

# Camden Council Planning Proposal

Oran Park Employment Area

Version 4

September 2020

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## Document Register

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1	April 2019	Original Planning Proposal submitted by proponent	19/138915
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## Executive Summary

The subject site is located within the Oran Park Employment Area which is located in the north west portion of the Oran Park Precinct under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP 2006). Access to the site will be provided through a slip lane from The Northern Road and roundabout intersections from Dick Johnson Drive and future North Circuit.

The Planning Proposal seeks to make an amendment to the Zoning, Height of Building, Minimum Lot Size, Special Areas and Additional Permitted Uses maps under the Growth Centres SEPP. This is 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. The amendments reflect the proposed expansion to the Employment Area boundary and remove references to the residential interface.

At its meeting on 8 September 2020, Council considered a report on the Planning Proposal and draft DCP which is included in the **Appendices**. Council subsequently resolved to forward the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) for Gateway Determination.

## Introduction

This Planning Proposal seeks to make amendments to the Growth Centres SEPP 2006 to expand the Oran Park Employment Area, introduce six additional permitted uses within the IN1 General Industrial zone and introduce B5 Business Development land.

As a result, the proposal will facilitate the expansion of the Employment Area from 18.51ha to 29.96ha, resulting in a net increase of 11.45ha. Under this proposal, the Employment Area will comprise of 23.42ha zoned IN1 General Industrial and 6.54ha zoned B5 Business Development.

The subject site falls within the Oran Park Employment Area located in the north-west portion of the Oran Park Precinct. The draft Planning Proposal is accompanied by amendments to the DCP for the Oran Park Employment Area. The amendments reflect the proposed expansion to the Employment Area boundary and remove references to the residential interface.

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

This Planning Proposal explains the intent and justification for the amendments to the Growth Centres SEPP 2006, as it applies to the land.

At its meeting of 8 September 2020, Council considered a report on the Planning Proposal and draft DCP which are included in the **Appendices**. Council subsequently resolved to forward the Planning Proposal to DPIE for Gateway Determination.

## Part 1 – Site Description and Context

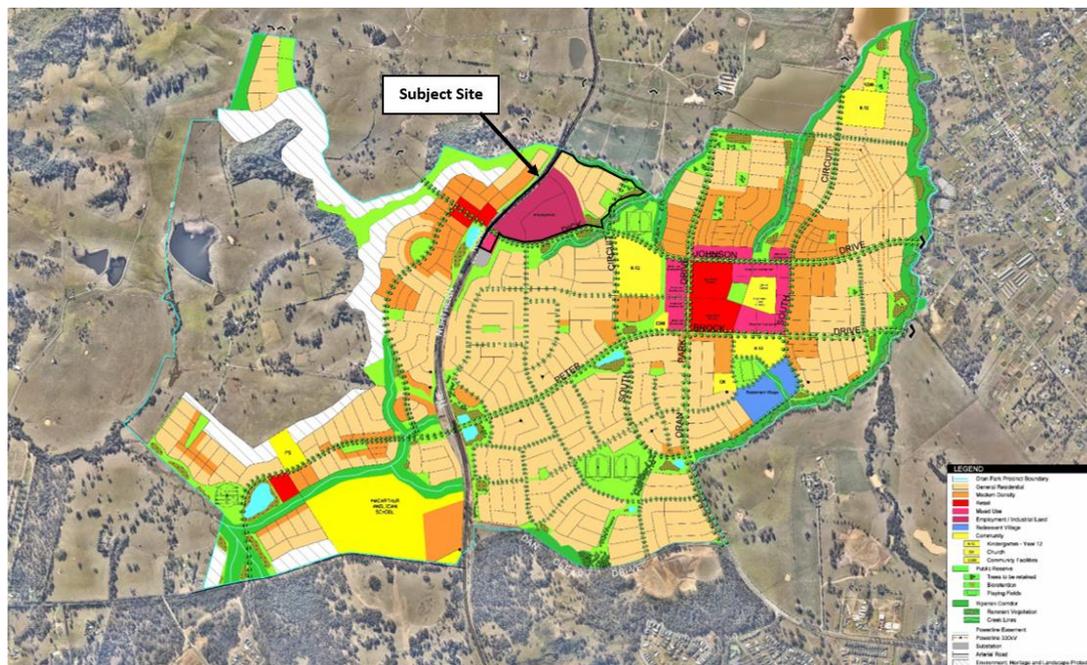
### 1.1 Overview

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

### 1.2 Site Locality and Context

The site is located at 600C The Northern Road, Oran Park and is legally described as part Lot 50 DP 1232523. The subject site is located within the Oran Park Employment Area which is located in the north west portion of the Oran Park Precinct which was rezoned in 2007 as shown in **Figure 1**.

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.



**Figure 1: Subject Site**

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. The site will be accessed by a slip lane via The Northern Road (arterial road), a roundabout intersection from Dick Johnson Drive (sub-arterial road) and a roundabout intersection from North Circuit (local road) as shown in **Figure 2**.



Figure 2: Site Context Map

## Part 2 – Statutory Framework

### 2.1 Zoning

The site is currently zoned R1 General Residential and IN1 General Industrial under the provisions of Growth Centres SEPP 2006. The area of the site proposed for rezoning is outlined in blue in **Figure 3**.

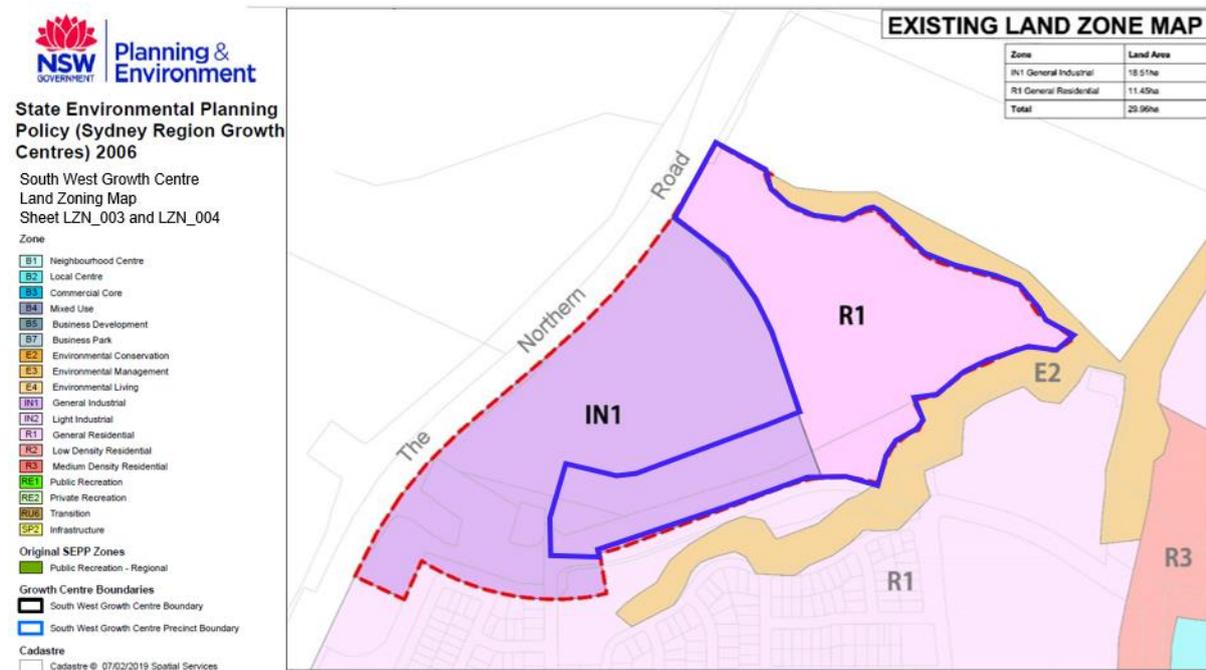


Figure 3: Zoning Extract from Growth Centres SEPP 2006 – Proposed area for rezoning outlined in blue (September 2020)

## Oran Park Employment Area Planning Proposal

The Planning Proposal seeks to amend IN1 General Industrial and R1 General Residential zoning boundaries as well as introduce B5 Business Development zoned land. An extract of the IN1, R1 and B5 land use table is provided below.

### **IN1 General Industrial**

#### **2 Permitted without consent**

Nil

#### **3 Permitted with consent**

Any other development not otherwise specified in item 2 or 4

#### **4 Prohibited**

Agriculture; Airports; Airstrips; Attached dwellings; Biosolid waste applications; Boarding houses; Bulky goods premises; Business premises; Caravan parks; Cemeteries; Community facilities; Correctional centres; Dairies (pasture-based); Dual occupancies; Dwelling houses; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Function centres; Group homes; Hazardous industries; Hazardous storage establishments; Health consulting rooms; Heavy industries; Heliports; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Hospitals; Hostels; Information and education facilities; Mines; Multi dwelling housing; Offensive industries; Offensive storage establishments; Office premises; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential care facilities; Residential flat buildings; Restriction facilities; Retail premises (other than neighbourhood shops and take away food and drink premises); Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Secondary dwellings; Semi detached dwellings; Seniors housing; Shop top housing; Stock and sale yards; Tourist and visitor accommodation; Waste disposal land fill operations

### **R1 General Residential**

#### **2 Permitted without consent**

Nil

#### **3 Permitted with consent**

Any other development not specified in item 2 or 4

#### **4 Prohibited**

Agriculture; Airports; Airstrips; Biosolid waste applications; Bulky goods premises; Business premises; Car parks; Cemeteries; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Entertainment facilities; Extractive industries; Farm buildings; Freight transport facilities; Function centres (other than those within recreation areas or operated in conjunction with recreation areas or recreation facilities); Hazardous storage establishments; Helipads; Heliports; Home occupations (sex services); Industrial retail outlets; Industries; Landscape and garden supplies; Liquid fuel depots; Manor homes; Materials recycling or recovery centres; Mines; Mortuaries; Offensive storage establishments; Office premises; Passenger transport facilities; Public administration buildings; Registered clubs; Retail premises (other than neighbourhood shops and other than kiosks, markets, restaurants or take away food and drink premises within recreation areas or operated in conjunction with recreation areas or recreation facilities); Restricted premises; Restriction facilities; Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Service stations; Sewage treatment works; Sex services premises; Stock and sale yards; Storage premises; Timber and building supplies; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste disposal land fill operations; Waste management facilities; Wholesale supplies

## **B5 Business Development**

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Light industries; Vehicle body repair workshops; Vehicle repair stations; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Airports; Airstrips; Amusement centres; Attached dwellings; Biosolid waste applications; Boarding houses; Caravan parks; Correctional centres; Dairies (pasture-based); Depots; Dual occupancies; Dwelling houses; Extractive industries; Farm buildings; Freight transport facilities; Group homes; Hazardous storage establishments; Helipads; Heliports; Home occupations (sex services); Hostels; Industries; Liquid fuel depots; Materials recycling or recovery centres; Mines; Multi dwelling housing; Offensive storage establishments; Office premises; Residential flat buildings; Restricted premises; Restriction facilities; Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Semi detached dwellings; Seniors housing; Sex services premises; Shop top housing; Stock and sale yards; Tourist and visitor accommodation (other than hotel or motel accommodation); Transport depots; Truck depots; Warehouse or distribution centres; Waste disposal land fill operations; Waste management facilities; Wholesale supplies

## Consistency with the Zone Objectives

### **IN1 General Industrial**

#### **1 Objectives of zone**

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable development for the purpose of commercial offices only where it is associated with, and ancillary to, another permissible use on the same land.
- To enable development for the purpose of retail premises only where it serves convenience needs, or where the goods or materials sold are of a type and nature consistent with construction and maintenance of buildings.

### **R1 General Residential**

#### **1 Objectives of zone**

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To support the well being of the community, including educational, recreational, community, religious and other activities and, where appropriate, neighbourhood shops if there will be no adverse effect on the amenity of proposed or existing nearby residential development.
- To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.
- To allow for small scale intensity tourist and visitor accommodation that does not interfere with residential amenity.
- To provide for a variety of recreational uses within open space areas.

## **B5 Business Development**

### **1 Objectives of zone**

- To enable a mix of business and warehouse uses and specialised retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To provide for a wide range of employment generating development.
- To provide for a mix of ancillary uses to support the primary function of providing employment generating development.
- To maintain the economic strength of centres by limiting the retailing of food, clothing and convenience shopping.
- To provide for a range of uses, including recreational uses and function centres, that complement other permissible employment generating land uses within the zone.

This Planning Proposal is consistent with the relevant objectives of the IN1 General Industrial, for the following reasons:

- The proposal will facilitate a wide range of industrial and warehouse land uses.
- The proposal will encourage employment opportunities and support the viability of the Oran Park as a local centre within the Camden LGA.
- The proposal will avoid adverse effects of industry on other land uses by removing the interface with residential land.

This Planning Proposal is generally consistent with the relevant objectives of the R1 General Residential zone, for the following reasons:

- The proposal will facilitate employment land uses that will service the day to day needs of residents of Oran Park. By removing adjacent residential land, the proposal will facilitate such services without having adverse impacts on residential amenity.

This Planning Proposal is generally consistent with the relevant objectives of the B5 Business Development zone, for the following reasons:

- The proposal will facilitate a mix of business and warehouses uses as well as specialised retail uses that require large floor areas. This will support the viability of Oran Park as a key centre, by responding to a unique market demand and providing larger grain uses to be separate from the Oran Park Town Centre.
- The proposal will provide for a wide range of employment generating development including a mix of business and industrial land uses.

### **3.2 Other Controls**

As the Planning Proposal seeks to amend zoning boundaries, it also seeks to amend other relevant planning controls applying to the subject site including the minimum lot size, maximum building height, special areas and additional permitted uses map.

The Planning Proposal seeks to omit the current minimum lot size of A- 125m<sup>2</sup> that applies to a portion of the subject site. This is to reflect the proposed removal of residential land.

The Planning Proposal seeks to omit the maximum building height of O- 9.5m for all other development and 16m for Residential Flat BuildingS, that applies to a portion of the subject site. This is to reflect the proposed removal of residential land.

The Planning Proposal seeks to amend the special areas map to realign the boundary of the Oran Park Employment Area. This is to reflect the proposed extent of the IN1 General Industrial and B5 Business Development zones.

The Planning Proposal seeks to introduce an additional permitted uses map. This is to include six additional permitted uses within the land zoned IN1 General Industrial including garden centres, hardware and building supplies, landscaping material supplies, and vehicle sales and hire premises. To this effect, the proposal also introduces an additional provision under Schedule 1 of the Growth Centres SEPP as follows:

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

(1) This clause applies to land zoned *IN1 General Industrial* within the Oran Park Employment Area identifies as Clause 2 on Sheet 003 and Sheet 004 of the Additional Permitted Uses Map.

(2) Development for the purpose of *garden centre, hardware and building supplies, landscape and garden supplies, landscaping material supplies, timber and building supplies and vehicles sales and hire premises* is permitted with consent.

**Figures 4 to 7** provide the minimum lot size, height of building, special areas and additional permitted uses map extracts from the Growth Centres SEPP 2006.

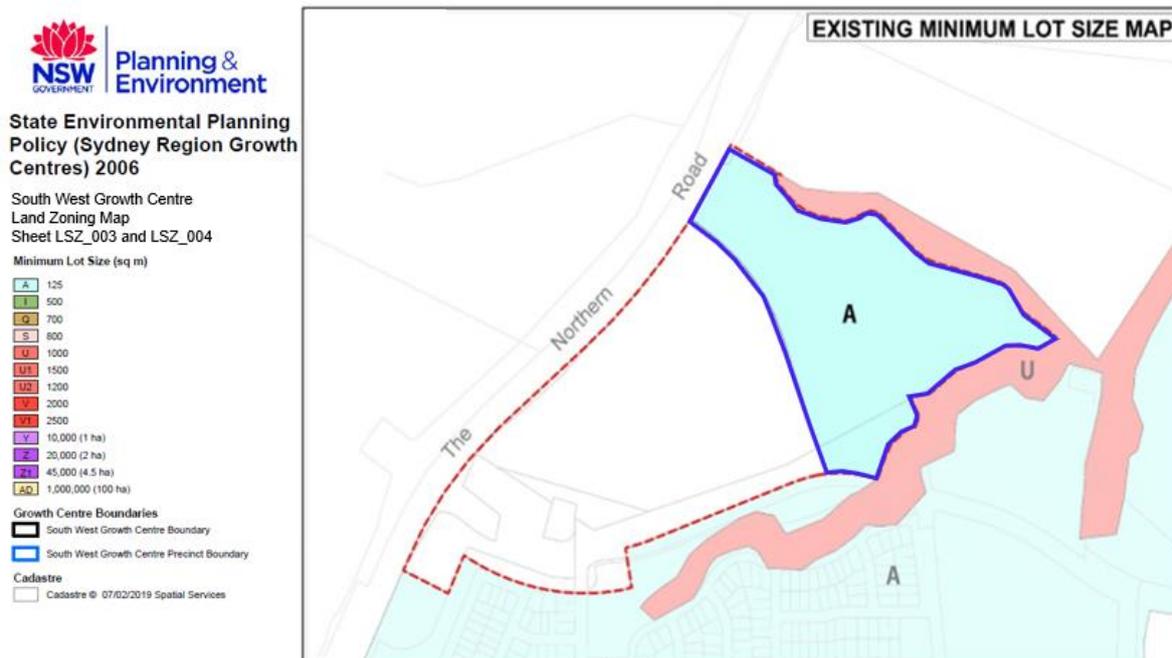


Figure 4: Minimum Lot Size Extract from Growth Centres SEPP 2006 (September 2020)

# Oran Park Employment Area Planning Proposal

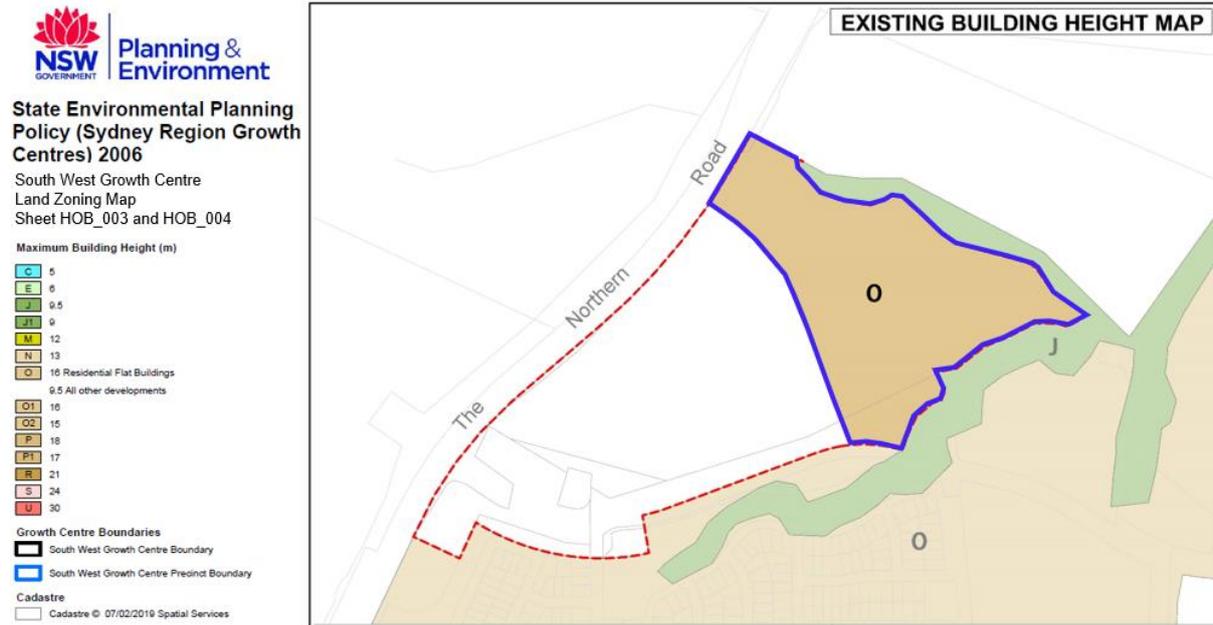


Figure 5: Height of Buildings Extract from Growth Centres SEPP 2006 (December 2019)

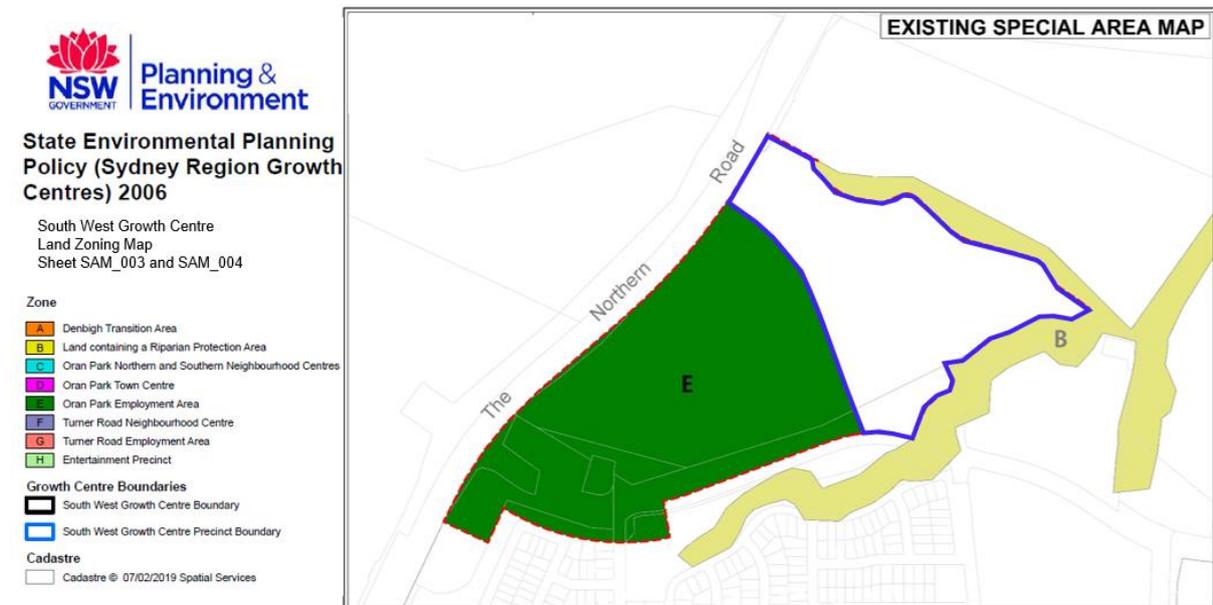


Figure 6: Special Areas Map Extract from Growth Centres SEPP 2006 (December 2019)



Figure 7: Proposed Additional Permitted Uses Map

## Part 3 – Planning Proposal

### 3.1 Objectives and Intended Outcomes

The objective of this Planning Proposal is to amend the existing planning controls under the Growth Centres SEPP 2006 for the subject site as follows:

1. Amend the Land Zoning Map to amend the IN1 General Industrial and R1 General Residential zone boundaries and introduce B5 Business Development land.
2. Amend the Minimum Lot Size Map to omit the minimum lot size of A - 125m<sup>2</sup> that currently applies to a portion of the site to reflect the proposed removal of residential land.
3. Amend the Height of Buildings Map to omit the maximum building height of O- 16m for Residential Flat Buildings and 9.5m for all other development, that currently applies to a portion of the site, to reflect the proposed removal of residential land.
4. Introduce an Additional Permitted Uses clause and map to introduce six additional permitted uses within the IN1 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 amendment Maps are included in Section 3.2 of this Planning Proposal.

The intended outcome of this Planning Proposal is to facilitate increased employment opportunities within the locality and reduce the potential for conflict between industrial and residential land uses.

The proposal will expand the Employment Area from 18.51ha to 29.96ha, resulting in a net increase of 11.45ha. Under this proposal, the Employment Area will comprise of 23.42ha zoned IN1 General Industrial and 6.54ha zoned B5 Business Development. This will increase the total job capacity from 1,851 to 3,650 jobs within the Employment Area, which represents an additional 1,799 jobs in Oran Park.

The introduction of business development land will increase and encourage a variety of employment activities within the Employment Area. Furthermore, the introduction of the six additional permitted uses within the IN1 zone will align the provisions of the Growth Centres SEPP with the Camden LEP, ensuring consistency in the location of these land uses across the Camden LGA.

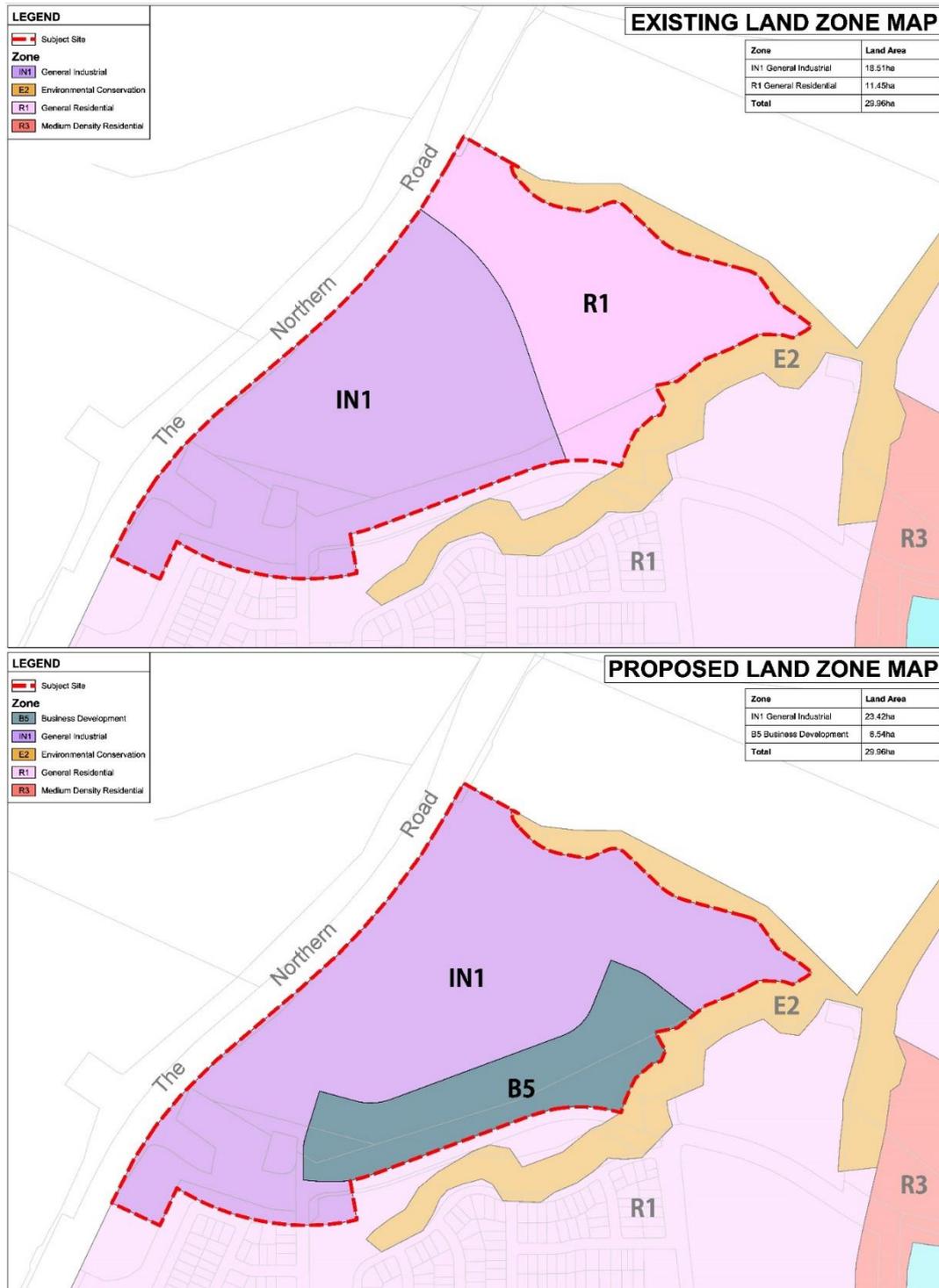
### **3.2 Explanation of Provisions**

The objectives and intended outcomes of this Planning Proposal are to be achieved by an amendment to the Growth Centres SEPP and associated land use mapping provisions as follows:

- Land Zoning Map (Sheet LZN\_003 & LZN\_004)
- Minimum Lot Size Map (Sheet LSZ\_003 & LSZ\_004)
- Height of Buildings Map (Sheet HOB\_003 & HOB\_004)
- Special Areas Map (Sheet SAM\_003 & SAM\_004)
- Amendments to Schedule 1 Additional Permitted Uses through the inclusion of a new additional permitted uses clause; and
- Creation of an Additional Permitted Uses Map (Sheet APU\_003 & APU\_004)

Land Zoning Map Changes

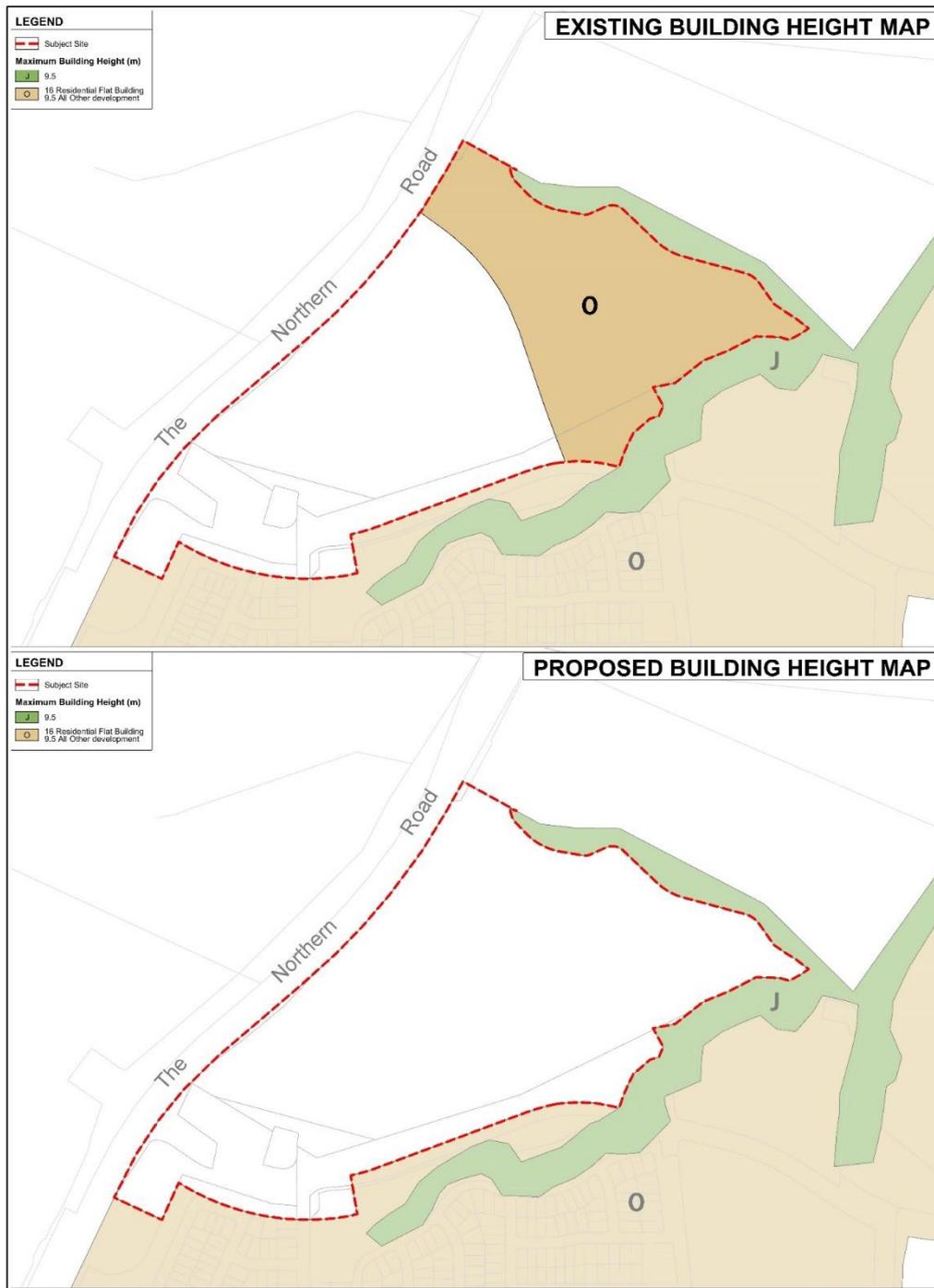
Figures 8 and 9 shows the extent of the proposed zoning amendment. The Proposal seeks to rezone 11.45ha of R1 General Residential zoned land in the north eastern portion of the site to IN1 General Industrial and B5 Business Development land.



Figures 8 and 9: Existing and Proposed Land Zoning Maps - Area proposed for rezoning outlined in blue

Height of Building Map Changes

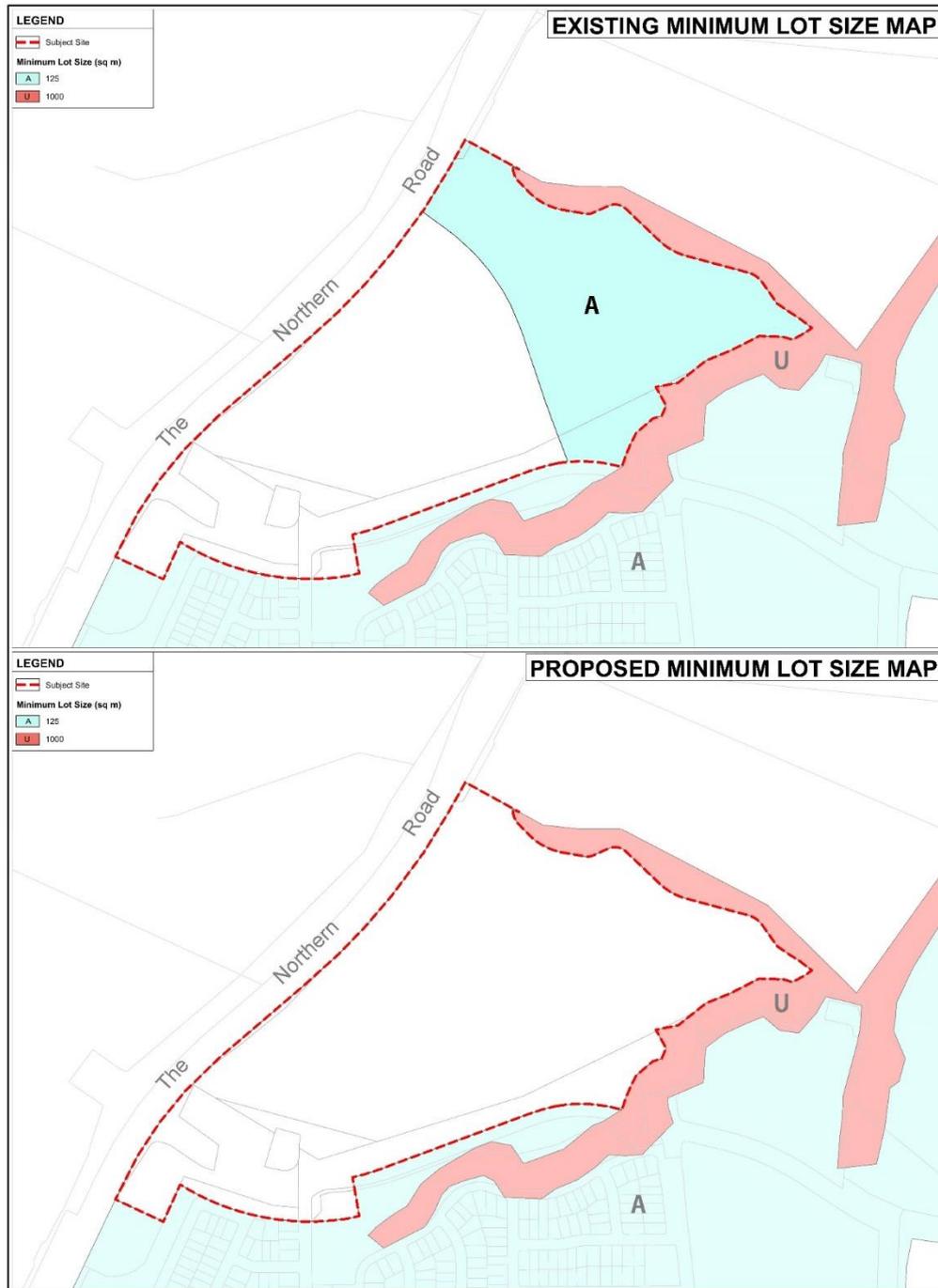
Figures 10 and 11 shows the proposed building height amendments. It seeks to omit maximum building height of 16m for residential flat buildings and 9.5m for all other development (O) to reflect the proposed removal of R1 zoned land.



Figures 10 and 11: Existing and Proposed Height of Building Maps

Lot Size Map Changes

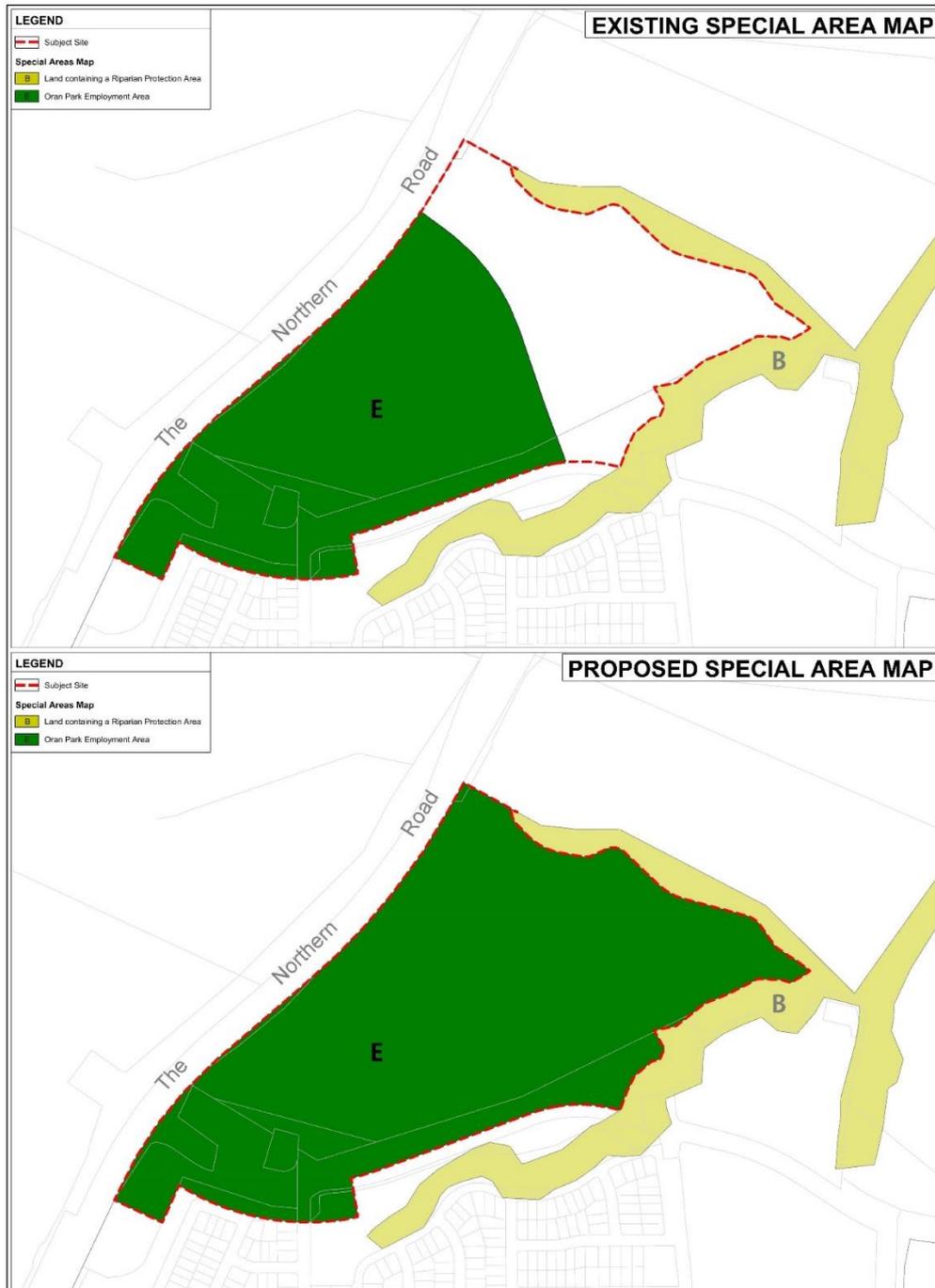
**Figures 12 and 13** shows the extent of the proposed minimum lot size amendment. The Proposal seeks to omit the minimum lot size of 125m<sup>2</sup> (A) to reflect the proposed removal of R1 zoned land.



Figures 12 and 13: Existing and Proposed Lot Size Maps

Special Areas Map Changes

Figures 14 and 15 shows the proposed amendment to the boundaries of the special areas identified within the Oran Park Precinct. The Proposal seeks to realign the boundary of the Oran Park Employment Area (E) to reflect the proposed extent of the IN1 General Industrial and B5 Business Development zones.



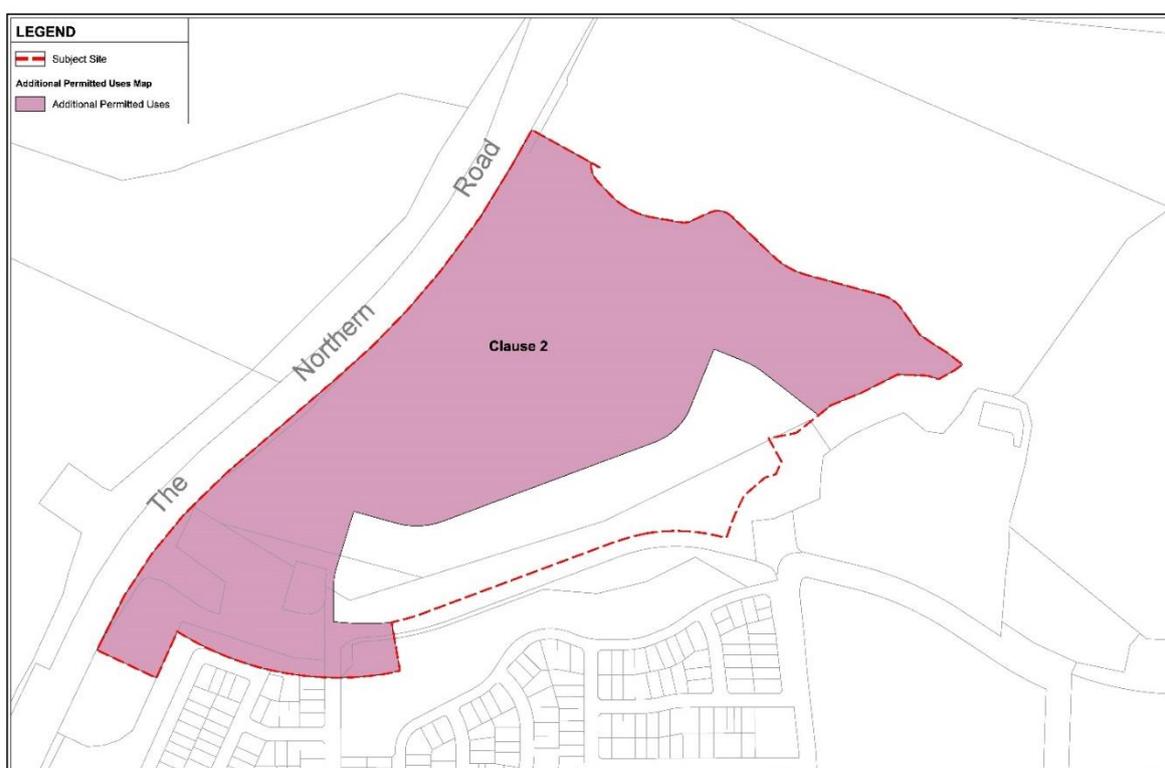
Figures 14 and 15: Existing and Proposed Special Areas Maps

New Additional Permitted Uses Map

**Figure 16** shows the new proposed Additional Permitted Uses map to reflect the inclusion of six additional permitted uses within the IN1 General Industrial zone. A new proposed clause under Schedule 1 is to accompany the proposed map 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 identified as Clause 2 on Sheet 003 and Sheet 004 of the Additional Permitted Uses Map.
- (2) Development for the purpose of *garden centre, 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.



**Figures 16: Proposed Additional Permitted Uses Map**

## Part 4 – Justification

### 4.3.1 Section A – Need for the Planning Proposal

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

This Planning Proposal is not a result of any Strategic Study or Report. Rather, the amendments proposed in this Planning Proposal are a result of high market demand experienced for additional industrial and large format specialised retail premises within the Oran Park Employment Area.

The proposed Additional Permitted Uses are in direct response to demand for these land uses and will also enable alignment of the IN1 General Industrial provisions of the Growth Centres SEPP with the Camden LEP ensuring consistency in the location of these land uses across the LGA.

While not directly a result of any Strategic Study or Report, amendments proposed by this Planning Proposal are considered to be consistent with the directions, strategies and actions outlined in local strategic plans and the NSW Governments recent strategic planning policies, including the Greater Sydney Region Plan, and the Western City District Plan.

A summary of key planning issues is provided below.

### Loss of Residential Land

The Planning Proposal will result in a loss of 11.45ha of residential land, equating to a loss of approximately 206 dwellings within Oran Park. This will be offset by the delivery of additional dwellings in other parts of the precinct as reflected in the two recent amendments to the Oran Park Voluntary Planning Agreement.

### Increase in Employment Land

The Planning Proposal responds to the strong demand for Industrial and Business Development land in Oran Park and the broader Camden LGA. 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 100m<sup>2</sup> for the IN1 zone and 1 job per 50m<sup>2</sup> 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.

### Reducing Potential for Land Use Conflicts

The Planning Proposal will eliminate 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 accompanying draft DCP also provides comprehensive design controls to ensure that future development responds sensitively to key interface areas.

### Suitability of Additional Permitted Uses

The six additional permitted uses (garden centres; hardware and building supplies; landscape and garden supplies; landscaping material supplies; timber and building supplies; and vehicle sales and hire premises) 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. This will also enable alignment of the Growth Centres SEPP with the Camden LEP as the proposed land uses are currently permitted with consent under the IN1 zone of the Camden LEP.

### Suitability of B5 Business Development Zone

The inclusion of B5 Business Development land within the Oran Park Employment Area is suitable as it will promote job creation and diversity within the locality. Relative to industrial zoned land, Business Development land has the potential for a higher job generation rate at 1 job per 50m<sup>2</sup>. 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.

### 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. The Employment Area will primarily service Oran Park and respond 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).

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

The amendments to the Growth Centres SEPP and associated maps outlined under this Planning Proposal are the most appropriate and best means of achieving the objectives and intended outcomes. The proposed amendments to the SEPP Mapping will reflect the objectives and intended outcomes of this Planning Proposal which is primarily to facilitate the expansion of the Employment Area, diversify employment opportunities through the introduction of B5 Business Development land and avoid the potential for land use conflicts through the removal of the residential interface.

#### **4.3.2 Section B – Relationship to Strategic Planning Framework**

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

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

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

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

#### **Direction 4: Liveability – Housing the City;**

##### **Objective 6: Services and infrastructure meet communities' changing needs**

The proposal seeks to create local jobs and provide various services and infrastructure to support the growing community. These services will help cater for the significant growth that is envisaged in Oran Park which is set to accommodate an additional 20,226 new residents.

##### **Objective 7: Communities are healthy, resilient and socially connected**

The proposal seeks to create local jobs and provide various services and infrastructure which will improve amenities for the local community. This will catalyse opportunities for community interactions and contribute to the health, resilience and social connection between residents of Oran Park and the broader Camden LGA.

**Direction 5: Productivity – A Well-Connected City;**

**Objective 23: Industrial and urban services land is planned, retained and managed**

The proposal seeks not only to retain but to expand the Oran Park Employment Area. The Employment Area will provide industrial and urban services to the local area and will support investment and business opportunities created by the future Western Sydney Airport.

**Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive**

The proposal will contribute to the competitiveness of the planned Western Economic Corridor. The strategic position of the Employment Area close to The Northern Road and the planned rail station at Oran Park will optimise the creation of new jobs in the Western Parkland City.

Western City District Plan (District Plan)

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

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

**Planning Priority W3– Providing services and social infrastructure to meet people’s changing needs**

The proposal will facilitate additional industrial and urban services to better support residents within Oran Park and the broader Camden LGA.

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

The proposal is consistent with this priority as it supports Oran Park’s role as a local centre by providing local employment opportunities and access to a range of services for the local community.

**Planning Priority W8 – Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis**

The proposal seeks to leverage on industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis. The proposal recognises the increased viability of employment land in Oran Park given its strategic location along The Northern Road.

**Planning Priority W10 – Planning and managing industrial and urban services land**

The proposal plans for employment uses which will be integrated with and will optimise future use of the potential North South rail link servicing Oran Park.

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

Camden Local Strategic Planning Statement

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

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

**Productivity Priority P1 – Increasing the quantity and diversity of local jobs and improving access to jobs across the Western City District**

The proposal will increase the quantity and quality of local jobs, with the potential to generate 3,584 total jobs, with the net increase being an additional 1,733 jobs in Oran Park.

**Productivity Priority P2 – Creating a network of successful centres**

The proposal will reinforce the economic base of Oran Park and will not have adverse impacts on other existing and planned centres in the Camden LGA.

**Productivity Priority P4 – Ensuring a suitable supply of industrial and urban services land**

The proposal seeks to increase the supply of industrial and urban services land within the Camden LGA in response to growing demand.

**Local Priority P5 – Leveraging industry opportunities created by Camden's proximity to the Western Sydney Airport and Aerotropolis**

The proposal seeks to facilitate industrial and urban services in Oran Park which will leverage and have direct synergies with the future industrial and commercial hub of the Aerotropolis..

Community Strategic Plan (CSP)

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

**Key Direction 1 – Actively Managing Camden LGA's Growth**

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

The proposal seeks to facilitate additional local jobs and services for the growing resident population of Oran Park.

**Key Direction 3 – A Prosperous Economy**

**Strategy 3.1.4– Strengthen and support business growth and attract new industries**

The proposal seeks to strengthen and support business growth and attract new industries which is especially needed in the northern part of the Camden LGA.

**Key Direction 6 – Strong Local Leadership**

**Strategy 6.1.1– Provide services and facilities that are high quality, accessible and responsive to the community's needs**

The proposal seeks to facilitate industrial and urban services that are high quality, accessible and responsive to the local community's needs.

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

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

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

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

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

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

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

#### **4.3.3 Section C – Environmental, Social and Economic Impact**

***Q7. Is 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)?***

The site includes land currently zoned R1 General Residential and IN1 General Industrial and does not contain any areas of significant existing vegetation. The site has been cleared of vegetation for stock grazing as part of the previous farm use on the land.

The site is subject to biodiversity certification under the Growth Centres SEPP which was gazetted on 14 December 2007. The subject site is cleared land with no significant vegetation identified onsite.

No critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Planning Proposal.

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

Stormwater and Flooding Impacts

There will be no adverse stormwater and flooding impacts as a result of the proposed change in land use under this proposal. 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.

### Traffic Impacts

There will be no adverse traffic impacts as a result of the proposed change in land use under this proposal. The traffic report and associated modelling are satisfactory and conclude that there will be no unacceptable impacts on the road network in and surrounding the Employment Area.

The site will have suitable 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 proposal 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.

### Land Use Conflicts

The proposal will result in reduction of the potential for land use conflicts under the existing zoning arrangement. This will be achieved through the provision of industrial land in a location that is separate and does not immediately adjoin residential land. Major roads and riparian corridors will provide a buffer between the Employment Area and surrounding land uses. Furthermore, any potential for future land use conflicts will be managed through assessment of future development applications which will be required to comply with provisions of the Oran Park Development Control Plan, Camden Council's Environmental Noise Policy and the NSW Industrial Noise Policy.

### Visual Impact of Built Form

The proposal will not result in unacceptable visual impacts on surrounding roads and the public domain. The proposed height, setback, building façade and landscaping controls under the associated Part B DCP (provided in the **Appendices**) are comprehensive and are considered to provide appropriate built form outcomes for the Employment Area.

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

### Social Effects

The Planning Proposal will have positive social impacts on the locality, creating additional services and infrastructure to improve the amenities available to residents, visitors and workforce of Oran Park.

### Economic Effects

The Planning Proposal will increase the quantity and diversity of employment opportunities with the Oran Park Employment Area. This will boost the local economy of Oran Park and promote job containment within the Camden LGA.

## **4.3.4 Section D – State and Commonwealth Interests**

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

The Oran Park Employment Area is adequately serviced by public infrastructure to meet the additional demand generated by the proposal. The submitted Traffic Report demonstrated that the existing and future road network will accommodate the additional employment land with

only minor modifications (i.e. signalised intersections) required. Furthermore, the submitted Stormwater Report also demonstrated that there are sufficient measures in place to ensure that there are no adverse stormwater impacts on the locality as a result of future development within the Employment Area.

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

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

## Part 5 – Mapping

The following maps in the Growth Centres SEPP 2006 are to be amended:

- Land Zoning Map - Sheet LZN\_003 and Sheet LZN\_004
- Minimum Lot Size Map - Sheet LSZ\_003 and Sheet LSZ\_004
- Height of Buildings Map - Sheet HOB\_003 and Sheet HOB\_004
- Special Areas Maps – Sheet SAM\_003 and Sheet SAM\_004
- Creation of an Additional Permitted Uses Map: Sheet APU\_003 and Sheet APU\_004

## Part 5 – Community Consultation

It is expected that community consultation is to be undertaken in accordance with the Gateway Determination. The notification and exhibition material can be made available on Council's website and the NSW Planning Proposal for the length of the exhibition period (Electronic Copy).

It is noted that in response to Novel Coronavirus (COVID-19), amendments were made to the *Environmental Planning and Assessment Regulation 2000* and *Local Government Regulation 2005* to remove newspaper advertising requirements and enable Councils to publish notices on their websites.

Depending on circumstances at the time of public exhibition (i.e. public safety), it may be considered suitable to place notifications in the local newspaper. Accordingly, the exhibition material could be made available at the following locations:

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

Prior to the public exhibition period, a notification letter will also be sent to landowners in the vicinity of the subject site to advise of the Planning Proposal.

## Part 6 – Project Timeline

Action	Timeframe
Anticipated commencement date (date of Gateway Determination)	October 2020
Anticipated timeframe for the completion of required technical information	November – December 2020
Timeframe for government agency consultation (pre and post exhibition as required by Gateway Determination)	January – February 2020
Commencement and completion dates for public exhibition period	March– April 2020
Dates for public hearing (if required)	<u>N/A</u>
Timeframe for consideration of submissions	May – June 2020
Timeframe for the consideration of a proposal post-exhibition	June 2020
Submission to the department to finalise the LEP	July 2020
Anticipated date RPA will make the plan (if delegated)	August 2020
Anticipated date RPA will forward to the department for notification	August 2020

## Part 7 – Conclusion

The Planning Proposal seeks to amend 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. This will facilitate the expansion of the Employment Area from 18.51ha to 29.96ha, resulting in a net increase of 11.45ha. Under this proposal, the Employment Area will comprise of 23.42ha zoned IN1 General Industrial and 6.54ha zoned B5 Business Development.

It is envisaged this Planning Proposal will enable development through the following amendments:

- Rezone 11.45ha of R1 General Residential zoned land to employment land, comprising 23.42ha of IN1 General Industrial zoned land and 6.54ha of B5 Business Development zoned land;

## Oran Park Employment Area Planning Proposal

- Omit the maximum building height (O – 16m for residential flat buildings and 9.5m for all other development) that currently applies to a portion of the site, to reflect the proposed removal of R1 General Residential zoned land;
- Omit the minimum lot size (A- 125m<sup>2</sup>) that currently applies to a portion of the site, to reflect the proposed removal of R1 General Residential zoned land;
- Realign the boundary of the Oran Park Employment Area to reflect the proposed extent of the IN1 General Industrial and B5 Business Development land; and
- Create a new Additional Permitted Uses Map and a new Additional Permitted Uses clause under Schedule 1 of the Growth Centres SEPP to reflect the inclusion of six additional permitted uses within the IN1 General Industrial zone (i.e. garden centres; hardware and building supplies; landscape and garden supplies; landscaping material supplies; timber and building supplies; and vehicle sales and hire premises).

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

- The proposal will have no adverse economic, social and environmental impacts on the locality; and
- The proposal is not inconsistent with region, district and local plans and their relevant objectives.

The Planning Proposal has been prepared in accordance with Section 3.33 of the EPAA 1979. Amendments to the Land Zoning Map (Sheet LZN\_003 and LZN\_004), Height of Buildings Map (Sheet HOB\_003 and HOB\_004), Lot Size Map (Sheet LSZ\_003 and LSZ\_004) and Special Areas Map (Sheet SAM\_003 and SAM\_004); and the creation of new Additional Permitted Uses Map (APU\_003 and APU\_004) and the associated Additional Permitted Uses clause represents the most appropriate method to achieve the objectives of this Planning Proposal.

The Planning Proposal will have a positive outcome for the community and complement the existing and future land use of the surrounding area.

## Part 8 – Appendices

**Appendix 1:** Consistency against State Environmental Planning Policies

**Appendix 2:** s9.1 Directions

**Appendix 3:** Council Report and Minutes 8 September 2020

**Appendix 4:** Camden Local Planning Panel Minutes 21 July 2020

**Appendix 5:** Draft Oran Park Development Control Plan – Part B Oran Park Employment Area

**Appendix 6:** Traffic Report

**Appendix 7:** Stormwater Report



## Appendix 1: Consistency against State Environmental Planning Policies

SEPP Title	Consistency	Comment
19. Bushland in Urban Areas	N/A	Not Applicable. There are no identified areas of urban bushland within the subject site.
21. Caravan Parks	N/A	Not Applicable. The Planning Proposal does not affect the operation of the SEPP.
33. Hazardous and Offensive Development	N/A	Not Applicable. The Planning Proposal does not affect the operation of the SEPP.
36. Manufactured Home Estates	N/A	Does not apply to the Camden LGA.
47. Moore Park Showground	N/A	Does not apply to the Camden LGA.
50. Canal Estate Development	N/A	Not applicable. The site is not within an area where canal development could occur.
55. Remediation of Land	Yes	The proposal is underpinned by land capability studies that were undertaken as part of the rezoning of the Oran Park Precinct in 2007. Further assessment of land contamination will be undertaken as part of future development applications.
64. Advertising and Signage	Yes	The Planning Proposal does not affect the operation of the SEPP, with future signage proposals to be assessed against SEPP 64.
65. Design Quality of Residential Apartment Development	N/A	Not Applicable. The site is proposed to be rezoned into IN1 and B5 zoned land where residential development will be prohibited.
70. Affordable Housing (Revised Schemes)	N/A	Not Applicable. The site is proposed to be rezoned into IN1 and B5 zoned land where residential development will be prohibited.
SEPP (Aboriginal Land) 2019	N/A	Does not apply to the Camden LGA.
SEPP (Affordable Rental Housing) 2009	N/A	The site is proposed to be rezoned into IN1 and B5 zoned land where residential development will be prohibited.

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SEPP (Building Sustainability Index: BASIX) 2004	N/A	The site is proposed to be rezoned into IN1 and B5 zoned land where residential development will be prohibited.
SEPP (Coastal Management) 2018	N/A	Does not apply to the Camden LGA.
SEPP (Concurrences) 2018	Yes	The Planning Proposal does not affect the operation of the SEPP. The Planning Secretary may act as concurrence authority where required.
SEPP (Educational Establishments and Child Care Facilities) 2017	Yes	The Planning Proposal does not affect the operation of the SEPP. Educational establishments and centre based childcare centres are permitted in the B5 zone. Any future proposals will be assessed against the SEPP and other relevant planning provisions at the development assessment stage.
SEPP (Exempt and Complying Development Codes) 2008	Yes	The Planning Proposal does not affect the operation of the SEPP. Any future proposals identified in the SEPP (e.g. building alterations, change of use, etc.) will be required to comply with relevant provisions.
SEPP (Gosford City Centre) 2018	N/A	Does not apply to the Camden LGA.
SEPP (Housing for Seniors or People with a Disability) 2004	N/A	Not Applicable. The site is proposed to be rezoned into IN1 and B5 zoned land where residential development will be prohibited.
SEPP (Infrastructure) 2007	Yes	Infrastructure can be provided in accordance with the objectives of the SEPP.
SEPP (Koala Habitat Protection) 2019	N/A	Does not apply to the Camden LGA.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	Does not apply to the Camden LGA.
SEPP (Kurnell Peninsula) 1989	N/A	Does not apply to the Camden LGA.

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SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes	The Planning Proposal does not prevent the application of the SEPP.
SEPP (Penrith Lakes Scheme) 1989	N/A	Does not apply to the Camden LGA.
SEPP (Primary Production and Rural Development) 2019	N/A	The Planning Proposal site is currently zoned IN1 General Industrial and R1 General Residential. The proposal does not affect lands for primary production.
SEPP (State and Regional Development) 2011	N/A	Not applicable. The Planning Proposal does not prevent the application of this SEPP for state significant or critical infrastructure projects.
SEPP (State Significant Precincts) 2005	N/A	Not applicable. The Planning Proposal does not prevent the application of the SEPP.
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Does not apply to the Camden LGA.
SEPP (Sydney Region Growth Centres) 2006	Yes	The Planning Proposal site is located with the Oran Park Precinct and is consistent with the relevant provisions of the SEPP.
SEPP (Three Ports) 2013	N/A	Does not apply to the Camden LGA.
SEPP (Urban Renewal) 2010	N/A	Does not apply to the Camden LGA.
SEPP (Vegetation in Non-Rural Area) 2017	N/A	Not applicable. The Planning Proposal has predominantly been cleared, with no significant trees and vegetation onsite. The proposal does not affect the operation of the SEPP.
SEPP (Western Sydney Employment Area) 2009	N/A	Does not apply to the Camden LGA.
SEPP (Western Sydney Parklands) 2009	N/A	Does not apply to the Camden LGA.
Sydney Regional Environment Plan No 8 (Central Coast Plateau Areas)	N/A	Does not apply to the Camden LGA.

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Sydney Regional Environment No 9 (Extractive Industry)	N/A	Not applicable. The Planning Proposal does not prevent the application of the SEPP to future development applications.
Sydney Regional Environmental Plan No 16 (Walsh Bay)	N/A	Does not apply to the Camden LGA.
Sydney Regional Environmental Plan No 20 Hawkesbury-Nepean River	Yes	The Planning Proposal does not prevent the application of the SEPP to future development applications.
Sydney Regional Environmental Plan No 24—Homebush Bay Area	N/A	Does not apply to the Camden LGA.
Sydney Regional Environmental Plan No 26—City West	N/A	Does not apply to the Camden LGA.
Sydney Regional Environmental Plan No 30 St Marys	N/A	Does not apply to the Camden LGA.
Sydney Regional Environmental Plan No 33—Cooks Cove	N/A	Does not apply to the Camden LGA.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	Does not apply to the Camden LGA.

## Appendix 2: s9.1 Directions

S9.1 Direction Title	Consistency	Comment
<b>1.0 Employment and Resources</b>		
1.1 Business and Industrial Zones	Yes	<p>The Planning Proposal is consistent with this ministerial direction. The proposal seeks to increase the quantum and diversity of local jobs within the Oran Park Precinct through an increase in industrial land including associated Additional Permitted Uses and introduction of business development land.</p> <p>This employment area expansion would be in place of land currently zoned residential and will have the added benefit of removing the interface between these two conflicting land uses. The employment area will instead be adjoined by either a major road or riparian corridor.</p>
1.2 Rural Zones	N/A	Not applicable. The Planning Proposal site is not located on rural land.
1.3 Mining, Petroleum Production and Extractive Industries	Yes	The proposal site area is located within the South West Priority Growth Area and is not within an area identified for future extractive industries.
1.4 Oyster Aquaculture	N/A	Does not apply to the Camden LGA.
1.5 Rural Lands	N/A	Not applicable. The Planning Proposal site is not subject to a rural zone.
<b>2.0 Environment and Heritage</b>		
2.1 Environment Protection Zones	N/A	Not applicable. The Planning Proposal site is not located within an area which has been identified as having ecological value or biodiversity constrained.
2.2 Coastal Protection	N/A	Does not apply to the Camden LGA.

2.3 Heritage Conservation	N/A	Not applicable. The Planning Proposal site does not affect any areas identified as having items of heritage significance.
2.4 Recreation Vehicle Areas	N/A	Not Applicable as the proposal does not seek to introduce any recreational vehicle areas.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Does not apply to the Camden LGA.
2.6 Remediation of Contaminated Land	N/A	Not applicable. The Planning Proposal site is not land that is within an investigation area within the meaning of the <i>Contaminated Land Management Act 1997</i> .

### 3.0 Housing, Infrastructure and Urban Development

3.1 Residential Zones	Yes	<p>Housing within the Oran Park Precinct is guided by the Growth Centres SEPP and Oran Park DCP which set a minimum total dwelling yield for the Precinct of 7,540 dwellings and a yield of 206 for the area subject of this proposal.</p> <p>It is considered that the total dwelling yield to be delivered through Oran Park is unlikely to be impacted by the loss of residential land envisaged through this proposal. The DCP allows yield to be traded between sub-precincts and so the 206 dwellings would be accommodated elsewhere in the Precinct. This capacity has been reflected in recent amendments to the Oran Park VPA.</p> <p>The employment area expansion would continue to make efficient use of the surrounding existing and proposed infrastructure and assist with local job creation and containment within the locality and LGA.</p>
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3.2 Caravan Parks and Manufactured Home Estates	N/A	Not Applicable. No caravan or manufactured home estates are proposed.
3.3 Home Occupations	N/A	Not applicable. The proposal seeks to remove residential land for the site subject to rezoning. Home occupations are not relevant to land uses permitted within Industrial or Business Development zones.
3.4 Integrating Land Use and Transport	Yes	<p>The Planning Proposal is consistent with this Ministerial Direction. Road infrastructure within the site will be suitable for bus routes and pedestrian/cycle paths will link to surrounding residential areas.</p> <p>The Planning Proposal seeks to increase the number and diversity of local jobs within the Oran Park Precinct which will increase job containment in the area and reduce car dependency.</p>
3.5 Development Near Licensed Aerodromes	N/A	Not Applicable as the proposal is not within the vicinity of an existing licensed aerodrome.
3.6 Shooting Ranges	N/A	Not Applicable as there is no shooting range on the subject site.
3.7 Reduction in non-hosted short term rental accommodation period	N/A	Does not apply to the Camden LGA.

#### 4.0 Hazard and Risk

4.1 Acid Sulphate Soils	N/A	Does not apply to the Camden LGA.
4.2 Mine Subsidence and Unstable Land	N/A	Does not apply to the Camden LGA.
4.3 Flood Prone Land	Yes	The Planning Proposal is consistent with this Ministerial Direction. The submitted Stormwater Report confirms that there are sufficient measures in place to ensure that future development can comply with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual.

The site is currently zoned IN1 General Industrial and R1 General Residential. It does not seek to rezone land within flooding areas designated for Special Use, Special Purpose, Recreation, Rural or Environment Protection zones.

The proposal will not permit:

- a. development in floodway areas;
- b. development that will result in significant flood impacts to other properties;
- c. significant increase in the development of that land;
- d. development requiring increased government spending on flood mitigation measures; and
- e. development without development consent (except roads or exempt development).

Upon review of the submitted stormwater report, there is appropriate infrastructure in place to ensure that there will be no adverse flood and stormwater impacts on the locality as a result of future development from this proposal.

4.4 Planning for Bushfire Protection

Yes

The Planning Proposal is consistent with this Ministerial Direction. The proposal site area is subject to bushfire constraints with consultation required with the NSW Rural Fire Service following gateway determination.

The site is highly capable of being developed for employment land subject to addressing the relevant NSW Rural Fire Service plans and policies at the Development Application stage.

### 5.0 Regional Planning

5.1 Implementation of Regional Strategies

N/A

Does not apply to the Camden LGA.

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5.2 Sydney Drinking Water Catchments	N/A	Does not apply to the Camden LGA.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Does not apply to the Camden LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Does not apply to the Camden LGA.
5.9 North West Rail Link Corridor Strategy	N/A	Does not apply to the Camden LGA.
5.10 Implementation of Regional Plans	Yes	The Planning Proposal is consistent with this Ministerial Direction. It has considered and is consistent with the directions of The Greater Sydney Region Plan (2018).
5.11 Development of Aboriginal Land Council land	N/A	The Planning Proposal site is not land identified within the Application Map of <i>State Environmental Planning Policy (Aboriginal Land) 2019</i> .

### 6.0 Local Plan Making

6.1 Approval and Referral Requirements	Yes	The Planning Proposal is consistent with this Ministerial Direction as it does not introduce any additional or new referral requirements.
6.2 Reserving Land for Public Purposes	Yes	The Planning Proposal is consistent with this direction as it will not require land for public purposes without the relevant authority's consent.
6.3 Site Specific Provisions	Yes	The Planning Proposal is consistent with this direction as it does not seek to amend another environmental planning instrument to introduce site-specific provisions. All relevant provisions are proposed under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

### 7.0 Metropolitan Plan Making

7.1 Implementation of A Plan for Growing Sydney	Yes	The Greater Sydney Commission released the Sydney Region Plan and
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Western City District Plan in 2018. This Planning Proposal has been assessed and is consistent with these documents.

The Planning Proposal is consistent with this Ministerial Direction as it seeks to provide increased supply and diversity of local employment options within Oran Park Town which builds on the 30-minute city vision of the Region Plan.

7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	Does not apply to the Camden LGA.
7.3 Parramatta Road Corridor Urban Transformations Strategy	N/A	Does not apply to the Camden LGA.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Does not apply to the Camden LGA.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Does not apply to the Camden LGA.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Does not apply to the Camden LGA.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Does not apply to the Camden LGA.
7.8 Implementation of the Western Sydney Aerotropolis interim Land use and Infrastructure Implementation Plan	N/A	Not Applicable as the proposal site is not within the specified area.
7.9 Implementation of Bayside West Precincts 2036 Plan	N/A	Does not apply to the Camden LGA
7.10 Implementation of Planning Principles for the Cooks River Cove Precinct	N/A	Does not apply to the Camden LGA

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