



Camden Council Minutes

Ordinary Council Meeting
8 December 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

TABLE OF CONTENTS - ORDINARY COUNCIL

Present	3
Staff	3
Leaves of Absence	3
Declarations of Interest	3
Public Addresses	3
Confirmation of Minutes	4
Mayoral Minute - Greening Our City Funding	4
Mayoral Minute - Recent Award Wins	4
Mayoral Minute - Thank You & Merry Christmas	4
ORD01 Adoption of Annual Financial Statements - Year Ending 30 June 2020	4
ORD02 Planning Proposal - Tranche 41 (Pondicherry)	5
ORD03 Delegations to the Mayor - Christmas/New Year Period	6
ORD04 Investment Monies - October 2020	6
ORD05 Spring Farm Urban Release Area Planning Agreement - AV Jennings and Starhill	7
ORD06 Draft Spaces and Places Strategy 2020	7
ORD07 Acceptance of Grant Funding - Community Building Partnerships 2020	7
ORD08 Minell Court, Harrington Park - Improvement Works	8
ORD09 Acceptance of Grant Funding - Local Roads and Community Infrastructure Program	8
ORD10 Acceptance of Grant Funding - Conservation Works of Elderslie Banksia Scrub Forest	8
ORD11 Minutes to the 5 August 2020 Audit, Risk and Improvement Committee Meeting	9
ORD12 Notice of Motion - Heritage Listed Properties in Camden Local Government Area	9
ORD13 Closure of the Meeting to the Public	9
Closure of the Meeting to the Public	10
Open Council	10
CC01 Streetscape and Concrete Paving Works in Elderslie, Currans Hill and Spring Farm	10

ORD187/20 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

Ms Caroline Karakatsanis from the Audit Office of NSW addressed Council on the Financial Statements and Financial Performance for the year ending 30 June 2020.

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

- ii. adopt the Annual Financial Statements for the Financial Year ending 30 June 2020; and
- iii. write to the Audit Office of NSW, thanking them for their services this year.

ORD188/20 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD02 PLANNING PROPOSAL - TRANCHE 41 (PONDICHERY)

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

- i. endorse the draft Planning Proposal for land at 600C - 680 The Northern Road, Oran Park to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination;
- ii. forward the draft Schedule 6 of the Camden Growth Centres Development Control Plan for Tranche 41, 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;
- iii. 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 Schedule 6 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*;
- iv. subject to no unresolved submissions being received, forward the draft Planning Proposal for 600C - 680 The Northern Road, Oran Park to the Department of Planning, Industry and Environment for the plan to be made; and
- v. upon notification of the SEPP amendment:
 - a. grant delegation to the General Manager to adopt the proposed changes to the Camden Growth Centres DCP 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

- vi. if unresolved submissions are received, consider a further report outlining the results of the public exhibition; or
- vii. should the draft Planning Proposal not receive Gateway Approval, notify the proponent that the draft Planning Proposal will not proceed.

ORD189/20 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD03 DELEGATIONS TO THE MAYOR - CHRISTMAS/NEW YEAR PERIOD

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

- i. delegate authority to the Mayor (and Deputy Mayor in the absence of the Mayor) to make decisions on urgent matters during the recess period of 9 December 2020 to 9 February 2021 as provided under sections 226 and 377 of the *Local Government Act 1993*; and
- ii. receive a report to the Ordinary Council Meeting of 9 February 2021, if this delegated authority is exercised.

ORD190/20 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD04 INVESTMENT MONIES - OCTOBER 2020

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

- i. note that the Responsible Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act 1993*, Regulations, and Council's Investment Policy;
- ii. note the list of investments for October 2020; and
- iii. note the weighted average interest rate return of 1.40% p.a. for the month of October 2020.

ORD191/20 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)



Camden Council

Business Paper

Ordinary Council Meeting 8 December 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>



THE COUNCIL OF CAMDEN

TO: **COUNCILLORS**
FROM: **GENERAL MANAGER**
DATE: 2/12/2020
SUBJECT: NOTIFICATION OF MEETING

Your attendance is required at the following meeting of the Council of Camden, to be held on 8 December 2020, via video conference:

Ordinary Council Meeting6.30pm



R MOORE
GENERAL MANAGER

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

ORDER OF BUSINESS - ORDINARY COUNCIL

Prayer	5
Acknowledgement of Country	6
Webcasting of Council Meetings	7
Leaves of Absence	8
Declaration of Interest	9
Public Addresses	10
Confirmation of Minutes	11
Mayoral Minute - Recent Award Wins	12
Mayoral Minute - Thank You & Merry Christmas	14

ORD01	Adoption of Annual Financial Statements - Year Ending 30 June 2020	15
ORD02	Planning Proposal - Tranche 41 (Pondicherry)	18
ORD03	Delegations to the Mayor - Christmas/New Year Period	38
ORD04	Investment Monies - October 2020	40
ORD05	Spring Farm Urban Release Area Planning Agreement - AV Jennings and Starhill	41
ORD06	Draft Spaces and Places Strategy 2020	44
ORD07	Acceptance of Grant Funding - Community Building Partnerships 2020	50
ORD08	Minell Court, Harrington Park - Improvement Works	52
ORD09	Acceptance of Grant Funding - Local Roads and Community Infrastructure Program	54
ORD10	Acceptance of Grant Funding - Conservation Works of Elderslie Banksia Scrub Forest	56
ORD11	Minutes to the 5 August 2020 Audit, Risk and Improvement Committee Meeting	58

NOTICES OF MOTION

ORD12	Notice of Motion - Heritage Listed Properties in Camden Local Government Area	60
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CLOSED COUNCIL

ORD13	Closure of the Meeting to the Public	61
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ORDINARY COUNCIL

ORD02

SUBJECT: PLANNING PROPOSAL - TRANCHE 41 (PONDICHERRY)
FROM: Director Planning & Environment
TRIM #: 20/326994

PROPERTY ADDRESS 600C - 680 The Northern Road, Oran Park
LOT: 50 DP:1232523
LOT: 4 DP: 1223563
LOT: 5 DP:1223563
LOT: 11 DP: 1229416
PT LOT 6 DP: 1223563

PROPONENT Greenfields Development Company No.2 Pty Ltd

OWNER Leppington Pastoral Company Pty Ltd

PURPOSE OF REPORT

The purpose of this report is to advise Council of a draft Planning Proposal and an amendment to the Camden Growth Centres DCP (DCP) for land at 600C - 680 The Northern Road, Oran Park.

The report recommends Council endorse the draft Planning Proposal and 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. The associated specialist studies are provided under **separate cover**.

BACKGROUND

In July 2020, a draft Planning Proposal was lodged by Greenfields Development Company No.2 on behalf of the landowner. The draft Planning Proposal seeks to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP) and *Camden Local Environmental Plan 2010* (Camden LEP) to rezone the site from RU1 Primary Production to R2 Low Density Residential and E2 Environmental Conservation.

The draft Planning Proposal is accompanied by proposed amendments to the Camden Growth Centres Development Control Plan (the Growth Centres DCP). The amendments propose to insert a new schedule (Schedule 6) into the Growth Centres DCP and incorporate an indicative layout plan (ILP), site-specific figures and associated controls for Tranche 41.

The proposed DCP amendments seek to facilitate the delivery of 470 residential lots (approximately), public open space and riparian corridors, and associated cycle and pedestrian pathways.

On 20 October 2020, the Camden Local Planning Panel (Panel) considered 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 13 October and 10 November 2020.

Site Context

As shown in **Figure 1**, the site is in the south-west portion of the Pondicherry Precinct within the South West Growth Area (SWGA). It is located approximately 1km from the Oran Park Podium within the Town Centre.

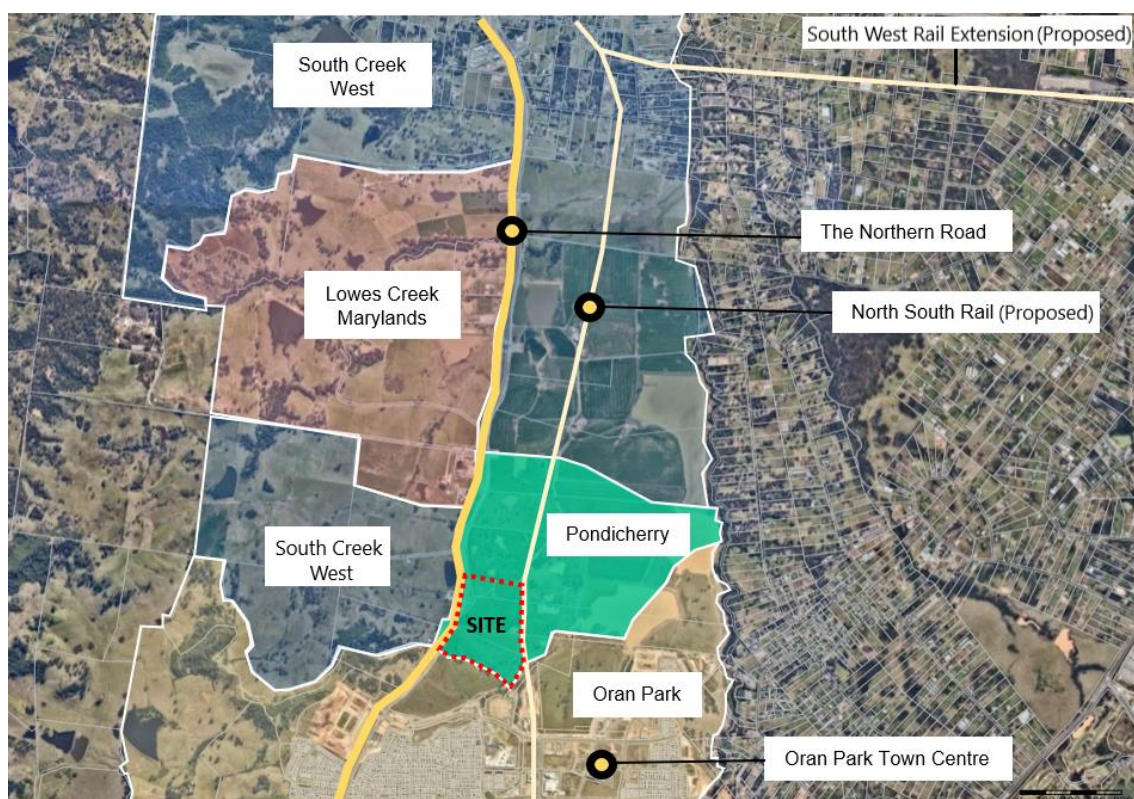


Figure 1: Site Context Map

The site is approximately 41.28ha in area, is irregular in shape, and is gently undulating, with a ridge crossing the north-west portion of the site. The highest point (110 AHD) is adjacent to The Northern Road signalised intersection, with the land sloping to the east towards Anthony Creek (84 AHD). The site is currently an open, pastoral landscape that is predominantly cleared of native vegetation. A 60m wide TransGrid powerline easement crosses the site in an east-west direction. An Endeavour Energy powerline easement (variable width) follows the alignment of The Northern Road.

As shown edged in red in **Figure 2**, the site is bound by The Northern Road to the west, the future North South Rail corridor to the east and Catherine Creek and Anthony Creek to the south and east. The surrounding land uses comprise of future employment lands (proposed) and Jack Brabham Reserve in Oran Park to the south, future Northern Neighbourhood Centre to the west and future residential dwellings to the north and east as part of broader Pondicherry.



Figure 2: Subject Site

Locality Context

The site forms part of the Pondicherry Precinct in the SWGA. It is envisaged that Pondicherry will facilitate approximately 2,700 dwellings to accommodate an expected population of 8,000 people. The centrepiece of Pondicherry will be a series of lakes (building on existing farm dams), which will provide recreational infrastructure connecting to the green and blue grid of the Western Sydney Parklands. Whilst draft, it is expected that Pondicherry will include a district sized sports facility, school, integrated neighbourhood and community centre, and public open space.

The precinct planning process for Pondicherry is underway. The project is being managed under a 'collaborative planning approach' that was announced by the Minister for Planning and Public Spaces in November 2019 (currently led by the Department of Planning, Industry and Environment in collaboration with Council).

Supporting specialist studies are being finalised to inform a draft Indicative Layout Plan and proposed amendments to the Growth Centres SEPP. The draft Pondicherry Precinct Plan is anticipated to be exhibited in 2021.

A draft Planning Proposal has been lodged with Council to rezone the subject site to respond to the current demand for residential land. The Planning Proposal is not reliant on the finalisation of studies relating to the broader Pondicherry precinct. However, the draft Planning Proposal has synergies to the design and planning being undertaken in the broader Pondicherry precinct and draws from precinct-wide specialist studies. The proposal also leverages off the proposed social and transport infrastructure planned for broader Pondicherry.

Initial Notification

The draft Planning Proposal was notified for 21 days from 31 August to 21 September 2020. Adjoining and nearby properties were notified by letter and a notice was placed on Council's website. No submissions were received. A formal public exhibition will occur if the draft Planning Proposal is endorsed and a Gateway Determination received.

MAIN REPORT

Summary of Proposal

The draft Planning Proposal seeks to:

- Amend the RU1 Primary Production zone boundary and introduce R2 Low Density Residential and E2 Environmental Conservation zones;
- Amend the minimum lot size, maximum building height, special areas, floor space, residential density, heritage, land application, land reservation acquisition, native vegetation protection, riparian protection area and development control maps to reflect proposed changes to zone boundaries as well as site specific controls; and
- Insert a new schedule (Schedule 6) to the Growth Centres DCP with site specific controls.

The proposed amendments seek to facilitate a new residential precinct to accommodate an estimated population of 1,500 people (approximately). As shown in the draft Indicative Layout Plan in **Figure 3**, the new precinct is planned to accommodate:

- 470 residential lots with lot sizes ranging between 300m² to 600m²;
- 2.44ha of riparian corridors along the south and south-east portion of the site;
- 2.13ha of local open space;
- 1.59ha of open space provided within the TransGrid powerline easement (in addition to the 2.13ha of local open space);
- Drainage basin in the south-eastern corner of the site;
- Network of pedestrian and cycle paths to provide connections between local open space, Oran Park, broader Pondicherry and active transport links along The Northern Road; and
- Vehicular access via the provision of an east-west sub-arterial road (future Maryland Link Road No.1) off The Northern Road which crosses the future North South Rail Line and a north-south collector road (South Circuit) extending from within Oran Park to connect to the broader Pondicherry Precinct.

It is anticipated that the future rail line will be in a cutting, at an approximate depth of 8 to 12 metres. It is planned that key vehicular crossings (Marylands Link Road No.1) and potential pedestrian bridge connections will be built above the future North South Rail Line to connect to broader Pondicherry.



Figure 3: Tranche 41 Draft Indicative Layout Plan

Zoning and Permissibility

Under the Camden LEP, the site is currently zoned RU1 Primary Production. The draft Planning Proposal seeks to rezone the site from RU1 Primary Production to R2 Low Density Residential and E2 Environmental Conservation under the Growth Centres SEPP. A comparison between the existing and proposed zoning is provided in **Figures 4 and 5**.

In addition, the proposal seeks to amend the Growth Centres SEPP as follows:

- Amend Part 2, Appendix 9 clauses 1.3 and 4.1AB and the Dictionary to include the Pondicherry Precinct;
- Amend the minimum lot size, building height, residential density, native vegetation protection maps to apply site-specific controls; and
- Amend the land application, precinct boundary, special areas, land reservation acquisition, floor space, heritage and development control maps to identify the subject site as part of the South West Growth Centre and to identify the precinct boundaries of Pondicherry and South Creek West.

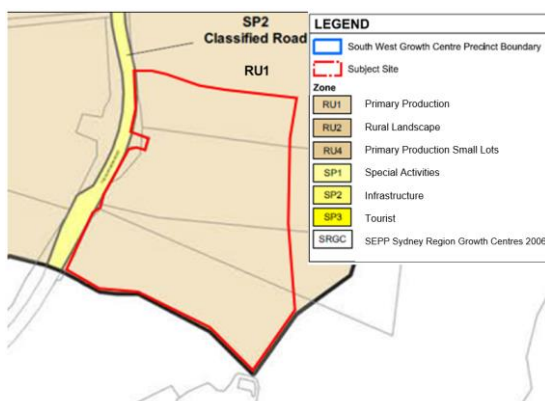


Figure 4: Existing Zoning under CLEP

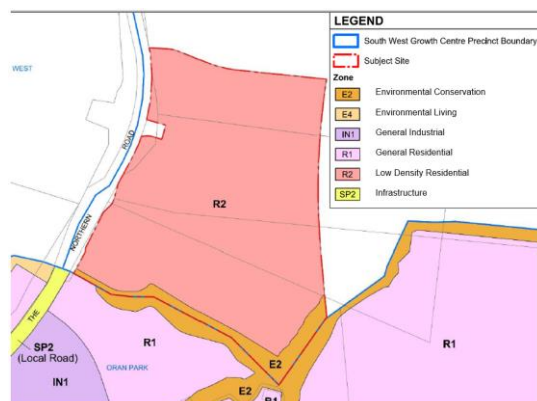


Figure 5: Proposed Zoning under Growth Centres SEPP

Specialist Studies

As outlined in **Table 1**, the following specialist studies have been submitted with the draft Planning Proposal and are provided under **separate cover** to this report.

Specialist Study	Author	Date
Social Infrastructure	Elton	April 2020
Aboriginal Heritage	Kelleher Nightingale	April 2020
Traffic and Access Assessment	Positive Traffic	April 2020
Geotechnical Investigation	Douglas Partners	January 2020
Salinity Investigation	Douglas Partners	January 2020
Site Contamination Investigation	Douglas Partners	January 2020
Stormwater Management and Flooding	Calibre Consulting	September 2020
Terrestrial Ecological Analysis	Ecological Australia	January 2020
Riparian Corridor Assessment	Ecological Australia	January 2020
Bushfire Assessment	Ecological Australia	January 2020
Servicing Infrastructure Report	Calibre Consulting	February 2020
Air Quality Assessment	Astute Environmental	March 2020
Noise and Vibration Assessment	WSP	March 2020

Table 1: Submitted Specialist Studies

A summary of the findings of the specialist studies and Council officer comment is provided as an **attachment** to this report.

Summary of Camden Growth Centres DCP Amendment

A new schedule (Schedule 6) to the Camden Growth Centres DCP accompanies the proposal and is provided as an **attachment** to this report. Draft Schedule 6 provides:

- Site-specific figures detailing flood prone areas, water cycle management, riparian corridors, Aboriginal archaeological sites, bushfire risk, contamination, the transmission easement, noise impact, residential structure, road hierarchy, pedestrian and cycleway network, and the transport network; and
- Provisions in relation to the design of bus capable roads, the provision of the open space and recreation network, consideration of Aboriginal archaeology, guidance for developments near the future rail corridor, and developments near or on electricity easements.

Summary of Draft Voluntary Planning Agreement

A draft Voluntary Planning Agreement (draft VPA) offer was submitted to Council by Greenfields Development Company No.2 on 10 November 2020. The draft VPA is for 470 residential lots and includes land, works and monetary contribution.

The range of facilities offered under the draft VPA includes:

- Open space including three local parks;
- Linear open space along the TransGrid easement;
- Riparian corridors rehabilitation, embellishment and shared paths;
- Sub-arterial road works, bridge works and bus infrastructure;
- Stormwater drainage facilities;
- Pedestrian link between Tranche 41 and Jack Brabham Reserve and associated activity stops along this pedestrian link; and
- Monetary contributions towards off-site active recreation facilities (Pondicherry District Sports Facility or embellishment of existing open space if district level facility is delayed).

Council officers are currently assessing the draft VPA offer. Should the draft Planning Proposal be supported by Council, consideration of the draft VPA offer will progress (including a future Councillor briefing).

Key Issues

Council officers have assessed the draft Planning Proposal and a summary of key issues is provided below.

Open Space

Provision of Active Open Space

The draft Planning Proposal is required to provide 2.13ha of active open space, however there is no proposed provision of active open space in Tranche 41.

The Social Infrastructure Assessment (Assessment) does not recommend the provision of active open space facilities in Tranche 41 as the site is not large enough to enable the clustering of sport courts and fields in a way that would facilitate sports competition. The Assessment recommends contributions be made to additional future active open space within the Pondicherry Precinct and/or to embellish existing open space areas.

In the long-term, it is planned that active open space will be provided in broader Pondicherry with a district sports facility to be located in the north-eastern portion of the precinct.

The Proponent has provided a draft VPA offer which entails a monetary contribution towards active open space facilities as discussed further below.

Officer Comment

Council officers support the recommendations of the Social Infrastructure Assessment regarding the provision and distribution of active open space/play areas within broader Pondicherry.

A district sports facility is planned in the north-eastern portion of broader Pondicherry and this will provide for the needs of the future community of Tranche 41. While the Pondicherry ILP is at a draft stage, the district sports facility is expected to remain in its proposed location.

To address the issue of timing, the proponent has submitted a draft VPA offer which includes:

- A monetary contribution towards off-site active recreation facilities. The first option entails providing a monetary contribution to fund the district sports facility in broader Pondicherry. In the event that there are unforeseeable delays in the planning and delivery of the district sports facility, the draft VPA enables Council to request a monetary contribution to embellishment existing open space. The embellishment would cater for the additional use generated from Tranche 41.
- The provision of a shareway/pedestrian link between Tranche 41 and Jack Brabham Reserve and associated activity stations along the pedestrian link.

As shown in **Figure 6**, Jack Brabham Reserve is located approximately 250m south of Tranche 41 and is adjacent to Anthony Creek. The reserve contains a double sports field, a clubhouse and training facilities, children's play space and car parking.

As outlined in **Table 2**, Council officers have reviewed the draft VPA offer and it is considered that the nominated options have material public benefit and will benefit for the future residents of Tranche 41.



Figure 6: Location of proposed sharepath between Jack Brabham Reserve and Tranche 41

Nominated options	Community Benefit
1. Monetary contribution towards the district sports facility in broader Pondicherry	Based on the preliminary draft Pondicherry ILP, the district sports facility will have an approximate land area of 12.7ha. It would enable the clustering of sports courts and fields and encourage sporting competition in accordance with the recommendation of the Social Infrastructure Report.
2. Monetary contribution towards the embellishment of existing open space	Embellishment will increase the capacity and facilitate additional usage of existing open space to service the demand generated from Tranche 41 residents.
3. Provision of a shareway connection between Tranche 41 and Jack Brabham Reserve	The addition of a sharepath and bridge crossing through the riparian corridor of Tranche 41 to Jack Brabham Reserve encourages pedestrian recreation and connectivity to Oran Park. It also provides a way for the community to appreciate the riparian corridor along Anthony's Creek.

Table 2: Recommended options to address short-term demand in active open space

Council officers are currently reviewing the draft VPA offer. Should the draft Planning Proposal be supported by Council, consideration of the draft VPA offer will progress.

Provision of Passive Open Space

The draft Planning Proposal is required to provide 2.13ha of passive open space. The draft ILP previously contained four open space areas comprising of:

- Three neighbourhood parks (LP1, LP2 and LP3 in **Figure 7**); and
- One open space transition area (LP4 in **Figure 7**).

The open space transition area (LP4) is adjacent to the transmission easement and has an approximate area of 601m².



Figure 7: Open Space Network (LP4 has been relocated and consolidated into the three neighbourhood parks)

Officer Comment

Council officers recommended LP4 be relocated and consolidated into the area of the neighbourhood park to the north (LP3). This would provide more usable public open spaces for the community. The Panel concurred with this recommendation.

The Proponent has revised the proposal which relocates and consolidates LP4 into the areas of the three neighbourhood parks. This is considered to be an acceptable solution as it increases the usable area of the three neighbourhood parks and provides a cumulative total of 2.13ha of passive open space as shown in **Table 3**.

Open Space	Proposed Area (m ²)	Revised Area (m ²)	Net difference (m ²)
Neighbourhood Park (LP1)	10,100	10,199	+99
Neighbourhood Park (LP2)	5,149	5,437	+288
Neighbourhood Park (LP3)	5,500	5,743	+243
Open Space Transition (LP4)	601	N/A	-601
Total Area of Open Space	21,350	21,379	+29

Table 3: Proposed and Revised Open Space Areas (to reflect amendment to LP4)

Connectivity of Open Space

The park (LP3) in the northern portion of Tranche 41 is isolated from the open space network in the southern portion, with the sub-arterial road (Maryland Link Road No.1) presenting a physical barrier. Providing connected open spaces to facilitate movement corridors enhances walkability and recreation.

Officer Comment

Council officers and the Panel recommended the provision of high amenity connections between the open spaces within the northern and southern portion of Tranche 41.

In response, the proponent has updated the draft Indicative Layout Plan to include a better connection between open space areas within the northern and southern portion of Tranche 41. The north-south local roads outlined in purple in **Figure 8** have been amended to include a wider 7m green verge to accommodate shared paths and improve pedestrian connectivity. A typical road section with a green verge is shown in **Figure 9**.



Figure 8: Recommended location of green verge

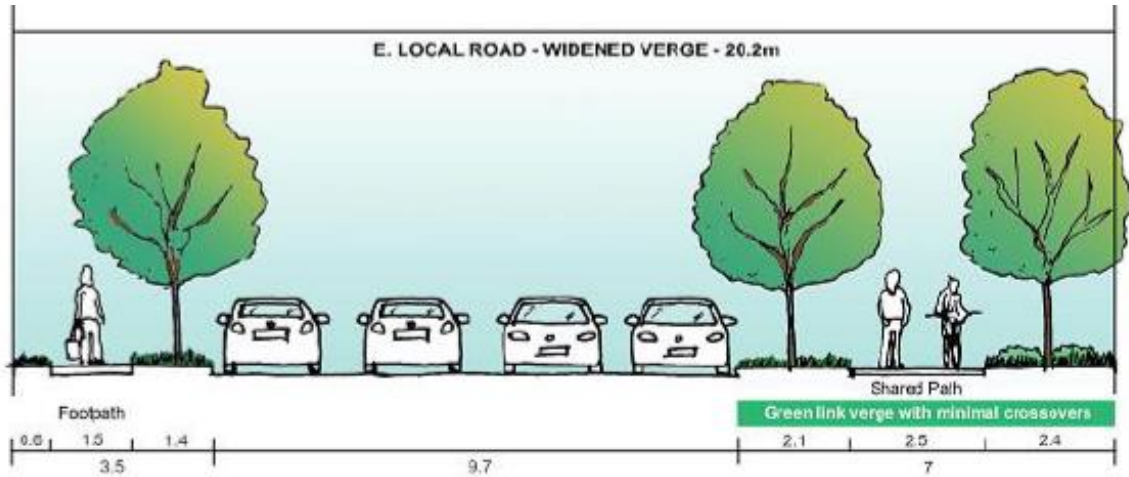


Figure 9: Typical section showing the layout of road with green verge

Land under the TransGrid Easement proposed to be under Public Ownership

A 60m wide transmission line easement crosses Tranche 41 in an east-west direction. The central and eastern portion of the easement is proposed to be embellished and dedicated to Council as a public park.

Officer Comment

The proposal contemplates a public park in the eastern portion of the easement (identified as E1 and E2 in **Figure 10**). While constrained by TransGrid requirements, the proposed park will deliver sharepath connections to the broader open space network. The proposed dedication of the land to Council will be considered under Council's Dedication of Constrained Lands Policy.

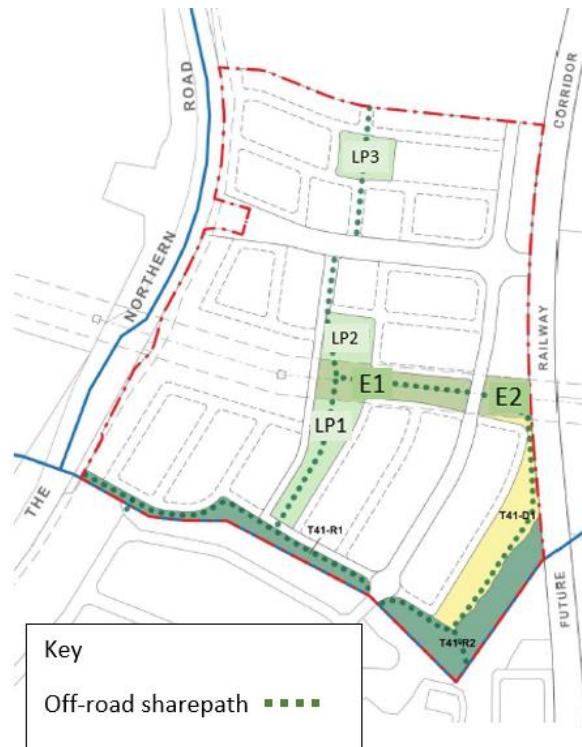


Figure 10: Land under Transmission Easement (E1 and E2) enables sharepath connections

Land under the TransGrid Easement proposed to be under Private Ownership

The proponent has advised the western portion of the easement does not provide a logical extension of the proposed open space network and is intended to be in private ownership. A typical subdivision design is seen in **Figure 11**, where the easement will be subdivided into two private lots (outlined in red) with each lot providing access to the street.

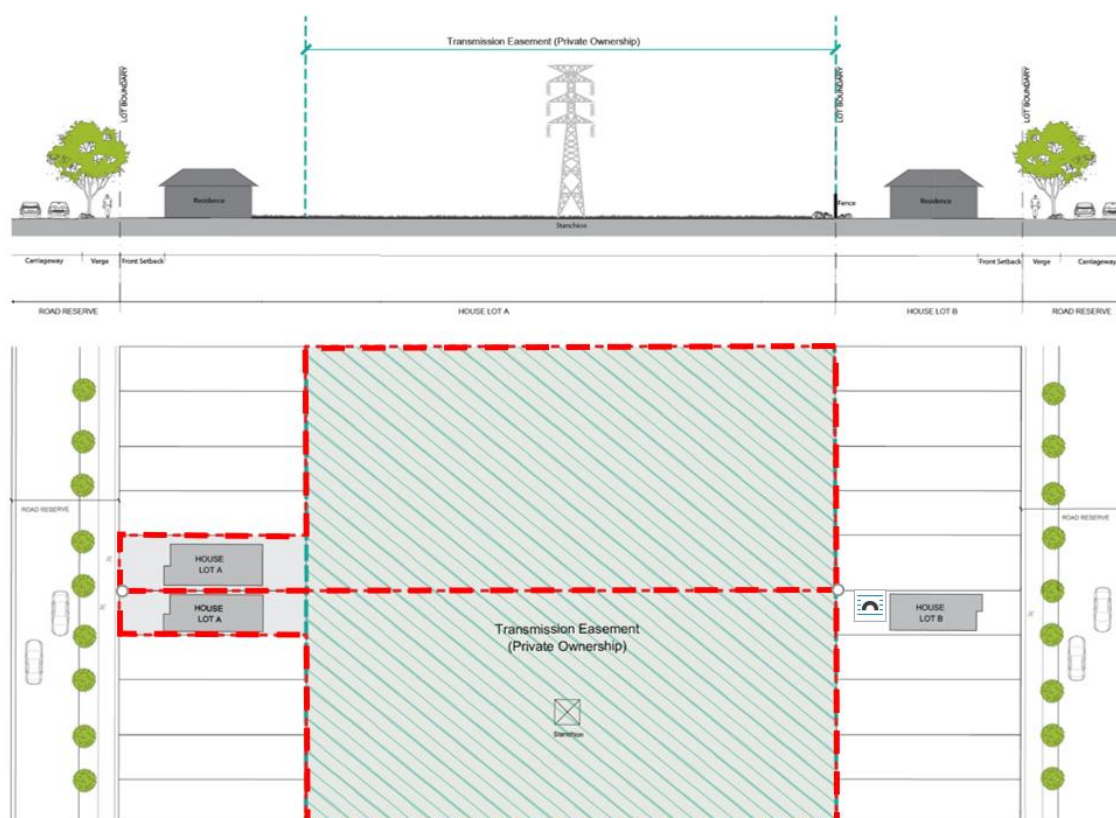


Figure 11: Subdivision layout of easement in private ownership

Officer Comment

The proponent has indicated the draft ILP complies with the requirements of TransGrid. It is noted that development consent has been granted for developments adjacent to the transmission easement in Catherine Fields (Part) Precinct.

Council officers have requested confirmation that TransGrid support the draft ILP, specifically the suitability of privately owned lots in the western portion of the transmission easement. Further consultation with TransGrid will be undertaken post-Gateway, subject to the draft Planning Proposal being supported.

Water Cycle Management

The proposal will result in two detention basins being constructed. As shown in **Figure 12**, one of the basins is located outside and north of Tranche 41. This basin is temporary until further planning/development is undertaken in broader Pondicherry.

When broader Pondicherry is developed, runoff from Tranche 41 is proposed to be directed to a future permanent basin in the northern portion of the broader precinct.



Figure 12: Location of detention basins

Officer Comment

Upon review of the Stormwater Management Report (Report), Council officers noted the Report needs to provide further detail to confirm if the proposed basins are adequately sized to ensure that post-development levels of stormwater runoff will match pre-development levels. Council officers recommended the Report and associated modelling be revised to address this issue, and the Panel accepted this advice.

As a result, the Proponent has provided additional information including an annexure to the Report and further flood modelling.

Council is currently undertaking a review of the Upper South Creek Flood Study as the floodplain risk management process in NSW requires continual review of existing studies. This study will confirm flood behaviour in the Upper South Creek catchment.

The stormwater design will need to be consistent with the work undertaken as part of the Upper South Creek Flood Study review. Further assessment in this regard can be undertaken post-Gateway, should Council support the draft Planning Proposal.

The temporary basin is proposed to be located on land to the north (outside) of Tranche 41. The land to the north is under the same land ownership. The intent of the basin is to manage stormwater impacts until a more permanent facility is delivered in broader Pondicherry.

A temporary detention basin is an acceptable interim measure, and its detailed design will need to comply with Council's Engineering Specifications. The Proponent will be required to provide for the maintenance costs and submit details of the maintenance framework for the temporary basin at the DA stage. Council officers are satisfied that adequate stormwater infrastructure will be in place to mitigate stormwater impacts on the locality.

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 3: Infrastructure & Collaboration – A City supported by Infrastructure;
- Direction 4: Liveability – A City for People;
- Direction 5: Productivity – A Well Connected City; and
- Direction 6: Sustainability – A City in its Landscape.

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 W1: Planning for a city supported by infrastructure;
- Planning Priority W2: Working through collaboration;
- Planning Priority W3: Providing services and infrastructure to meet people's changing needs;

- Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities;
- Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs and services;
- Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage;
- Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City;
- Planning Priority W12: Protecting and improving the health and enjoyment of the District's waterways;
- Planning Priority W14: Protecting and enhancing bushland and biodiversity; and
- Planning Priority W15: Increasing urban tree canopy cover and delivering Green Grid connections.

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 1.1.1: Ensure provision of appropriate urban development for sustainable growth in the Camden LGA;
- Strategy 2.1.3: Maintain and enhance the Camden LGA's waterways and its catchments and promote water saving initiatives; and
- Strategy 2.1.7: Ensure the long-term assets of parks and open space is managed and maintained across the Camden LGA.

Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) was adopted by Council on 14 April 2020. The 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 has been assessed against the relevant Local Priorities and Actions of the LSPS and is consistent with the following Local Priorities:

- Infrastructure and Collaboration P1: Aligning Infrastructure Delivery with Growth;
- Infrastructure and Collaboration P2: Connecting Camden through Integrated Transport Solutions;
- Infrastructure and Collaboration P3: Planning for the Delivery of the North South Rail and South West Rail Link Extension;
- Infrastructure and Collaboration P4: Working in Partnership to Deliver a More Liveable, Productive and Sustainable Camden;
- Liveability P1: Providing Housing Choice and Affordability for Camden's Growing and Changing Population;
- Sustainability P1: Improving the Accessibility and Connectivity of Camden's Green & Blue Grid and Delivering High Quality Open Space;
- Sustainability P2: Protecting & Enhancing the Health of Camden's Waterways, and Strengthening the Role and Prominence of the Nepean River; and



- Sustainability P6: Improving Camden's Resilience to Natural Hazards and Extreme Weather Events.

Draft Camden Housing Strategy

The draft Camden Local Housing Strategy (draft LHS) sets out a clear plan for housing in the Camden LGA over the next 10 to 20 years. The draft LHS was placed on public exhibition from 15 October to 26 November 2020. Council officers are currently assessing submissions received in response to the exhibition.

The proposal has been assessed against the Priorities, Objectives and Actions of the draft LHS and is consistent with the following Local Priorities:

- Priority 1: Providing housing capacity and coordinating growth with infrastructure;
- Priority 2: Delivering resilient, healthy and connected communities;
- Priority 3: Delivering the right housing in the right location; and
- Priority 4: Increasing housing choice and diversity.

Camden Local Planning Panel

On 20 October 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 contribute towards Camden's housing supply within the SWGA which presents an appropriate location that could facilitate housing diversity.
- The Planning Proposal responds to the context of the SWGA, in particular the established precinct of Oran Park which is compatible with R2 Low Density Residential Development. The proposed R2 Low Density Residential zone which is conducive to lot sizes ranging between 300m² to 600m² is consistent and integrates with the existing neighbouring character of Oran Park to the south.
- Future development as a result of this proposal will be adequately serviced by existing and planned infrastructure and will not generate wider environmental, social and economic impacts. In particular, the Panel notes the advice of the Council officers that the land that is subject of the Planning Proposal does not contain any koala habitat.

The Panel accepted Council officers' advice that the Planning Proposal would need to further address matters relating to contributions towards active open space; consolidation and improved connectivity of passive open space; and the sizing of proposed stormwater basins.

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

Post-Panel Amendments

The draft Planning Proposal has been revised to respond to Council officers' and the Panel's advice by:

- Providing additional information on monetary contributions towards off-site active recreation facilities to address the demand for active open space;

- Relocating and consolidating open space (LP1) to increase the usable area of local neighbourhood parks;
- Providing a wider green verge to improve connectivity of passive open space in the northern and southern portion of the site; and
- Providing additional information to demonstrate that the proposed basins will ensure that there are no adverse stormwater impacts on the locality.

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, Camden Local Strategic Planning Statement and draft Local Housing Strategy.

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

- The proposal provides additional housing within the SWGA, which will contribute to Camden's 6-10 year housing target and respond to the needs of Camden's growing community.
- The proposal provides passive open space, with active open space to be provided in broader Pondicherry.
- The proposal provides funding mechanisms to deliver active recreation facilities via monetary contributions.
- The proposal demonstrates there will be no unacceptable traffic and stormwater impacts on the locality with existing and planned infrastructure able to cater to the additional demand generated by Tranche 41.
- The land is suitable for residential development based on specialist studies, with measures in place to address site conditions and constraints relating to salinity, potential site contamination, bushfire, air quality and noise and vibration.
- The proposal maintains and enhances the riparian corridors along Catherine Creek and Anthony Creek with future embellishment of these corridors facilitating improvements in habitat and habitat connectivity.
- The proposal demonstrates Tranche 41 will have access to service infrastructure based on consultation with service providers.
- The proposal leverages off and provides connections to the facilities of Oran Park, and integrates with Oran Park and Pondicherry within the broader SWGA.

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 the draft DCP and draft VPA. If unresolved submissions are received during the public exhibition period, a further report to Council will be prepared. If no unresolved submissions are received, the draft Planning Proposal will be submitted to DPIE for finalisation.

FINANCIAL IMPLICATIONS

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



CONCLUSION

The draft Planning Proposal seeks to amend the Camden LEP 2010 and Growth Centres SEPP 2006 to rezone the south-western portion (Tranche 41) of the Pondicherry Precinct from RU1 Primary Production to R2 Low Density Residential and E2 Environmental Conservation.

The draft Planning Proposal is accompanied by proposed amendments to the Camden Growth Centres Development Control Plan (the Growth Centres DCP). The proposed DCP amendments include an indicative layout plan (ILP), and site-specific controls and requirements for Tranche 41. The proposal will facilitate the delivery of 470 residential lots (approximately), public open space and riparian corridors, and associated cycle and pedestrian pathways.

Council officers have assessed the draft Planning Proposal and DCP amendments and consider the proposal has planning merit to proceed to Gateway Determination, as outlined in this report.

RECOMMENDED

That Council:

- i. **endorse the draft Planning Proposal for land at 600C - 680 The Northern Road, Oran Park to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination;**
- ii. **forward the draft Schedule 6 of the Camden Growth Centres Development Control Plan for Tranche 41, 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;**
- iii. **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 Schedule 6 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*;**
- iv. **subject to no unresolved submissions being received, forward the draft Planning Proposal for 600C - 680 The Northern Road, Oran Park to the Department of Planning, Industry and Environment for the plan to be made; and**
- v. **upon notification of the SEPP amendment:**
 - a. **grant delegation to the General Manager to adopt the proposed changes to the Camden Growth Centres DCP 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**

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- vi. if unresolved submissions are received, consider a further report outlining the results of the public exhibition; or**
 - vii. should the draft Planning Proposal not receive Gateway Approval, notify the proponent that the draft Planning Proposal will not proceed.**

ATTACHMENTS

- 1. Planning Proposal (Rev D)
- 2. Tranche 41 Pondicherry Draft DCP
- 3. CLPP-Closed Camden Local Planning Panel Minutes-20102020
- 4. PP Doc: Housing Typologies
- 5. Pondicherry - Housing Analysis -Housing Market Analysis Report (March 2019)
- 6. PP Doc Combined SEPP Maps V3
- 7. Tranche 41 Indicative Layout Plan
- 8. Assessment against Strategic Plans V2
- 9. Assessment of Specialist Studies for Tranche 41
- 10. UNDER SEPARATE COVER - Tranche 41 Technical Studies