,650 jobs within the Employment Area, which represents an additional 1,799 jobs. This is based on a job generation rate of one job per 100m² for the IN1 zone and one job per 50m² for the B5 zone. Overall, the proposed expansion will provide local services and contribute to a stronger economic output for the local area.

Zoning and Permissibility

Under Appendix 1 of Growth Centres SEPP, the site is currently zoned R1 General Residential and IN1 General Industrial. The Planning Proposal seeks to extend the IN1 zone boundary to replace existing R1 zoned land and introduce B5 zoned land. **Figures 5 and 6** provides a comparison of the existing and proposed zoning map. Amendments to the Lot Size Map, Height of Buildings Map, Special Areas Map and Additional Permitted Uses Map are also required.

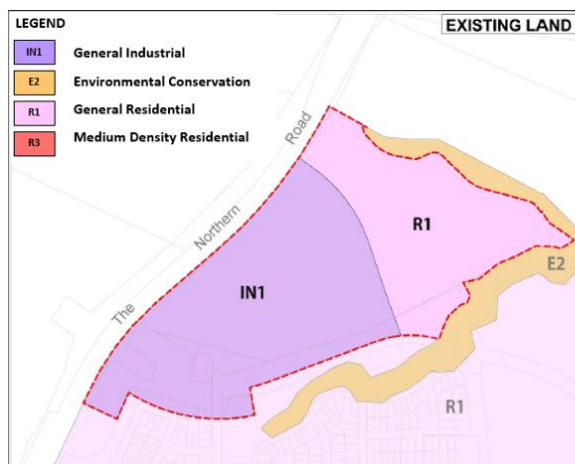


Figure 5: Existing Zoning

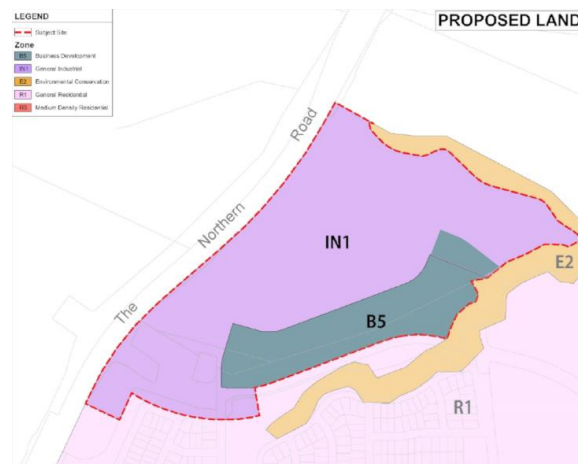


Figure 6: Proposed Zoning

The six additional permitted uses sought will align the permitted uses of the IN1 zone in the Growth Centres SEPP with the Camden LEP. This is proposed to be achieved by inserting a new clause in Schedule 1 Additional Permitted Uses as follows:

2. Use of the IN1 General Industrial zoned land within the Oran Park Employment Area

- (1) *This clause applies to land zoned IN1 General Industrial within the Oran Park Employment Area as identified as Clause 2 on Sheet 003 and Sheet 004 of the Additional Permitted Uses Map.*
- (2) *Development for the purpose of garden centres, hardware and building supplies, landscape and garden supplies, landscaping material supplies, timber and building supplies and vehicle sales and hire premises is permitted with consent.*

Specialist Studies

The following specialist studies have been submitted with the draft Planning Proposal and are provided as an **attachment** to this report.

- Stormwater Report by Calibre Professional Services Pty Ltd, dated 11 March 2020; and
- Traffic Report by AECOM dated 8 March 2019.

Additional supporting technical studies may be required post-Gateway, should the draft Planning Proposal be supported.

Summary of Part B DCP Amendment

An existing Oran Park Part B Development Control Plan (Part B DCP) provides site-specific controls for the Employment Area. Council adopted the Part B DCP on 9 April 2019 and it took effect on 27 January 2020.

The proposed amendments to the DCP include a revised Indicative Structure Plan reflecting the industrial area expansion and introduction of B5 Business Development land. More intensive industrial land uses (with greater potential off-site impacts) will be located within the core area (shaded purple in **Figures 7 & 8**).



Figure 7: Preliminary Indicative Structure Plan

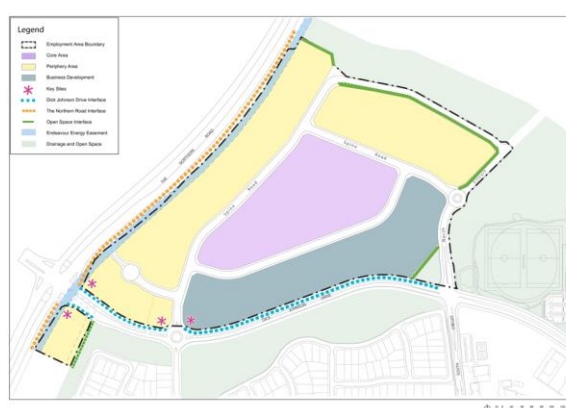


Figure 8: Revised Indicative Structure Plan

Following consideration by the Camden Local Planning Panel, minor amendments were made to the Indicative Structure Plan and associated maps to respond to market demand. This was informed by further consultation with industry regarding lot sizes conducive to industrial and business development within the Employment Area. **Figures 7 and 8** provides a comparison of the preliminary and revised Indicative Structure Plan.

The proposed amendments move the location of a proposed internal road and roundabout to facilitate:

- Smaller industrial lots in the northern portion of the Employment Area with lot sizes ranging between 2,000m² to 4,300m²; and
- An additional B5 Business Development lot within the southern portion of the Employment Area with a lot size of 4,800m².

The proposed changes do not change the strategic intent of the proposal, which is primarily to facilitate the expansion of the Employment Area.

Key Issues

Increase in Employment Land

The proposal asserts there is a strong demand for Industrial and Business Development land and considers that the proposal:

- Responds to the high demand for employment land within Oran Park, with the planned Western Sydney Airport and associated transport infrastructure having increased the viability of employment land in Western Sydney; and
- Responds to the high demand for local jobs in Oran Park, with the precinct currently planned to accommodate 7,756 new homes for approximately 20,226 new residents.

Officer Comment

The population growth within Oran Park will see an increased demand for local employment opportunities and services to cater for the day to day needs of the community. There is also a lack of serviced industrial lands within the northern portion of the Camden LGA with the main employment areas of Smeaton Grange and Narellan being located to the south.

The proposed expansion has the potential to increase total jobs from 1,851 to 3,650 jobs within the Employment Area, with the net increase being an additional 1,799 jobs. This is based on job generation rate of 1 job per 100m² for the IN1 zone and 1 job per 50m² for the B5 zone. Overall, the proposed expansion will contribute to a stronger economic output for the local area by providing more employment land within the northern portion of the Camden LGA.

Suitability of Additional Permitted Uses in IN1 General Industrial Zone

Based on consultation with industry and prospective purchasers of land within the Employment Area, the proposal asserts there is a strong demand for the six additional permitted uses proposed within the IN1 zone. It is also identified that the inclusion of the six additional permitted uses will align the IN1 General Industrial provisions of the SEPP with the Camden LEP.

Officer Comment

The proposed additional permitted uses are supported as they are consistent with the objectives of the IN1 zone, which include: providing a wide range of industrial and warehouse land uses, and enabling development for the purpose of retail premises where the goods or materials sold are of a type and nature consistent with construction and maintenance of buildings.

The proposed land uses are currently permitted with consent under the IN1 zone of the Camden LEP. The proposal will align the permitted uses of the IN1 zone between the Growth Centres SEPP and Camden LEP, ensuring consistency within the planning framework.

Loss of Residential Land

The proponent notes that the proposed expansion of the Employment Area will result in a loss of 11.45ha of residential land, equating to a loss of approximately 206 dwellings within the Oran Park Precinct. The proposed removal of residential land will be offset by the delivery of additional dwellings in other parts of the precinct.

Officer Comment

The proposal will result in the potential loss of 206 dwellings based on a density of 18 dwellings per hectare (lot size range 200m² to 225m²). The projected loss of 206 dwellings will be offset through the future delivery of additional dwellings within Oran Park. As reflected in the two recent amendments to the Oran Park VPA (i.e. Amendment No.2 for the Leisure Centre and Amendment No.3 for the Town Centre), the developer has foreshadowed the delivery of additional dwellings.

Managing Potential Impacts on Existing and Future Centres

It is considered that the proposed expansion will not remove employment opportunities from other centres and employment areas because:

- The proposed expansion is of a modest size entailing an additional 11.45ha of employment land.
- The proposed IN1 and B5 zoned lands serve a distinctly different market to each other and each market has considerable depth.

Officer Comment

It is considered that the proposal will not have any adverse impacts on existing and future centres due to its distinct role and modest size. The Employment Area will primarily service Oran Park, providing a range of industrial, light industrial, specialised retail premises, warehouse and distribution uses.

With a total land area of 29.96 ha, the Employment Area responds to the need for more employment land in the northern part of the LGA. It is of a modest size when compared to other employment areas including Smeaton Grange (236.2ha), Gregory Hills (87.5ha) and Narellan (82.8ha).

Managing Potential Land Use Conflicts for Special Interface Areas

An objective of the proposal and DCP amendment is to minimise amenity impacts on surrounding land uses. Through the removal of residential land, the proposal has removed the direct interface of industrial land with residential land.

The draft DCP maintains specific design controls to address potential amenity impacts on surrounding land uses.

Officer Comment

The proposed removal of residential land has demonstrated site-specific merit as it eliminates the potential for land use conflicts between industrial and residential land uses. The proposal results in a well-designed Employment Area which is separated from surrounding residential, open space and riparian areas by roads to the north, south, east and west.

The draft DCP removes reference to the residential interface due to the proposed removal of residential land. It maintains design controls (including but not limited to building façade controls, setbacks, landscaping and fencing controls) which will ensure that future development responds sensitively to key interface areas.

Suitability of Proposed B5 Business Development Zone

Through an analysis of land use options, the proponent indicates that the inclusion of B5 zoned land is most suited for the Employment Area as it:

- Is not at the expense of IN1 zoned land which is set to increase;
- Will deliver a greater number and broader diversity of jobs;
- Is economically viable due to the site's proximity along The Northern Road; and
- Will create an attractive entry to Oran Park.

Officer Comment

The justification provided for the introduction of the Business Development zoned land is supported. Relative to industrial zoned land, Business Development land has the potential for a higher job generation rate at 1 job per 50m². The proposal responds to the increased viability of employment land in the Western City District arising from the planned Western Sydney Airport.

The proposed location of the B5 zoned land builds on the context of Dick Johnson Drive as an important entry gateway. As B5 zoned land permits a mix of business and warehouses uses along this prominent entry setting, this will create an attractive and inviting place for the Employment Area and overall precinct.

Building Height and Form

The proposal removes the maximum building height of 9.5m currently applying to the site. The draft DCP also removes the height provisions that relate to the residential interface area.

The draft DCP includes a maximum building height of 15m for the 'Periphery Area' (shaded yellow in **Figure 9**) whilst allowing flexibility on the maximum building height in the Core Area (shaded blue) where higher structures may be considered.



Figure 9: Building Height Map

Officer Comment

The proposed removal of the maximum building height of 9.5m applying to the Employment Area under the SEPP is appropriate due to removal of residential land.

The draft DCP provides suitable height controls by specifying a maximum building height of 15m for the Employment Area. The proposal to consider heights greater than 15m within the core area (shaded blue in **Figure 8**) is considered reasonable as it enables consideration of development applications that may involve higher structures.

The proposed setback, building façade and landscaping controls under the Part B DCP are considered to provide appropriate built form outcomes.

Traffic Impacts

The Traffic Report concludes that the proposed expansion of the Employment Area can be accommodated by the road network. The report concludes that key intersections will operate at an acceptable level of service during peak hours. This will be achieved through minor upgrades to two signalised intersections located at: Dick Johnson Drive and The Northern Road, and Dick Johnson Drive and South Circuit.

Officer Comment

The traffic report concludes there will be no unacceptable impacts on the road network in and surrounding the Employment Area.

The site will have access points from Dick Johnson Drive (sub-arterial road) and the future South Circuit road extension (collector road), and a dedicated slip lane off The Northern Road (left-in only). Heavy vehicle access to the Employment Area is proposed to be restricted to the slip lane via The Northern Road and the roundabout intersections on Dick Johnson Drive and future South Circuit road extension.

On June 2019, the draft Planning Proposal, draft Part B DCP and associated traffic report were referred to Transport for NSW (TfNSW) for consideration. Upon review of the documentation, TfNSW advised that it has no objections to the proposal.

Stormwater and Flooding Impacts

The Stormwater Report submitted with the proposal concludes that stormwater management strategies have been developed to ensure that there are no adverse impacts on water quantity and quality as a result of the proposal. The report also confirmed that the proposal will not have adverse flood effects on the locality.

Officer Comment

The Stormwater Report and associated modelling are satisfactory and sufficiently demonstrate that there will be no adverse stormwater impacts on the locality. Detention basins have capacity to attenuate increased stormwater flows resulting from the increase in impervious surfaces. Furthermore, water quality treatment devices will ensure that stormwater run-off is adequately treated. In addition, Anthony Creek is sufficiently sized to convey 100-year flows, ensuring that future development within the Employment Area will be at and above the Flood Planning Level.

Assessment against Key Strategic Documents

An assessment of the draft Planning Proposal against the key strategic documents are provided as an **attachment** to this report and are summarised below.

Greater Sydney Region Plan

The Greater Sydney Region Plan (the Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters.

The proposal is consistent with the relevant directions and objectives of the Region Plan including:

- Direction 5: Productivity – A Well-Connected City; and
- Direction 6: Liveability – A City for People.

Western Sydney District Plan

On 18 March 2018, the Western Sydney District Plan (the District Plan) was released by the GSC. The District Plan guides the 20-year growth of the district to improve its social, economic and environmental assets.

The proposal is consistent with the relevant priorities and actions of the District Plan:

- Planning Priority W3: Providing services and infrastructure to meet people's changing needs;
- Planning Priority W8: Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis; and
- Planning Priority W10: Managing industrial and urban services land.

Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) is a 20-year planning vision, and includes land use, transport and sustainability objectives to demonstrate how the Camden LGA will change to meet the community's needs over the next 20 years.

The proposal is consistent with the relevant Local Priorities and Actions of the LSPS and is consistent with the following Local Priorities:

- Productivity Priority P1: Increasing the quantity and diversity of local jobs and improving access to jobs across the Western City District;
- Productivity Priority P2: Creating a network of successful centres;
- Productivity Priority P4: Ensuring a suitable supply of industrial and urban services land; and
- Productivity Priority P5: Leveraging industry opportunities created by Camden's proximity to the Western Sydney Airport and Aerotropolis.

Community Strategic Plan

The Community Strategic Plan (CSP) seeks to actively manage Camden LGA's growth by retaining Camden's heritage sites, scenic vistas and cultural landscapes.

The proposal has been assessed against the relevant Directions and Strategies of the CSP and is consistent with the following Strategies:

- Strategy 3.1.1: Ensure employment opportunities are expanded across the LGA;
- Strategy 3.1.4: Strengthen business growth and attract new industries; and
- Strategy 6.1.1: Provide services and facilities that are high quality, accessible and responsive to the community's need.

Camden Local Planning Panel

On 21 July 2020, the Camden Local Planning Panel considered the draft Planning Proposal. The Panel's recommendation was that the draft Planning Proposal should proceed to Gateway Determination for the following reasons:

- The Planning Proposal has demonstrated strategic and site-specific merit;
- The Planning Proposal will provide additional employment land and job opportunities in the Oran Park Precinct and is unlikely to have any unacceptable economic impact on existing employment areas or future centres; and
- The Panel accepts the Council officer advice that the loss of residential zoned land will be compensated by additional dwellings, over and above the previously anticipated densities, proposed in the Oran Park Precinct.

A copy of meeting minutes is provided as an **attachment** to this report.

Assessment of Planning Merit

The draft Planning Proposal has been assessed against key strategic documents, including the Greater Sydney Region Plan, the Western City District Plan, Community Strategic Plan and Camden Local Strategic Planning Statement.

It is considered that the draft Planning Proposal demonstrates planning merit to proceed to Gateway Determination for the following reasons:

- The site is considered suitable for employment land uses and leverages off its strategic location along The Northern Road which will connect the Camden LGA to the future Western Sydney Airport.
- The proposal will remove potential land use conflicts between residential and employment land uses.
- The proposed Employment Area expansion will not have adverse impacts on other centres due to its distinct role and size and provide local job creation and diversity and responds to the increased local and regional market demand for employment lands and uses.
- The proposed B5 Business Development zoned land optimises job creation and diversity due to a higher job generation rate per hectare.
- The proposal will align the permitted uses of the IN1 General Industrial zone of the Growth Centres SEPP with the Camden LEP.
- The loss of residential land will be offset through additional housing to be provided elsewhere in the Precinct.
- The draft DCP is considered to provide adequate provisions to manage amenity impacts for special interface areas and facilitate high quality-built form.

Next steps

Subject to Council endorsement, the draft Planning Proposal will be submitted to the Department of Planning, Industry and Environment (DPIE) for a Gateway Determination.

Subject to a favourable Gateway Determination, the draft Planning Proposal will be placed on public exhibition concurrently with draft Part B DCP. If unresolved submissions are received during the public exhibition period, a further report to Council will be prepared.

FINANCIAL IMPLICATIONS

There are no financial implications for Council as a result of this report.

CONCLUSION

The draft Planning Proposal seeks to amend Appendix 1 of the Growth Centres SEPP to amend the land use zoning and other associated maps to expand the Employment Area, introduce B5 Business Development zoned land and include additional permitted uses within the IN1 General Industrial zone. The proposal is accompanied by DCP amendment which seeks to reflect the proposed extension to the Employment Area boundary and omit references to the residential interface.

Council officers have assessed the draft Planning Proposal and consider the proposal has planning merit to proceed to Gateway Determination, as outlined in this report. The corresponding amendments to the Oran Park Part B DCP are also supported.

RECOMMENDED

That Council:

- i. endorse the draft Planning Proposal for land at 600C The Northern Road, Oran Park to expand the Oran Park Employment Area;**
- ii. forward the draft Planning Proposal to the Department of Planning, Industry and Environment for Gateway Determination;**
- iii. forward the draft Part B5 Development Control Plan for the Oran Park Employment Area to the Department of Planning, Industry and Environment in accordance with the amended delegations issued to Council on 19 January 2015 from the Secretary of the Department of Planning and Environment;**
- iv. subject to receiving a favourable response from the Department of Planning, Industry and Environment, proceed to public exhibition for the draft Planning Proposal and draft Part B5 DCP in accordance with the requirements of the Gateway Determination and the *Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000*;**



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- v. subject to no unresolved submissions being received, forward the draft Planning Proposal for Lot 50 DP 1232523, 600C The Northern Road, Oran Park to the Department of Planning, Industry and Environment for the plan to be made; and
 - vi. upon notification of the SEPP amendment:
 - a. grant delegation to the General Manager to adopt the proposed changes to the Oran Park DCP 2007 in accordance with the amended delegations issued to Council on 19 January 2015 from the Secretary of the Department of Planning and Environment; and
 - b. publicly notify the adoption of the DCP in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*; or
 - vii. if unresolved submissions are received, consider a further report outlining the results of the public exhibition; or
 - viii. should the draft Planning Proposal not receive Gateway Approval, notify the proponent that the draft Planning Proposal will not proceed.

ATTACHMENTS

- 1. Planning Proposal Employment Area Expansion
- 2. Traffic Report Employment Area Expansion
- 3. Stormwater Report
- 4. Part B5 DCP Minor Amendments Park Employment Area
- 5. Minutes of Closed Camden Local Planning Panel Meeting - 21 July 2020
- 6. Assessment against Key Strategic Documents
- 7. Submission - Initial Notification - *Supporting Document*