

ORD02

ORD02

**SUBJECT: PONDICHERRY PRECINCT PLANNING PROPOSAL**  
**FROM:** Director Planning & Environment  
**EDMS #:** 22/187188

**PROPERTY ADDRESS**

600J, 630 - 650, 650A, 680, 682, 730, 772  
 and 820 The Northern Road, Oran Park;  
 15 Grassbird Avenue, Oran Park; B Dick  
 Johnson Drive Oran Park  
 Lot B DP420694, Lot 8001 DP1257213  
 Lot 911 DP1257260, Lot 901, 902  
 DP1258129, Lot 53 DP1259061,  
 Lot 9091, 9093, 9096, 9097 DP1267156  
 Lot 9098, 9099 DP1274778

**PROPONENT**

Greenfields Development Company No.2  
 Pty Ltd

**OWNER**

Leppington Pastoral Co Pty Ltd

**PURPOSE OF REPORT**

The purpose of this report is to advise Council of a draft Planning Proposal for land at Oran Park, known as the Pondicherry Precinct (Pondicherry).

The report recommends Council endorse the draft Planning Proposal and forward the proposal to the Department of Planning and Environment (DPE) for Gateway Determination.

The draft Planning Proposal is provided as an **attachment** to this report and associated specialist studies are provided under **separate cover**.

Councillors were briefed on the draft Planning Proposal on 28 June, 22 November and 29 November 2022.

**BACKGROUND**

In November 2017, Pondicherry was released by the Department of Planning, Industry and Environment (now DPE) to commence the precinct planning process, under the former Precinct Acceleration Protocol (PAP).

In November 2019, DPE announced changes to the precinct planning process. New precinct pathways were established, with Pondicherry identified for 'collaborative planning' between the State and Council.

In December 2020, DPE determined that the planning pathway for Pondicherry would proceed as a Planning Proposal to be lodged with Council.

In March 2021, a draft Planning Proposal was submitted to Council by the proponent, Greenfields Development Company No.2 (GDC) on behalf of the landowner, Leppington Pastoral Company.

## Proposal Summary

The proposal seeks to rezone Pondicherry from RU1 Primary Production under Camden Local Environmental Plan 2010 (Camden LEP 2010) to R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, RE1 Public Recreation, SP2 Infrastructure and C2 Environmental Conservation under State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP).

The proposal is accompanied by amendments to Schedule 7 of the Camden Growth Centre Precincts Development Control Plan (draft DCP), provided as an **attachment** to this report. The amendments include an Indicative Layout Plan (ILP), site-specific figures and associated controls for Pondicherry. Amendments are also proposed to the Oran Park Precinct ILP and SEPP maps to address interface and integration issues for the two precincts.

## Part Pondicherry Precinct (Tranche 41)

In July 2020, a Planning Proposal was submitted to Council for part of Pondicherry known as Tranche 41. That proposal will facilitate a new residential precinct, providing up to 470 dwellings and an estimated population of 1,500 people. The proposal was finalised on 18 March 2022 and the DCP amendment took effect on 1 April 2022 (Schedule 7 of the Growth Centre Precincts DCP).

## Locality Context

Pondicherry's location in the South West Growth Area (SWGA) is shown in **Figure 1**. The SWGA consists of 17,000ha of greenfield land identified by the NSW Government for urban development. The SWGA is made up of 18 precincts across the Camden, Campbelltown and Liverpool Local Government Areas (LGAs). Eleven of these precincts are located in the Camden LGA and the rezoning of precincts in the SWGA occurs through an amendment to the Precincts SEPP.

ORD02

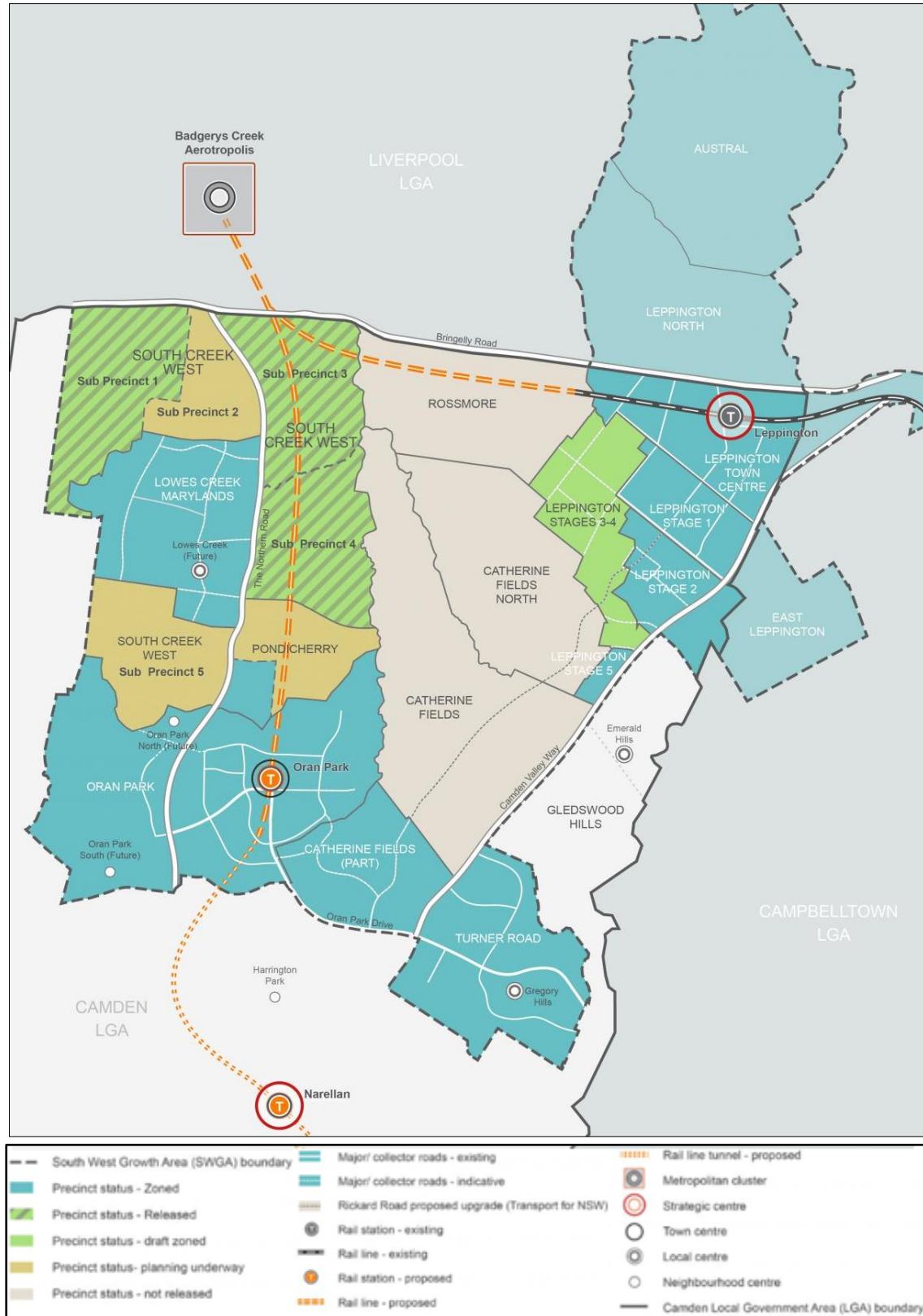


Figure 1: South West Growth Area Precincts

## Site Context

Pondicherry encompasses approximately 242ha of rural land currently used for dairy farming. It includes several post-war farmhouses and two large farm dams. A Transgrid overhead transmission line traverses Pondicherry and there are no public roads or social infrastructure within the site.

Pondicherry is bound by The Northern Road to the west and South Creek to the east and the Oran Park Precinct to the south as shown in **Figure 2**. Part of the Oran Park Precinct (at the interface with the Pondicherry Precinct) is proposed to be amended as part of this proposal. To the north, Pondicherry is bound by the undeveloped South Creek West Precinct, known as Greenway.

The future north south rail corridor (gazetted under the Transport and Infrastructure SEPP) traverses the western portion of Pondicherry. It is anticipated that the future rail line will mostly be in a cutting. It is planned that vehicular crossings and potential pedestrian bridge connections will be built above the future rail line to connect east and west Pondicherry.



Figure 2: Site Context Map

## Initial Notification

The proposal was placed on initial notification from 5 to 19 May 2021. Adjoining and nearby properties were notified by mail, and a notice was placed on Council's website. No submissions from the community were received.

Initial consultation with public agencies has also been undertaken, with eight agency submissions received, raising a number of points for consideration, but no objections (discussed later in this report). A formal public exhibition will occur subject to endorsement of the proposal by Council and receipt of a favourable Gateway Determination.

## MAIN REPORT

### Summary of Proposal

The proposal seeks to facilitate a new residential precinct comprising between 2,530 to 2,850 dwellings (approximately) to accommodate an estimated population of between 7,840 and 8,830 people (approximately). Pondicherry is proposed to include a recreational lake, district sized sports facility, public Kindergarten to Year 6 (K-6) and a private Kindergarten to Year 12 (K-12) school, integrated neighbourhood and community centre, public open space, riparian corridors, pedestrian footpaths and cycleways. The proposal also seeks to rezone a portion of land within the Oran Park Precinct where it interfaces with Pondicherry.

The proposal seeks to amend the Precincts SEPP as follows:

- Introduce B1 Neighbourhood Centre, C2 Environmental Conservation, R1 General Residential (Oran Park Precinct), R2 Low Density Residential, R3 Medium Density Residential, RE1 Public Recreation and SP2 Infrastructure zones; and
- Amend the land application, lot size, residential density, height of buildings, development control, floor space ratio, heritage, land reservation acquisition, precinct boundary, special areas, native vegetation protection and riparian protection area maps.

### Indicative Layout Plan

The draft ILP is shown in **Figure 3** that the proponent advises is underpinned by the following key design and planning principles:

- Deliver walkable neighbourhoods focused around open spaces;
- Safe and convenient active transport connections that connect open spaces and riparian corridors to local facilities;
- Retain and enhance significant creek lines and associated remnant vegetation;
- Connections to existing and future adjoining development areas and the broader major road network; and
- Contribute to the diversity of housing in the locality, with higher-density residential developments located close to parks, open space, the school and lake precinct.

The draft ILP is planned to accommodate between 2,530 to 2,850 dwellings with a mixture of dwelling types. Additional key features of the ILP include:

- Eastern and western neighbourhood centres;
- Public K-6 and private K-12 school;
- 11.6ha of passive open space (excluding the lake waterbody) and 11.6ha of active open space;
- 12ha lake system and 5.5ha of riparian corridors;
- Network of pedestrian and cycle paths to provide connections between open space, Oran Park, and active transport links along The Northern Road; and
- Provision of sub-arterial roads currently known as Marylands Link Road No.1, Marylands Link Road No.2 and Oran Park Drive and several collector roads.

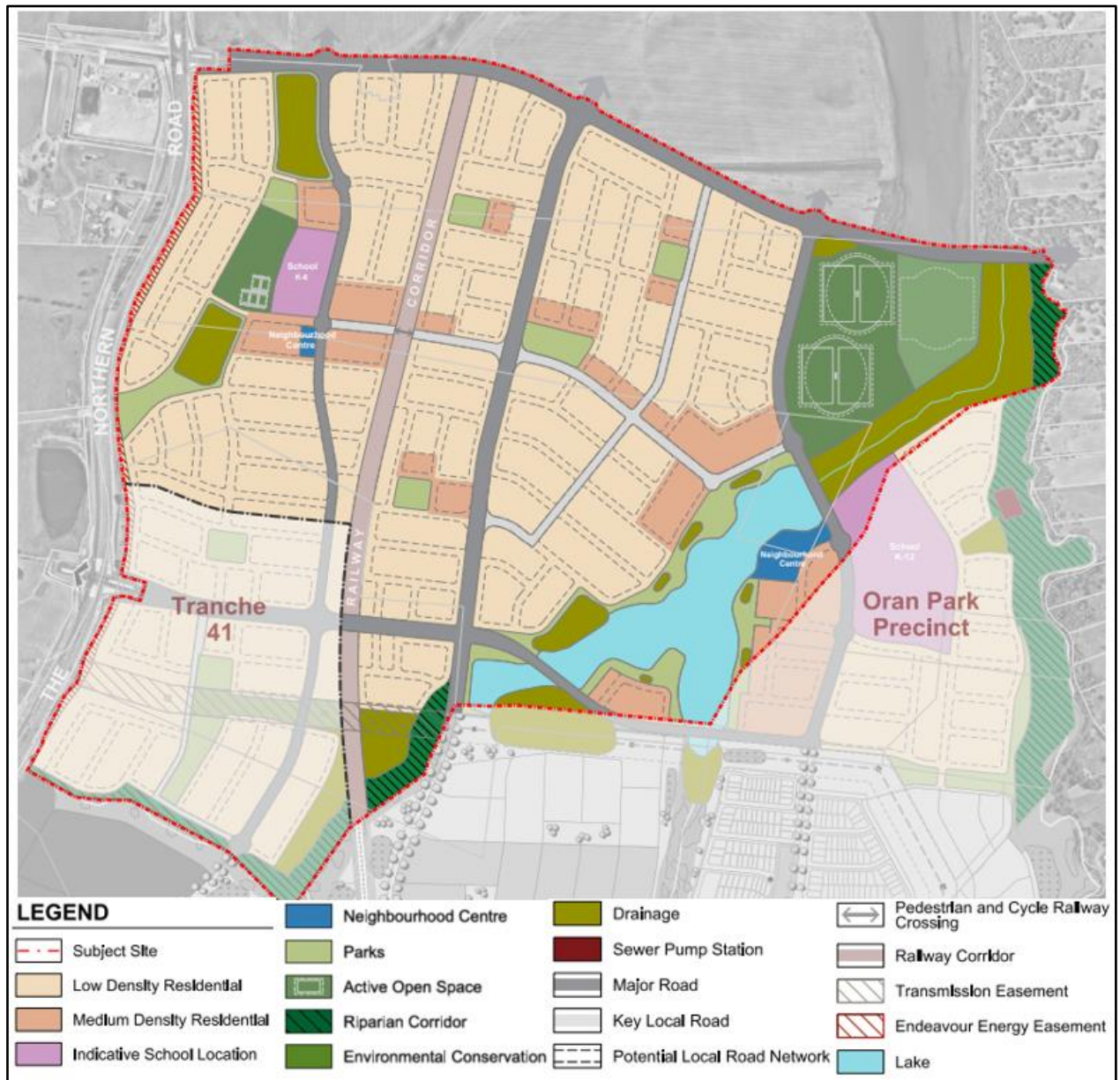


Figure 3: Pondicherry draft Indicative Layout Plan

### Oran Park Precinct Amendments

To facilitate integration with the draft Pondicherry ILP the following amendments are proposed to the Oran Park ILP:

- Relocation of a community centre adjacent to the proposed Pondicherry neighbourhood centre;
- Relocation of the private school site to the north, adjoining the playing fields providing better connections to the neighbourhood centre;
- Introduction of medium density housing to take advantage of the amenity afforded by the lake precinct;
- Continuation of the waterbody up the lower reaches of Ron's Creek providing flexibility in the ultimate lake water level relative to the natural creek line and topography;
- Redistribution of local passive open space, including amendment of the Oran Park Waterfront Land Strategy;
- Creation of an east-west open space corridor within the transmission line easement, linking Anthony Creek, Ron's Creek and South Creek;
- Expansion of the shared path network up to and around the lake precinct; east west connections within the transmission line corridor; and between the Pondicherry green link road, the lake and South Creek; and
- Associated collector and local road alignment changes.

The proposed changes to the Oran Park ILP are shown in **Figure 4**.

*Officer comment*

The proposed Oran Park ILP amendments are warranted to integrate Oran Park and Pondicherry.

The proposed amendments to the Oran Park open space network, including the east-west open space corridor, will facilitate connectivity between The Northern Road and South Creek and is consistent with Council's draft Green and Blue Grid vision that was recently publicly exhibited. It is noted that the Department of Planning and Environment Water (formerly Natural Resources Access Regulator) has provided in-principle support to amend the Oran Park Waterfront Land Strategy to facilitate the proposed Pondicherry lake.

The proposed amendments to the Oran Park ILP will require the Oran Park Precinct DCP and Oran Park VPA to be amended and this would be exhibited concurrently with the draft Pondicherry planning package (subject to the proposal being supported).

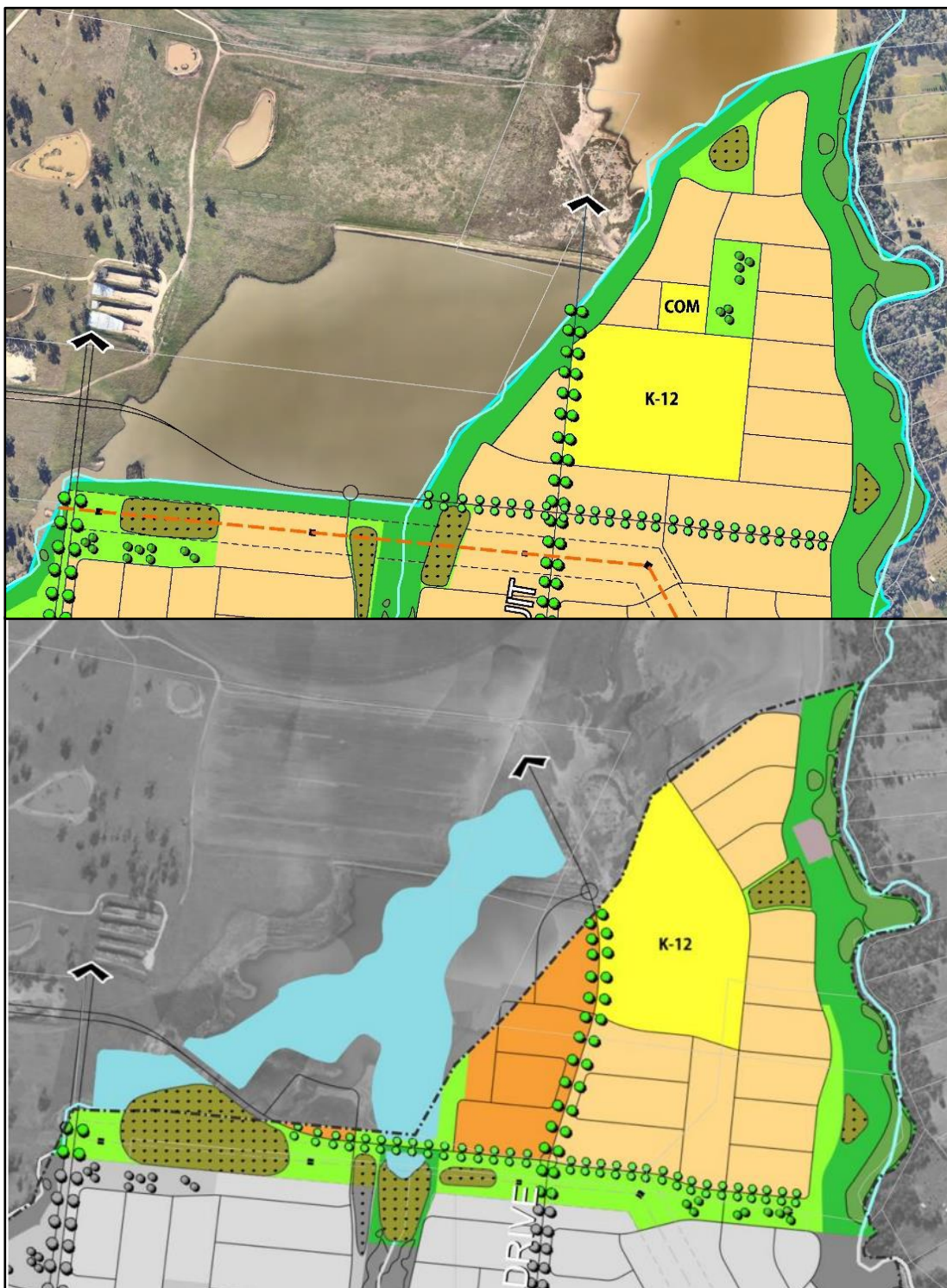


Figure 4: The existing Oran Park ILP (top) and proposed Oran Park ILP (bottom) where it interfaces with Pondicherry

## Zoning and Permissibility

As described earlier, the draft Planning Proposal seeks to rezone Pondicherry from RU1 Primary Production (under Camden LEP 2010) to R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, RE1 Public Recreation, SP2 Infrastructure and C2 Environmental Conservation under the Precincts SEPP. The proposed zoning is shown in **Figure 5** below.

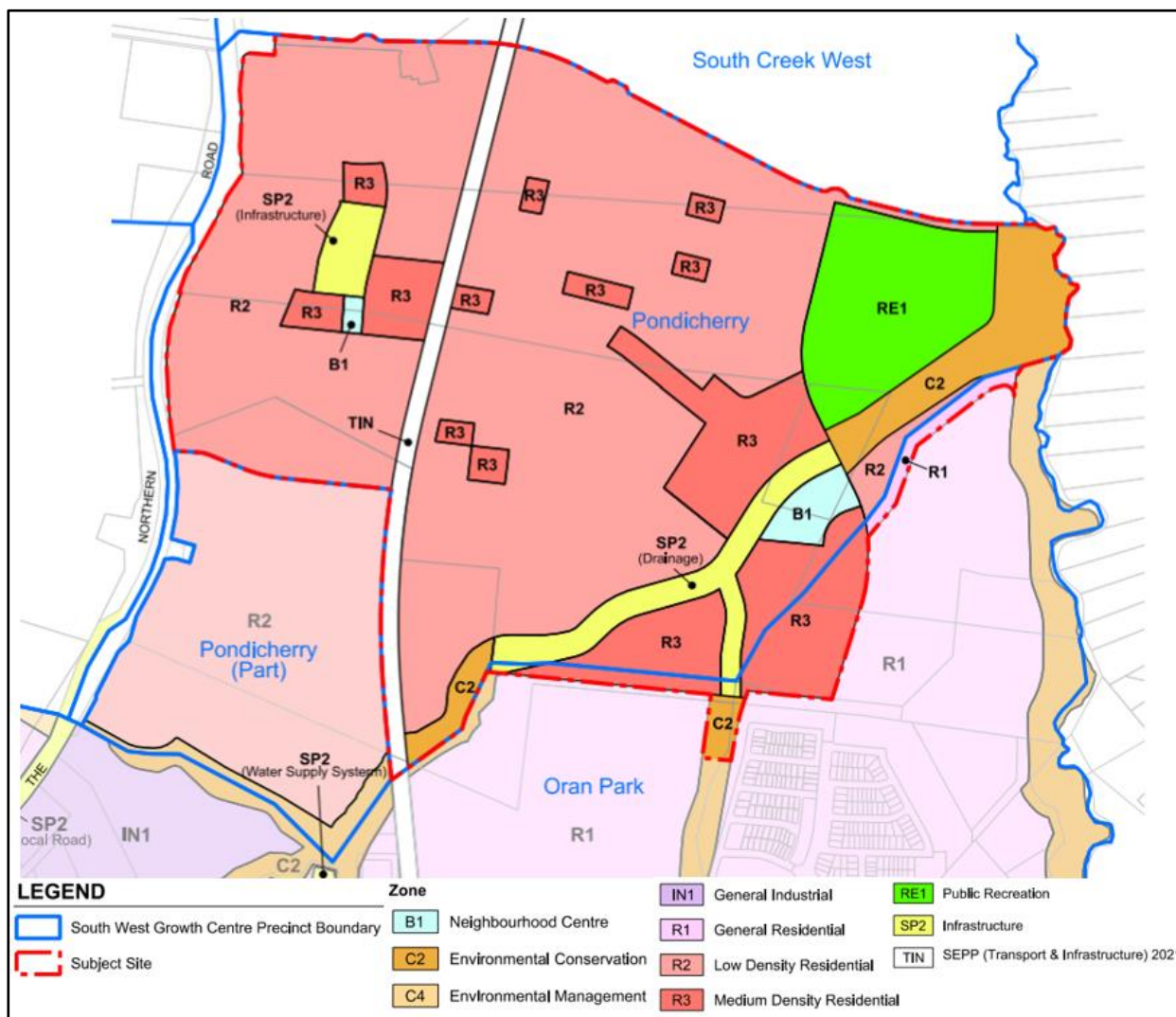


Figure 5: Proposed Zoning Map

The Precincts SEPP amendments to the Pondicherry and Oran Park Precincts are summarised in **Table 1**.

Proposed (Precincts SEPP)	
Zoning (LZN)	B1 Neighbourhood Centre, C2 Environmental Conservation, R1 General Residential and R3 Medium Density Residential (Oran Park Precinct), R2 Low Density Residential, R3 Medium Density Residential, RE1 Public Recreation, and SP2 Infrastructure zones

Proposed (Precincts SEPP)	
Height of Buildings (HOB)	9.5m (Pondicherry R2 zoned land and Oran Park Precinct R1 zoned land) 12m (Pondicherry) 16m (Oran Park Precinct R1 zoned land and R2 zoned land in Pondicherry) 24m (Pondicherry and Oran Park Precinct R3 zoned land)
Residential Density Bands (RDN)	10 – 20 dw/ha (500m <sup>2</sup> - 1,000m <sup>2</sup> lot size) 25 – 35 dw/ha (285m <sup>2</sup> - 400m <sup>2</sup> lot size) 35 – 60 dw/ha (166m <sup>2</sup> - 285 m <sup>2</sup> lot size)
Native Vegetation Protection (NVP)	Inclusion of riparian corridors (Anthony Creek and South Creek)
Land Reservation Acquisition (LRA)	Pondicherry is identified to have land for acquisition for the K-6 public school (other land dedications to Council would be facilitated under a proposed Voluntary Planning Agreement).
Development Control (DVC)	Identification of flood prone land within Pondicherry.

Table 1: Proposed Provisions under the Precincts SEPP

## Dwelling Typologies and Yield

The proposal outlines that between 2,530 to 2,850 dwellings (approximately) could be achieved via a mixture of housing densities. The range of dwellings that could be achieved under the draft ILP is outlined in **Table 2** and **3** below.

Pondicherry is proposed to consist of 80% low density and 20% medium density residential development. Low density residential typologies primarily comprise of single or double storey detached dwellings. Medium residential typologies include rear and front-loaded attached dwellings (terraces), manor homes and studios. Three to six storey residential flat buildings are proposed to be located adjacent to the lake and neighbourhood centre.

	Low Density	Medium Density (Standard)	Medium Density (Lake)	Total
Dwellings	2,097	450	123	2,670
Household Size	3.33	2.15	2.15	-
Population	6,983	968	264	8,215

Table 2: Distribution of Dwellings in Pondicherry

Dwelling Format	Lot Size (sqm)	Proportion (% of total)	Estimated Total Number of Dwellings
Very Large Lots	600+	8.8%	240
Large Lots	500-599	12.9%	350
Standard Lots	450-499	18.9%	515
Small Lots	300-449	34.6%	940
Very Small Lots	<300	5.5%	150
Medium Density Lots	Includes 125-400 (attached and semi-detached)	19.3%	525
Total			2,720

Table 3: Indicative Lot Mix

### Summary of Camden Growth Centre Precincts DCP Amendment

Amendments to Schedule 7 of the Camden Growth Centre Precincts DCP accompanies the proposal and is **attached** to this report. The amendments include the following site-specific controls for Pondicherry:

- Figures detailing flood prone land (to be inserted), riparian corridors, Aboriginal cultural heritage sites, bushfire risk, potential contamination, development on or near transmission easements, noise impact, residential structure, road hierarchy, pedestrian and cycleway network, and the transport network; and
- Indicative street cross sections.

### Specialist Studies

The proposal has been submitted with specialist studies, as listed in **Table 4**, which are included under **separate cover**. A summary of the specialist studies and Council officer comments are provided as an **attachment**.

Specialist Study	
1.	Housing Market Assessment
2.	Landscape & Visual Assessment
3.	Social Infrastructure Assessment
4.	Geotech Investigation
5.	Land Capability
6.	Contamination Report
7.	Aboriginal Heritage Assessment
8.	European Heritage Assessment
9.	Flooding & Water Cycle Management Assessment
10.	Biodiversity Assessment
11.	Riparian Assessment
12.	Bushfire Strategic Study
13.	Traffic Assessment
14.	Utilities Servicing Report
15.	Utilities Implementation Plan
16.	Odour Impact Assessment
17.	Noise & Vibration Assessment
18.	Pondicherry Tree Strategy
19.	Housing Typologies

Table 4: Submitted Specialist Studies

## Proposed Pondicherry Lake Precinct

A unique landscape feature of Pondicherry is the proposed lake precinct, comprising of a large water body (12ha approximately) and a surrounding network of open space. The proponent considers the lake precinct to be consistent with the principles of ecologically sustainable development and strategic planning policy, with a strengthened focus on placemaking and greener places to improve peoples' quality of life. The Social Infrastructure Assessment considers the lake precinct will become a destination that will be regionally significant.

It is proposed that the lake be designed in a manner to ensure water levels and surrounding land levels allow people to feel a connection to the water and to minimise (where possible) barriers between people and the water. The proponent's vision is to design the lake so that it's water quality could support secondary contact (such as kayaking and paddle boating).

Key water quality design features for the lake entail a pump and recirculation system that would recirculate water from the main water body back through a series of environmental filters, comprised of wetlands and bio retention basins, positioned around the upper part of the lake.

The proponent considers the pump and recirculation system is necessary to mitigate the risk of algal blooms in the water body and for this reason, is a necessary design feature whether the lake is used for secondary contact or not.

The existing farm dams play an active flood storage role that is required to be replicated by the lake, meaning the lake has a primary stormwater management function.

The proponent proposes to deliver the lake through a proposed Voluntary Planning Agreement (VPA) and for it to become a Council-owned asset.

The proponent has noted that the proposed lake would result in the district open space (the eastern-most double sports field shown light green in **Figure 3**) being temporarily impacted by the 1 in 100-year flood extent. The temporary flood extent would not impact the (western-most) two double sports fields that support Pondicherry's local active space needs. This flooding impact is able to be mitigated during future precinct planning to the north of Pondicherry.

### *Officer comment*

Council officers acknowledge the community benefits from the lake precinct. Officers are undertaking a due diligence assessment process to identify and understand the risks, likely mitigating factors and associated costs with the project, including whole-of-life asset maintenance and renewal costs and staff resources and training. Should the proposal be supported, negotiations on the draft VPA can progress (including a future Councillor briefing).

The temporary option proposed for stormwater detention and flood mitigation is supported.

## Camden Local Planning Panel

On 21 June 2022, the Camden Local Planning Panel (Panel) considered the draft Planning Proposal and indicated support for the Council officers' report. In summary, the Panel considered the proposal demonstrates strategic and site-specific merit and recommended the proposal proceed to Gateway Determination, subject to amendments outlined in the Council officer's report and the Panel's advice being addressed.

A copy of the Panel's meeting minutes is provided as an **attachment** to this report.

The draft Planning Proposal has been amended in response, as follows:

- The K-6 public school has been zoned SP2 Infrastructure with the Minister for Education and Early Learning nominated as the acquisition authority for the land;
- A neighbourhood centre has been provided for in the western part of Pondicherry;
- The maximum height of building development standard for the apartments overlooking the lake has been increased from 21m to 24m (to account for anticipated floor to ceiling heights and lift overruns);
- Provisions have been inserted into the draft DCP to:
  - require apartments to be no more than 6 storeys in height (to support the 24m maximum height of building development standard);
  - require that no more than 40% of the total residential lots proposed in a subdivision development application are of the same lot type (to promote housing diversity); and
  - reference the Greater Sydney Region Plan target of achieving 40% tree canopy cover for the public domain.

## Assessment against Key Strategic Documents

The draft Planning Proposal has been assessed against key strategic plans, including the Greater Sydney Region Plan, Western City District Plan, Local Strategic Planning Statement, Community Strategic Plan, Local Housing Strategy, Centres and Employment Land Strategy and draft Green and Blue Grid vision. The proposal is generally consistent with the objectives of these key strategic documents, with a detailed assessment provided as an **attachment** to this report.

## Assessment of Planning Merit

It is considered that the proposal demonstrates sufficient planning merit to proceed to Gateway Determination as it:

- Supports increased housing diversity by providing a mixture of dwelling typologies. Pondicherry would contribute to Camden's 6-10-year housing target and respond to the needs of Camden's growing community;
- Provides for substantial social infrastructure via the provision of a public K-6 school, a private K-12 school, two neighbourhood centres and a community facility;
- Pondicherry lake would bring community benefit by strengthening the local green and blue grid network. The lake system would also enhance the riparian corridors and facilitate improvements in biodiversity;

- Supports the delivery of open space via the provision of multiple local parks, two double playing fields, hard courts and land for district open space;
- Demonstrates that there would be no adverse traffic and stormwater impacts (subject to additional clarification);
- Has assessed the land is suitable for residential development based on specialist studies, with measures in place to address relevant site conditions;
- Demonstrates Pondicherry would have access to service infrastructure based on consultation with service providers;
- Leverages off and provides connections to the facilities of Oran Park, ensuring integration between Oran Park and Pondicherry within the broader SWGA; and
- Is supported by a revised letter of offer to enter a draft VPA for the delivery of infrastructure to Pondicherry.

### **Draft Voluntary Planning Agreement (VPA)**

The proponent has submitted a letter of offer to enter into a VPA for Pondicherry, which is currently being assessed by Council officers.

The draft VPA offer provides for approximately \$204 million worth of land and works and includes:

- Two double sports fields, one with hybrid turf and one with standard turf;
- An active open space area in western Pondicherry, containing five hard sports courts;
- Local parks;
- Community centre;
- Sub-arterial road works, bridge works, shared paths;
- Riparian corridor rehabilitation, embellishment and shared paths; and
- Stormwater drainage facilities and land dedication, including the extensive Pondicherry lake.

The VPA letter of offer is for a total of 2,200 dwellings in Pondicherry. The Pondicherry VPA letter of offer would also amend the Oran Park VPA to facilitate the revised Oran Park ILP.

Should the proposal be supported, negotiations on the draft VPA will progress (including a future Councillor briefing).

### **Regional Infrastructure**

The proponent has advised planning and negotiations in relation to regional infrastructure delivery and an associated State Government VPA will continue subject to endorsement of the proposal.

### **Initial Public Agency Consultation**

Public agencies provided comment as part of the initial notification undertaken for Pondicherry in 2021. Eight submissions were received from public agencies, raising a number of points for consideration, with no objections received. A summary of the agency comments and Council officer responses is provided as an **attachment** to this report.

Agencies will be provided with an opportunity to make a formal submission at the public exhibition stage, should the proposal be supported.

### Next Steps

Subject to Council endorsement, the draft Planning Proposal will be submitted to DPE for a Gateway Determination and negotiations on the draft VPA will progress, including a future Councillor briefing.

Subject to a favourable Gateway Determination, the draft Planning Proposal will be placed on public exhibition concurrently with the draft VPA and Oran Park DCP. 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 DPE for finalisation.

### Recommended Community Participation Methods

On 14 September 2021, Council endorsed the Camden Community Participation Plan 2021 (CPP). The CPP identifies that where a draft Planning Proposal demonstrates strategic merit, the Gateway report to Council will recommend the community participation methods for the public exhibition period.

Subject to Council endorsement and a favourable Gateway Determination, the following community communication and engagement methods are proposed:

Phase	Communication	Engagement
Phase 1 Public Exhibition	<ul style="list-style-type: none"> <li>Media release</li> <li>Notification letters</li> <li>Economic Development E-news</li> <li>Mayoral message</li> <li>Social Media</li> </ul>	<ul style="list-style-type: none"> <li>Your Voice Camden project page</li> <li>Subscriber notification of exhibition</li> <li>Document displays</li> <li>Notify preliminary engagement participants</li> </ul>
Phase 2 Post Exhibition	<ul style="list-style-type: none"> <li>Councillor briefing / Council report (if required)</li> <li>Media release</li> <li>Acknowledge submissions</li> <li>Economic Development E-news.</li> </ul>	<ul style="list-style-type: none"> <li>Your Voice Camden project page updates</li> <li>Clarify submissions where required</li> </ul>

*Table 5: Community communication and engagement methods*

### FINANCIAL IMPLICATIONS

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

## CONCLUSION

The draft Planning Proposal seeks to amend the Precincts SEPP 2021 to rezone Pondicherry Precinct from RU1 Primary Production to R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, RE1 Public Recreation, SP2 Infrastructure and C2 Environmental Conservation. The draft Planning Proposal also seeks to amend the Oran Park Precinct SEPP and ILP as outlined in this report.

The draft proposal would facilitate the delivery of between 2,530 to 2,850 dwellings, a recreation lake, K-6 and K-12 schools, integrated neighbourhood and community centre, a western neighbourhood centre, public open space, riparian corridors, and pedestrian footpaths and cycleways.

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

## RECOMMENDED

That Council:

- i. endorse the draft Planning Proposal for land at 600J, 630 - 650, 650A, 680, 682, 730, 772 and 820 The Northern Road, Oran Park; 15 Grassbird Avenue, Oran Park; B Dick Johnson Drive Oran Park to be forwarded to the Department of Planning and Environment for Gateway Determination;
- ii. endorse draft Schedule 7 of the Camden Growth Centre Precincts Development Control Plan for Pondicherry for the purposes of public exhibition;
- iii. endorse draft amendments to the Oran Park Precinct Development Control Plan outlined in this report, to be exhibited concurrently with the Pondicherry draft planning package;
- iv. forward the draft Camden Growth Centre Precincts Development Control Plan and draft Oran Park Precinct Development Control Plan to the Secretary of the Department of Planning and Environment at the same time it is placed on public exhibition;
- v. subject to no unresolved submissions being received, grant delegation to the General Manager to adopt the draft Camden Growth Centre Precincts Development Control Plan and draft Oran Park Precinct Development Control Plan upon notification of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 amendment;
- vi. subject to receiving a favourable response from the Department of Planning and Environment, proceed to public exhibition for the draft Planning Proposal in accordance with the requirement of the Gateway Determination and the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*;
- vii. subject to no unresolved submissions being received, forward the draft Planning Proposal to the Department of Planning and Environment for the plan to be made; or
- viii. if unresolved submissions are received, consider a further report outlining the results of the public exhibition; or
- ix. should the draft Planning Proposal not receive Gateway Approval, notify the proponent that the draft Planning Proposal will not proceed.

## ATTACHMENTS

1. Pondicherry Precinct DCP
2. Pondicherry Planning Proposal
3. Pondicherry Summary of Specialist Studies and Council Officer Comment
4. Assessment against Key Strategic Documents
5. Initial Notification Agency Submissions Response Table - Pondicherry - December 2022
6. SEPP Land Application Map
7. SEPP Height of Building Map

8. SEPP Land Reservation Acquisition Map
9. SEPP Land Zoning Map
10. SEPP Residential Density Map
11. Pondicherry Updated - ILP
12. Minutes - CLPP 21-June-2022
13. Under Separate Cover - Pondicherry Technical Studies

ORD02

# Minutes

## Ordinary Council Meeting

Camden Council  
Administration Centre  
70 Central Avenue  
Oran Park

13 December 2022



camden  
council

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**MEETING COMMENCED AT 6:30PM****PRESENT****In person:**

Cr Fedeli (Mayor/Chairperson)  
Cr A Cagney  
Cr C Cagney  
Cr Dommaraju  
Cr Farrow (Deputy Mayor)  
Cr McLean  
Cr Zammit

**Remote:**

Nil

**Staff**

Acting General Manager  
Acting Director Customer & Corporate Strategy  
Acting Director Planning & Environment  
Acting Director Community Assets  
Acting Director Sport, Community & Activation  
Manager Legal & Governance  
Acting Manager Strategic Planning  
Acting Manager Public Affairs  
Acting Manager Community Outcomes  
Senior Governance Officer  
Governance Officer – Panels & Committees  
Governance Officer  
Assistant Governance Officer  
Media Advisor

**LEAVES OF ABSENCE**

Motion: Moved Councillor McLean, Seconded Councillor Zammit that Councillor Campbell and Councillor Symkowiak be granted leave of absence.

ORD180/22 THE MOTION ON BEING PUT WAS **CARRIED**

Councillors Fedeli, C Cagney, A Cagney, Farrow, Dommaraju, Zammit and McLean voted in favour of the Motion.

No Councillors voted against the Motion.

**APPROVAL TO ATTEND BY AUDIO-VISUAL LINK**

There were no requests to attend by audio-visual link.

**DECLARATIONS OF INTEREST**

There were no declarations to be noted.

**PUBLIC ADDRESSES**

Mr Steve Driscoll on behalf of Greenfields Development Company No. 2 Pty Ltd addressed Council in relation to ORD02 Pondicherry Precinct Planning Proposal.

Motion: Moved Councillor C Cagney, Seconded Councillor Farrow that the public addresses be noted.

ORD181/22 THE MOTION ON BEING PUT WAS **CARRIED**

Councillors Fedeli, C Cagney, A Cagney, Farrow, Dommaraju, Zammit and McLean voted in favour of the Motion.

No Councillors voted against the Motion.

**CONFIRMATION OF MINUTES**

Motion: Moved Councillor A Cagney, Seconded Councillor Zammit that the Minutes of the Ordinary Council Meeting held 8 November 2022, copies of which have been circulated, be confirmed and adopted.

ORD182/22 THE MOTION ON BEING PUT WAS **CARRIED**

Councillors Fedeli, C Cagney, A Cagney, Farrow, Dommaraju, Zammit and McLean voted in favour of the Motion.

No Councillors voted against the Motion.

**MAYORAL MINUTE – WELCOME ANDREW CARFIELD**

Motion: Moved Councillor Fedeli that Council note the information.

ORD183/22 THE MOTION ON BEING PUT WAS **CARRIED**

Councillors Fedeli, C Cagney, A Cagney, Farrow, Dommaraju, Zammit and McLean voted in favour of the Motion.

No Councillors voted against the Motion.

**ORD02 PONDICHERRY PRECINCT PLANNING PROPOSAL**

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

- i. endorse the draft Planning Proposal for land at 600J, 630 - 650, 650A, 680, 682, 730, 772 and 820 The Northern Road, Oran Park; 15 Grassbird Avenue, Oran Park; B Dick Johnson Drive Oran Park to be forwarded to the Department of Planning and Environment for Gateway Determination;
- ii. endorse draft Schedule 7 of the Camden Growth Centre Precincts Development Control Plan for Pondicherry for the purposes of public exhibition;
- iii. endorse draft amendments to the Oran Park Precinct Development Control Plan outlined in this report, to be exhibited concurrently with the Pondicherry draft planning package;
- iv. forward the draft Camden Growth Centre Precincts Development Control Plan and draft Oran Park Precinct Development Control Plan to the Secretary of the Department of Planning and Environment at the same time it is placed on public exhibition;
- v. subject to no unresolved submissions being received, grant delegation to the General Manager to adopt the draft Camden Growth Centre Precincts Development Control Plan and draft Oran Park Precinct Development Control Plan upon notification of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 amendment;
- vi. subject to receiving a favourable response from the Department of Planning and Environment, proceed to public exhibition for the draft Planning Proposal in accordance with the requirement of the Gateway Determination and the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*;
- vii. subject to no unresolved submissions being received, forward the draft Planning Proposal to the Department of Planning and Environment for the plan to be made; or
- viii. if unresolved submissions are received, consider a further report outlining the results of the public exhibition; or
- ix. should the draft Planning Proposal not receive Gateway Approval, notify the proponent that the draft Planning Proposal will not proceed.

ORD186/22 THE MOTION ON BEING PUT WAS **CARRIED**

Councillors Fedeli, C Cagney, A Cagney, Farrow, Dommaraju, Zammit and McLean voted in favour of the Motion.

No Councillors voted against the Motion.