



Camden Council Planning Proposal

Increased building heights for residential development
surrounding Oran Park House

Version 3

November 2021

Document Register

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1	February 2021	Original Planning Proposal lodged by proponent	21/62637
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Executive Summary

The subject site for this Planning Proposal is land at 4 O’Keefe Drive (Lots 6001-6030; 6040-6045; 6055-6061; 6064-6070; DP 1235007) and 141 Banfield Drive (Lots 6031 – 6039; DP 1235007), Oran Park as shown in **Figure 1**.



Figure 1: Land Details (Source: ePlanning Spatial Viewer)

The site is located within the north-west portion of the Catherine Field (Part) Precinct in the South West Growth Area (SWGA), and forms part of the Catherine Park Estate. This Planning Proposal specifically affects 59 residential lots within the Catherine Park Estate – Stage 6A that have an existing maximum building height of 5m. The site also contains the state listed heritage item, Oran Park House (also known as Catherine Park House). A total of 36 of the 59 affected lots are located wholly or partially within the heritage curtilage of Oran Park House.

This Planning Proposal seeks to amend Appendix 9 - Camden Growth Centres Precinct Plan of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP) by inserting a new additional local provision clause to facilitate increased building heights for residential development surrounding Oran Park House.

In addition, this Planning Proposal seeks to amend Schedule 4 – Catherine Field (Part) Precinct Development Control Plan (DCP).

The Planning Proposal has demonstrated strategic and site-specific merit to proceed to Gateway Determination.

Introduction

This Planning Proposal seeks to increase the maximum building height for residential development surrounding Oran Park House by inserting a new additional local provision clause into Appendix 9 of the Growth Centres SEPP. The proposed amendments are consistent with the key strategic documents, as discussed later in this proposal.

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 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.

Background

On 26 February 2021, Hixson Pty Ltd (the Proponent) lodged a draft Planning Proposal to amend Appendix 9 - Camden Growth Centres Precinct Plan of the Growth Centres SEPP to increase the maximum building height for residential development surrounding Oran Park House. A revised draft Planning Proposal was lodged by the proponent on the 8 September 2021. The draft Planning Proposal was accompanied by amendments to the Camden Growth Centres DCP - Schedule 4 Catherine Field (Part) Precinct DCP. The draft DCP is provided as **Appendix 7** to this proposal.

Heritage NSW has provided preliminary advice supporting building heights up to 7m, subject to specific design conditions. A copy of Heritage NSW’s General Terms of Approval (GTA) is provided as **Appendix 9**.

On 21 September 2021, the Camden Local Planning Panel (the Panel) considered the draft Planning Proposal dated September 2021. A copy of the minutes is provided as **Appendix 5**. The Panel noted the strategic and site-specific merit for the draft Planning Proposal to proceed to Gateway Determination, however recommended Council provided additional clarity concerning the application of the new additional local provision clause. This includes:

1. Adding an annotation on the Height of Building maps to show the area the new additional local provision clause applies;
2. Not allowing Clause 4.6 – exceptions to development standards of Appendix 9 to be used in conjunction with the proposed new additional local provision clause;
3. Clarifying Heritage NSW’s advice in regard to eaves and the standard building envelope; and
4. Stating the proposed roof pitch and front building line in the new additional local provision clause.

In response to the Panel's recommendations, proposed SEPP Height of Building maps have been provided as **Appendix 4**.

On 12 October 2021, Council resolved to endorse the draft Planning Proposal and accompanying DCP amendment to be forwarded for Gateway Determination. A copy of the Pre-Gateway Council Meeting Report and Minutes is provided as **Appendix 6**.

Site Location

The subject site includes land at 4 O'Keefe Drive (Lots 6001-6030; 6040- 6045; 6055-6061; 6064-6070; DP 1235007) and 141 Banfield Drive (Lots 6031 – 6039; DP 1235007), Oran Park. The site (also known as Catherine Park Estate – Stage 6A) is located within the north-west portion of the Catherine Field (Part) Precinct in the South West Growth Area (SWGA) as shown in **Figure 2**.

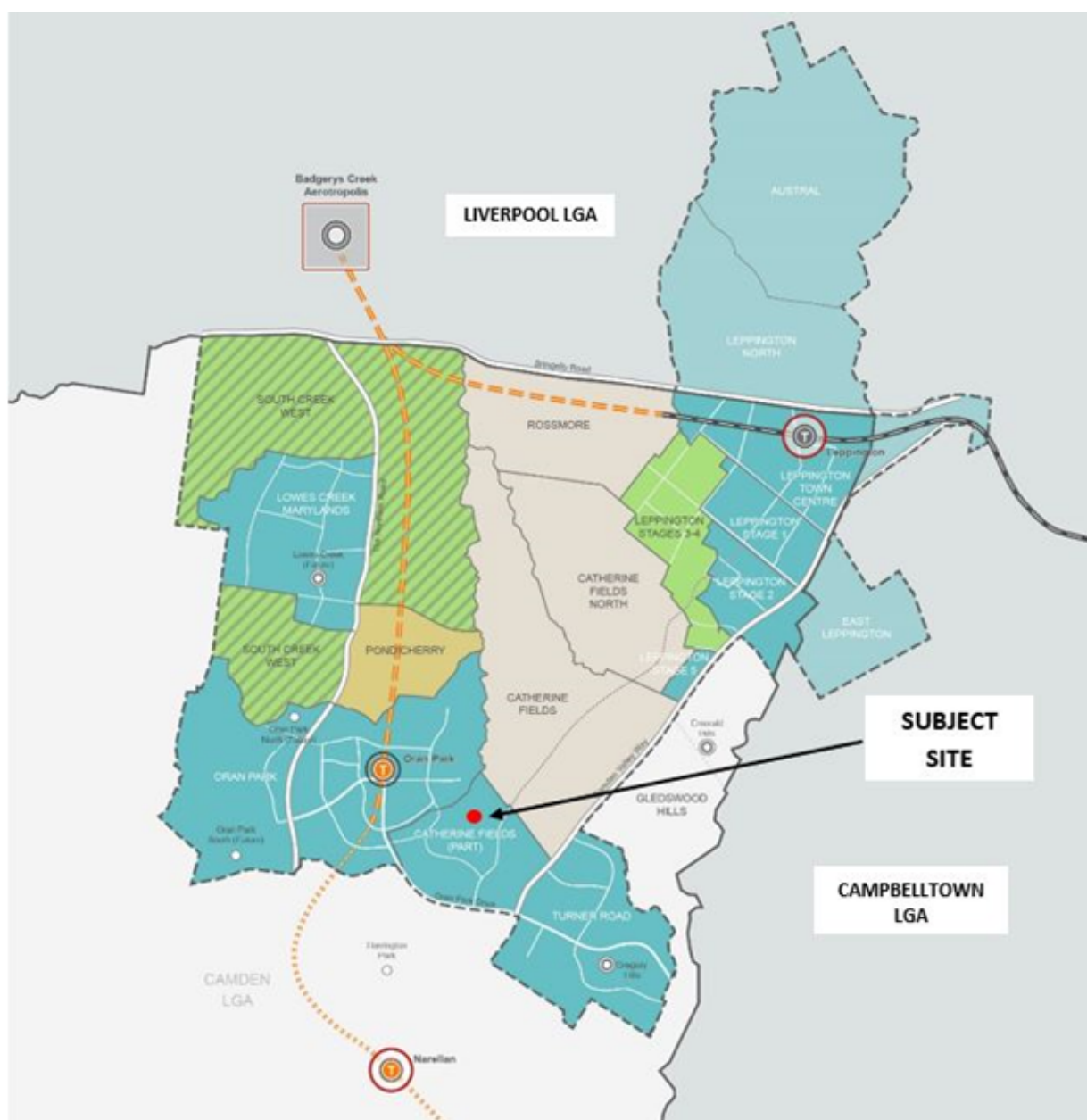


Figure 2: Location of subject site within the South West Growth Area

Stage 6A contains residential allotments and the state heritage-listed item, Oran Park House (also known as Catherine Park House). As shown in **Figure 3**, Oran Park House also includes ancillary outbuildings, surrounding gardens, coach house, silo and residential lots are contained within the heritage curtilage.

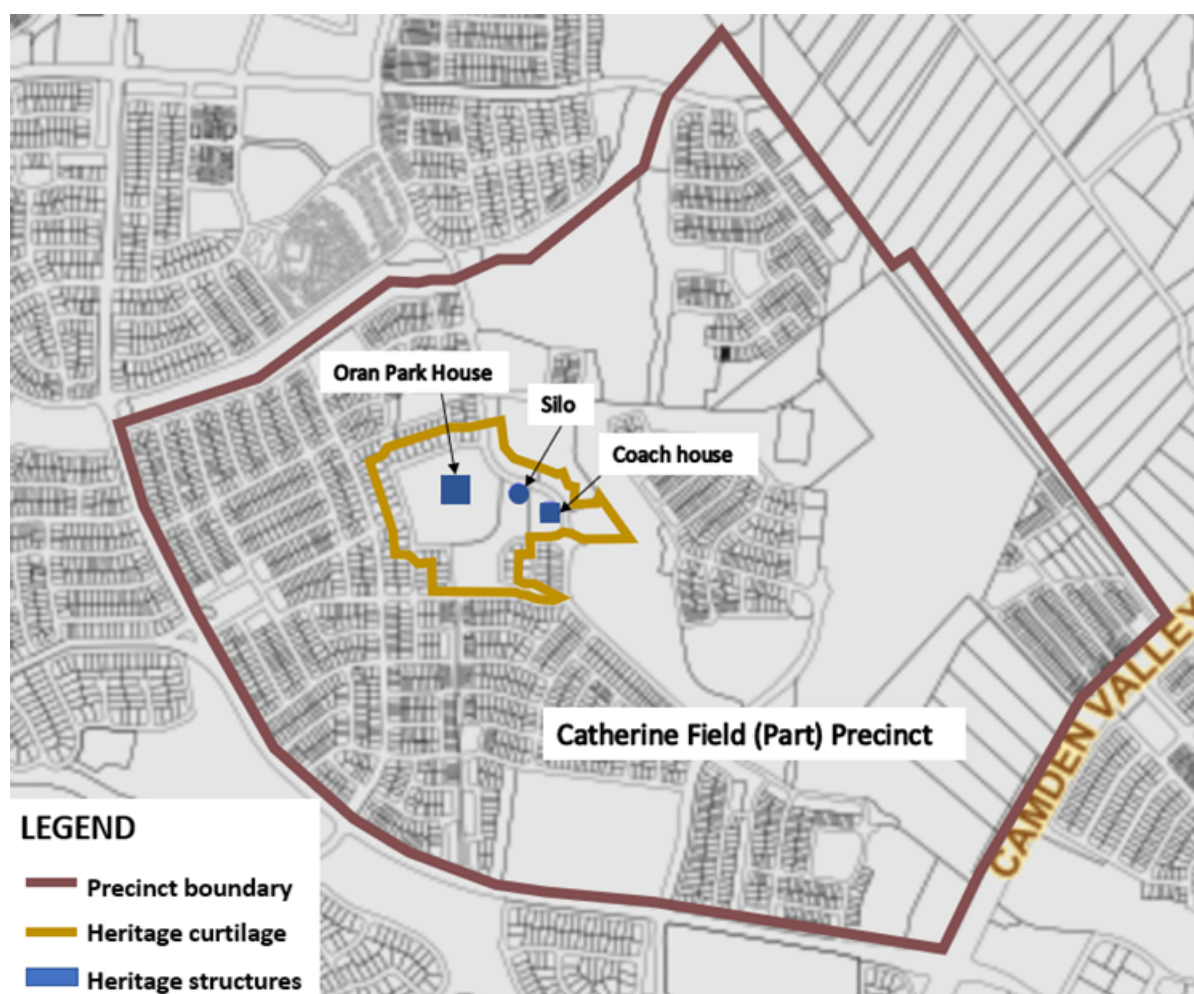


Figure 3: Location Context (Source: Intramaps)

Surrounding the site to the south-east, south, west and north-west is existing and future residential development as shown in **Figure 4**. A public school (Burramurra Public School) is located to the north, South Creek is located to the east, and a future neighbourhood shopping centre is proposed to the south-east of Oran Park House.

There are 59 residential lots contained within the subject site. All residential lots are zoned R2 – Low Density Residential. A total of 36 of the 59 lots are located wholly or partially within the Oran Park House heritage curtilage. Lots within the heritage curtilage have specific development standards (including a 700sqm minimum lot size and a floor space ratio of 0.45:1) which are aimed at delivering high quality design outcomes and to protect and maintain the heritage significance of Oran Park House.

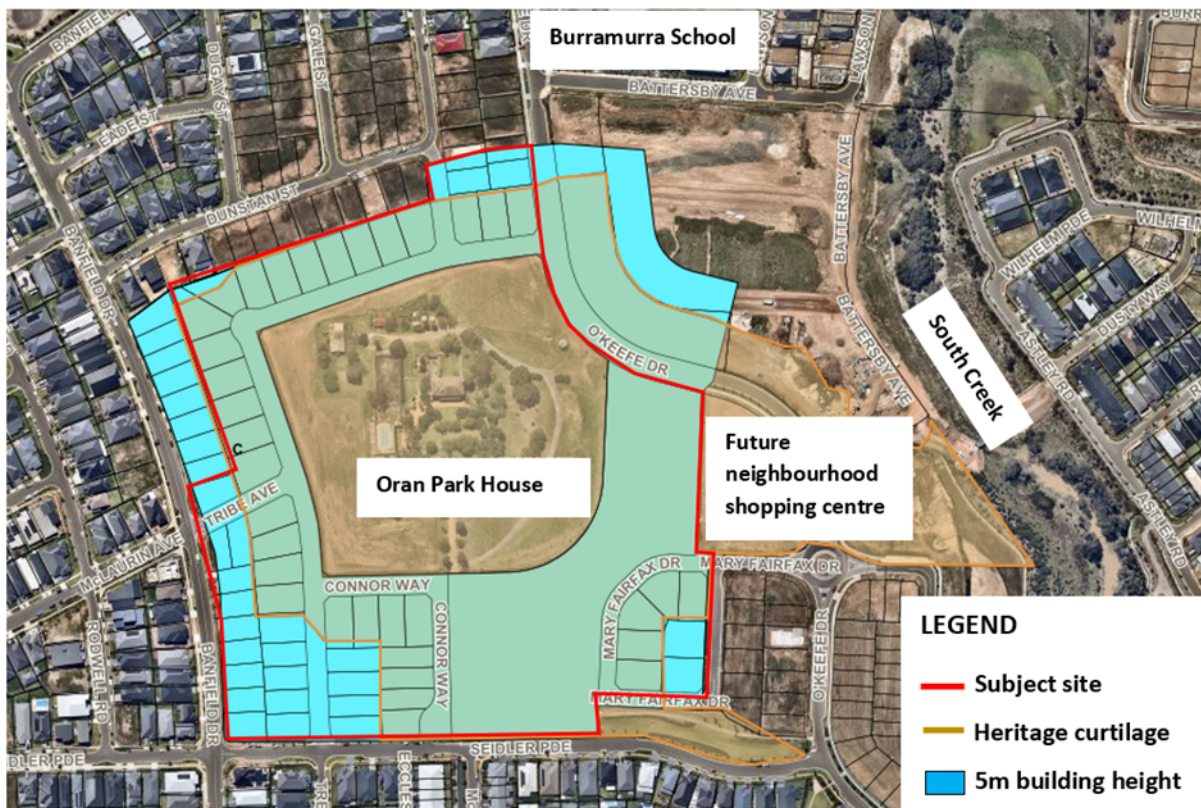


Figure 4: Site Location Map (Source: NearMap)

Part 1 – Objectives and Intended Outcomes

The objective of this Planning Proposal is to:

1. Increase the maximum building height for residential development surrounding Oran Park House to achieve better designed dwellings and roof forms;
2. Deliver better designed residential dwellings as intended in the heritage landscape setting through changes to development standards and controls; and
3. Enable dwelling designs to be compliant with both the maximum building height in the Growth Centres SEPP and DCP controls for roof forms.

Part 2 – Explanation of Provision

The Planning Proposal seeks to increase building heights by inserting a new additional local provision clause into Appendix 9 of the Growth Centres SEPP.

The proposed clause will enable a merit based assessment to be undertaken to allow building heights above 5m providing:

- the dwelling is single storey;
- the dwelling is a detached dwelling;
- the dwelling is contained within the Standard Building Height Envelope;
- the dwelling does not exceed 7m; and
- no more than 30% of the front building line is above 4m.

This design solution is shown in **Figure 5 & 6**. The encroachment of eaves into the side setback boundary as shown in **Figure 5 & 6** will be formally resolved with Heritage NSW, upon favourable Gateway Determination. The final version of the 'Standard Building Envelope' agreed to by Heritage NSW will be included as a post-exhibition DCP amendment.

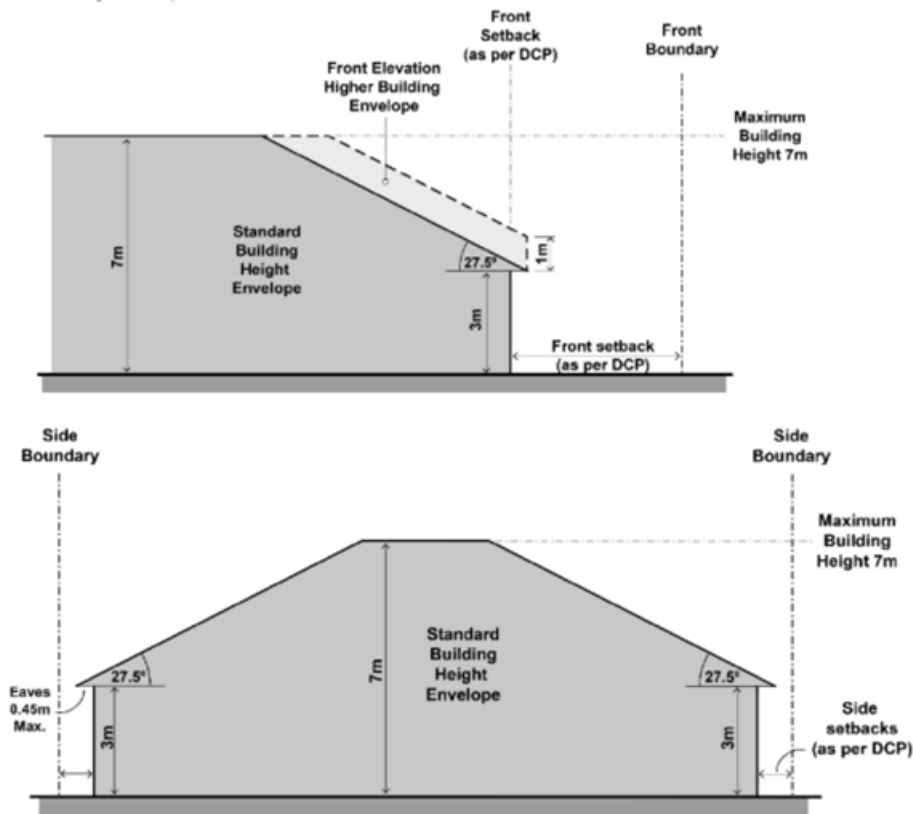


Figure 5: Proposed Standard Building Envelope

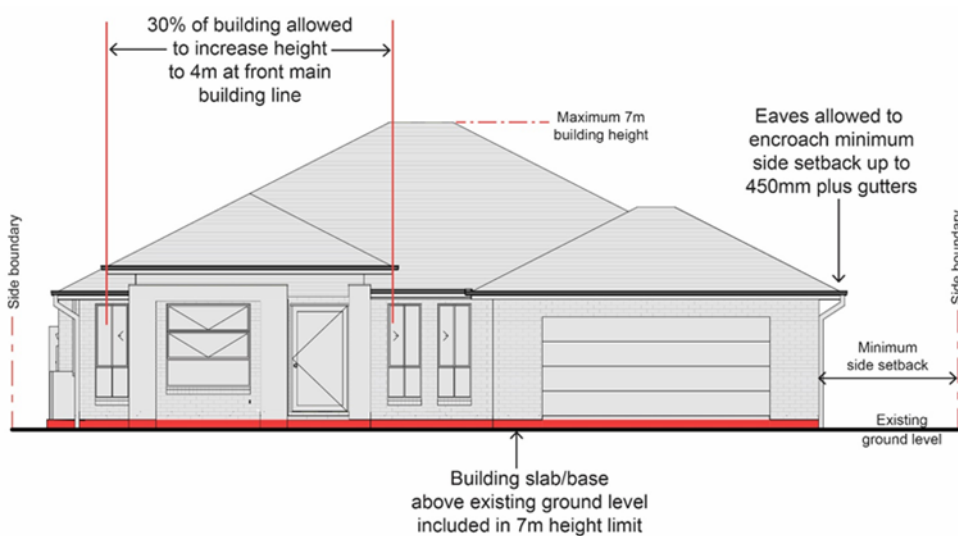


Figure 6: Clause 6.8 Street Facade (front elevation)

The Planning Proposal does not seek to change the existing 5m maximum building height on the SEPP Height of Building (HOB) map. However, an annotation will be added to clarify where the clause applies. This proposed amendment to the HOB maps is included in Part 4 of the Planning Proposal and shown in **Appendix 4** of this report.

Notably, Clause 4.6 – exceptions to development standards cannot be used when the new additional local provision clause is being utilised to increase building heights above 5m. This will prevent residential building heights exceeding 7m, which could have adverse visual and heritage impacts on the landscape setting for Oran Park House.

The Planning Proposal also includes an amendment to the Camden Growth Centres DCP – Schedule 4 Catherine Field (Part) Precinct DCP. The main changes proposed by the DCP amendments are as follows:

- Changing the building height controls to reference the proposed additional local provision clause and design outcome;
- Amending the minimum 20m lot frontage application to ‘Very Low Density Residential’ lots only – currently this minimum lot frontage applies to all lots within the heritage curtilage;
- Clarifying the minimum side boundary setback total must equal 4m (combined) on individual allotments;
- Clarifying dwellings on corner lots must be designed to address both street frontages;
- Amending an objective for lofts, attic rooms and dormer windows to clarify these features are permitted on corner lots only;
- Deleting the requirement for the development to be built by one builder; and
- Minor administrative changes to improve the readability of controls and tables.

Council has been liaising with Heritage NSW on the proposed amendments to the DCP during the initial assessment of this Planning Proposal. Further discussions with Heritage NSW are required prior to or during the formal exhibition of the DCP to ensure proposed amendments are in accordance with their GTA, and the revised DCP and Oran Park House Heritage Exemption Guidelines align.

Part 3 – Justification

This section addresses the need for a new additional local provision clause to be inserted into the Growth Centres SEPP to facilitate increased building heights for residential dwellings surrounding Oran Park House, and details why the Planning Proposal is the best approach.

3.1 Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is not the result of any strategic study or report.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal is required to insert a new additional local provision clause into Appendix 9 of the Growth Centres SEPP to facilitate increasing the maximum building height up to 7

metres. This Planning Proposal is considered the best means of achieving the objectives and intended outcomes having regard to the following:

- The amendment to the Growth Centres SEPP will resolve an inconsistency between the 5m maximum building height shown on the Growth Centres SEPP Height of Building Map and the DCP control that requires roof pitches between 22.5 and 35 degrees. Both controls together cannot be reasonably achieved.
- Increasing building heights above 5m (to a maximum of 7m) will enable residential dwellings to be designed to a better quality standard as intended in the heritage landscape setting through changes to development standards and controls.
- The proposed additional local provision clause facilitates building heights between 5m (Height of Building map) and 7m (additional local provision clause) and enables a merit-based assessment to be undertaken. This will ensure development surrounding Oran Park House protects and maintains significant viewlines and vistas, is visually subservient to Oran Park House, and preserves the heritage significance of the landscape setting.
- The proposed DCP amendments will clarify the intention is for the minimum 4m side boundary setback (combined) to be achieved on individual allotments rather than between neighbouring dwellings. Minimum side boundary setback requirements may need to be further revised based on advice from Heritage NSW with regards to the 'Standard Building Envelope' requirements and the eaves encroachment into the side setback boundary.
- The proposal offers a place-based design solution that maintains the heritage significance of Oran Park House, aligning with the strategic directions and objectives of the Greater Sydney Region and Western City District Plans, Camden Community Strategic Plan and the Camden Local Strategic Planning Statement.

3.2 Section B – Relationship to Strategic Planning Framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes, the objectives and directions of the Greater Sydney Region Plan & Western City District Plan applicable to the Planning Proposal have been addressed at **Appendix 1** of this report.

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Yes, the Planning Proposal is consistent with Council's local strategies including the Camden Community Strategic Plan, Camden Local Strategic Planning Statement and Camden Local Housing Strategy as summarised below. Consistency against these strategies are provided in greater detail in **Appendix 1**.

Camden Community Strategic Plan

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

The proposal is consistent with the relevant directions and strategies of the CSP and is assessed with the following Key Directions:

- Actively Managing Camden LGAs Growth; and
- Healthy Urban and Natural Environment.

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 is consistent against the relevant Local Priorities and Actions of the LSPS, with specific focus on the following Local Priorities:

- Liveability Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population; and
- Liveability Local Priority L2: Celebrating and respecting Camden's proud heritage.

Camden Local Housing Strategy

The Camden Local Housing Strategy was adopted by Council on 12 October 2021. The Camden Local Housing Strategy sets out a plan for housing in the Camden LGA over the next 10 to 20 years. The proposal has been assessed against the Priorities, Objectives and Actions of the Strategy. The specific priorities this proposal is considered against are as follows:

- Delivering resilient, healthy and connected communities; and
- Delivering the right housing in the right location.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The relevant SEPPs including deemed SEPPs have been addressed at **Appendix 2** to this proposal.

The Planning Proposal is considered consistent with these SEPPs, including deemed SEPPs.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions)?

The s9.1 Directions applicable to the Planning Proposal have been addressed at **Appendix 3** of this report.

The Planning Proposal is considered consistent with the applicable Directions.

3.3 Section C – Environmental, Social and Economic Impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The site is within the South West Growth Area (SWGA), which was biodiversity certified by the NSW Government in 2007. Approval has previously been given to clear the land for urban development.

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

A Heritage Assessment and Evaluation Report by Tropman and Tropman Architects dated 23 February 2021 has been prepared by the proponent and is provided as **Appendix 8** to this report. The report states the visual dominance of Oran Park House in the landscape setting will not be adversely impacted by single storey dwellings built up to 7m, and that the site topography is not likely to significantly impede upon views and vistas to and from Oran Park House. Heritage NSW has provided preliminary support for building heights up to 7m subject to conditions, as included in **Appendix 9** to this report.

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

The Planning Proposal is not supported by a social or economic study.

3.4 Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

This Planning Proposal only seeks to increase residential dwelling building heights and as such does not generate any significant increase on demand for public infrastructure.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Council has been liaising with Heritage NSW on the proposed amendments to the DCP during the initial assessment of this Planning Proposal. Further discussions with Heritage NSW are required prior to or during the formal exhibition of the DCP to ensure proposed amendments are in accordance with their GTA, and the revised DCP and Oran Park House Heritage Exemption Guidelines align.

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

Part 4 – Mapping

The following maps will be amended to support this Planning Proposal:

- Height of Building Map – HOB_004 and HOB_009

It is noted that the Planning Proposal does not seek to change the existing 5m maximum building height on the Height of Building (HOB) maps. An annotation will be added to the relevant HOB maps to clarify where the clause applies.

The mapping amendments are illustrated in **Appendix 4**.

Part 5 – Community Consultation

The Planning Proposal will be placed on public exhibition in accordance with Council's Community Participation Plan, subject to a favourable Gateway Determination.

On 14 September 2021, Council endorsed the Camden Community Participation Plan 2021 (CPP). The CPP identifies that where a Planning Proposal demonstrates strategic merit, the Gateway report to Council will recommend the community participation methods for the public exhibition period. At its meeting on 12 October 2021, Council resolved to endorse the Planning Proposal (**Appendix 6**). Subject to a favourable Gateway Determination, the following community engagement methods are to be undertaken at public exhibition of the Planning Proposal:

- Notification letters to impacted and surrounding properties;
- Site signage to be provided at the Banfield Drive and Seidler Parade street frontages advising that the proposal is on exhibition; and
- Social media posts directing the community to Council's website for further information on the proposal.

Part 6 – Project Timeline

Anticipated commencement date (date of Gateway Determination)	December 2021
Anticipated timeframe for the completion of required technical information	N/A
Timeframe for government agency consultation (pre and post exhibition as required by Gateway Determination)	December 2021/January 2022
Commencement and completion dates for public exhibition period	January/February 2022
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	March 2022
Timeframe for the consideration of a proposal post exhibition	April 2022
Date of submission to the department to finalise the LEP	May 2022
Anticipated date RPA will make the plan (if delegated)	May 2022
Anticipated date RPA will forward to the department for notification	May 2022

Part 7 – Conclusion

This Planning Proposal seeks to amend Appendix 9 of the Camden Growth Centres SEPP to insert a new additional local provision clause to facilitate increased building heights up to 7m for residential dwellings surrounding Oran Park House.

This Planning Proposal is considered to demonstrate strategic and site-specific merit and is the best means of achieving the objectives and intended outcomes having regard to the following:

- The amendment to the Growth Centres SEPP will resolve an inconsistency between the 5m maximum building height shown on the Growth Centres SEPP Height of Building Map and the DCP control that requires roof pitches between 22.5 and 35 degrees. Both controls together cannot be reasonably achieved.
- Increasing building heights above 5m (to a maximum of 7m) will enable residential dwellings to be designed to a better quality standard as intended in the heritage landscape setting through changes to development standards and controls.
- The proposed additional local provision clause facilitates building heights between 5m (Height of Building map) and 7m (Additional Local Provision clause) and enables a merit-based assessment to be undertaken. This will ensure development surrounding Oran Park House protects and maintains significant viewlines and vistas, is visually subservient to Oran Park House, and preserves the heritage significance of the landscape setting.
- The proposed DCP amendments will clarify the intention is for the minimum 4m side boundary setback (combined) to be achieved on individual allotments rather than between neighbouring dwellings. Minimum side boundary setback requirements may need to be further revised based on advice from Heritage NSW with regards to the 'Standard Building Envelope' requirements and the eaves encroachment into the side setback boundary.
- The proposal offers a place-based design solution that maintains the heritage significance of Oran Park House, aligning with the strategic directions and objectives of the Greater Sydney Region and Western City District Plans, Camden Community Strategic Plan and the Camden Local Strategic Planning Statement.

Part 8 – Appendices

Appendix 1: Greater Sydney Region Plan - Directions and Objectives & Western City District Planning Priorities and Objectives

Appendix 2: Consistency against State Environmental Planning Policies

Appendix 3: s9.1 Directions

Appendix 4: Proposed SEPP Maps

Appendix 5: Camden Local Planning Panel Minutes – 21 September 2021

Appendix 6: Camden Council Pre-Gateway Council Meeting Report and Minutes – 12 October 2021

Appendix 7: Camden Growth Centres Development Control Plan (DCP) – Schedule 4 Catherine Field (Part) Precinct amendments

Appendix 8: Heritage Assessment and Evaluation Report - Tropman and Tropman Architects - 23 February 2021

Appendix 9: General Terms of Approval Integrated Development Application (IDA/2021/14) – Heritage NSW - 24 May 2021

Appendix 10: Oran Park House Heritage Exemption Guidelines – Design + Planning – October 2014

Appendix 11: Oran Park House Conservation Management Plan – Tropman and Tropman Architects – May 2019

Appendix 1: Assessment against Regional, District and Local Strategic Plans

Greater Sydney Region Plan - Directions and Objectives		
Objective	Consistency	Comment
Liveability		
Objective 10: Greater housing supply	Yes	The proposal supports the delivery of well-designed homes within the South West Growth Area.
Objective 11: Housing is more diverse and affordable	Yes	The proposal ensures single-storey residential dwelling product on larger lots (500sqm and 700sqm) respect the heritage landscape setting for Oran Park House.
Objective 12: Great Places that bring people together	Yes	The proposal is consistent with recognising the unique character and heritage setting of Oran Park House by providing a place-based response to increased building heights for residential dwellings.
Objective 13: Environmental heritage is conserved and enhanced	Yes	The proposal is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.

Western City District Plan Priority		
Objective	Consistency	Comment
Liveability		
Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport <ul style="list-style-type: none"> • Objective 10 - Greater housing supply. • Objective 11 - Housing is more diverse and affordable. 	Yes	<p>The proposal supports the delivery of well-designed homes within the South West Growth Area.</p> <p>The proposal provides a single-storey residential dwelling product on larger lots (500sqm and 700sqm) to respect the heritage landscape setting for Oran Park House.</p>
Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage <ul style="list-style-type: none"> • Objective 12 - Great places that bring people together. • Objective 13 - Environmental heritage is identified, conserved and enhanced. 	Yes	<p>The proposal is consistent with recognising the unique character and heritage setting of Oran Park House in its place-based response to increased building heights for residential dwellings.</p> <p>The proposal is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.</p>

Camden Community Strategic Planning Statement		
Objective	Consistency	Comment
Key Direction 1 – Actively Managing Camden Local Government Area’s Growth		
Objective 1.1 Urban development is managed effectively	Yes	<p>The draft Planning Proposal is consistent with Strategy 1.1.2 Manage and plan for a balance between population growth, urban development and environmental protection.</p> <p>The proposed local provision clause is consistent with a design solution supported by Heritage NSW to increase building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.</p>
Key Direction 2 – Healthy Urban and Natural Environment		
Objective 2.1 Caring for urban and natural environment including heritage sites	Yes	<p>The draft Planning Proposal is consistent with Strategy 2.1.1 Protect the built and natural heritage of the Camden LGA.</p> <p>The proposed local provision clause is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.</p>

Camden Local Strategic Planning Statement		
Local Priority	Consistency	Comment
Liveability		
Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population.	Yes	The Planning Proposal supports the delivery of well-designed homes within the South West Growth Area. The proposal provides a single storey residential dwelling product on larger lots (500sqm and 700sqm) to respect the heritage landscape setting for Oran Park House.
Local Priority L2: Celebrating and respecting Camden's proud heritage	Yes	<p>The proposal is consistent with recognising the unique character and heritage setting of Oran Park House in its place-based response to increased building heights for residential dwellings.</p> <p>The proposal is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.</p>

Camden Local Housing Strategy		
Objective	Consistency	Comment
Priority 2 – Delivering resilient, healthy and connected communities		
Objective 4 – Neighbourhood design supports healthy and connected communities that are better placed	Yes	<p>The proposal is consistent with recognising the unique character and heritage setting of Oran Park House in its place-based response to increased building heights for residential dwellings.</p> <p>The proposal is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.</p>
Priority 3 – Delivering the right housing in the right location		
Objective 7 – Housing growth in established areas is incremental, and preserves character and heritage values	Yes	<p>The proposal is consistent with recognising the unique character and heritage setting of Oran Park House in its place-based response to increased building heights for residential dwellings.</p> <p>The proposal is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.</p>

Appendix 2: Consistency against State Environmental Planning Policies

SEPP Title	Consistency	Comment
19. Bushland in Urban Areas	N/A	SEPP not applicable to the Planning Proposal.
21. Caravan Parks	N/A	SEPP not applicable to the Planning Proposal.
33. Hazardous and Offensive Development	N/A	SEPP not applicable to the Planning Proposal.
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	SEPP not applicable to the Planning Proposal.
55. Remediation of Land	N/A	SEPP not applicable to the Planning Proposal. Requirements of SEPP 55 have been complied with as part of DA/2017/491.
64. Advertising and Signage	N/A	SEPP not applicable to the Planning Proposal.
65. Design Quality of Residential Apartment Development	N/A	SEPP not applicable to the Planning Proposal.
70. Affordable Housing (Revised Schemes)	N/A	SEPP not applicable to Planning Proposal. The draft Planning Proposal does not propose affordable rental housing.
SEPP (Aboriginal Land) 2019	N/A	Does not apply to the Camden LGA.
SEPP (Activation Precincts) 2020	N/A	Does not apply to the Camden LGA.
SEPP (Affordable Rental Housing) 2009	N/A	SEPP not applicable to Planning Proposal. The draft Planning Proposal does not propose affordable rental housing.

SEPP (Building Sustainability Index: BASIX) 2004	Yes	The Planning Proposal is not inconsistent with the SEPP. Future residential development will need to comply with BASIX standards at the development application stage.
SEPP (Coastal Management) 2018	N/A	Does not apply to the Camden LGA.
SEPP (Concurrences) 2018	Yes	The Planning Proposal is not inconsistent with the SEPP. Lots within the heritage curtilage area are required to receive concurrence from Heritage NSW or adhere to the Oran Park House Heritage Exemption Guidelines at the development application stage.
SEPP (Educational Establishments and Child Care Facilities) 2017	N/A	SEPP not applicable to Planning Proposal.
SEPP (Exempt and Complying Development Codes) 2008	Yes	The Planning Proposal is not inconsistent with the SEPP. Notably, lots within the heritage curtilage area cannot be approved as complying development under this SEPP.
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	SEPP not applicable to Planning Proposal.
SEPP (Infrastructure) 2007	N/A	SEPP not applicable to Planning Proposal.
SEPP (Koala Habitat Protection) 2019	N/A	Does not apply to the Camden LGA.
SEPP (Koala Habitat Protection) 2021	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.
SEPP (Major Infrastructure Corridors) 2020	N/A	SEPP not applicable to the Planning Proposal.

SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	SEPP not applicable to the Planning Proposal.
SEPP (Penrith Lakes Scheme) 1989	N/A	Does not apply to the Camden LGA.
SEPP (Primary Production and Rural Development) 2019	N/A	SEPP not applicable to the Planning Proposal.
SEPP (State and Regional Development) 2011	N/A	SEPP not applicable to the Planning Proposal.
SEPP (State Significant Precincts) 2005	N/A	SEPP not applicable to the Planning Proposal.
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 seeks to amend the Growth Centres SEPP to insert a new local provision clause to increase building heights for certain residential dwellings surrounding Oran Park House.
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	SEPP not applicable to the Planning Proposal.
SEPP (Western Sydney Aerotropolis) 2020	Yes	The Planning Proposal is not inconsistent with this SEPP. The subject site is located within the 13km Wildlife Buffer zone and Obstacle Limitation Surface area. The proposed increase to residential building heights from 5m to 7m will not impact on the operations of the Western Sydney Airport.
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.
Sydney Regional Environment No 9 (Extractive Industry)	N/A	SREP not applicable to the Planning Proposal.
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 is consistent with the SREP. The subject site is located within the Hawkesbury-Nepean River Catchment. Increased building heights will not impede the requirements of this SREP being adhered to.
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 3: s9.1 Directions

S9.1 Direction Title	Consistency	Comment
1.0 Employment and Resources		
1.1 Business and Industrial Zones	N/A	Direction is not applicable to the Planning Proposal.
1.2 Rural Zones	N/A	Direction is not applicable to the Planning Proposal.
1.3 Mining, Petroleum Production and Extractive Industries	N/A	Direction is not applicable to the Planning Proposal.
1.4 Oyster Aquaculture	N/A	Does not apply to the Camden LGA.
1.5 Rural Lands	N/A	Direction is not applicable to the Planning Proposal.
2.0 Environment and Heritage		
2.1 Environment Protection Zones	N/A	Direction is not applicable to the Planning Proposal.
2.2 Coastal Protection	N/A	Does not apply to the Camden LGA.
2.3 Heritage Conservation	Yes	<p>The proposal is consistent with recognising the unique character and heritage setting of Oran Park House in its place-based response to increased building heights for residential dwellings.</p> <p>The proposal is consistent with a design solution supported by Heritage NSW to facilitate increased building heights for residential dwellings whilst respecting, maintaining and protecting the heritage values and significance of Oran Park House.</p>
2.4 Recreation Vehicle Areas	N/A	Direction is not applicable to the Planning Proposal.
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	Direction is not applicable to the Planning Proposal.
3.0 Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	The Planning Proposal is consistent with this Direction. The site is zoned R2 – Low Density Residential. The proposal seeks to increase residential dwelling building heights to achieve well-designed homes that are respectful to the heritage setting for Oran Park House.
3.2 Caravan Parks and Manufactured Home Estates	N/A	Direction is not applicable to the Planning Proposal.
3.4 Integrating Land Use and Transport	N/A	Direction is not applicable to the Planning Proposal.
3.5 Development Near Regulated Airports and Defence Airfields	Yes	The Planning Proposal is not inconsistent with this Direction. The subject site is located within the 13km Wildlife Buffer zone and Obstacle Limitation Surface area for the Western Sydney Airport. The proposed maximum building height will not impede the operations of the Western Sydney Airport.
3.6 Shooting Ranges	N/A	Direction is not applicable to the Planning Proposal.
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	N/A	The Planning Proposal does not apply to land zoned or provisions that affects flood prone land.
4.4 Planning for Bushfire Protection	Yes	The Planning Proposal does not apply to modify the zoning or provisions for land mapped bushfire prone. The

		Proposal is consistent with this direction.
5.0 Regional Planning		
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	<p>A Metropolis of Three Cities – the Greater Sydney Region Plan (2018) applies to the Planning Proposal. A detailed response demonstrating consistency against the Region Plan is provided in Appendix 1.</p> <p>The Planning Proposal is consistent with the Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River. The site is located within the Hawkesbury-Nepean River catchment. The proposed increase to residential building heights will not impeded the requirements of this SREP being met.</p> <p>The Planning Proposal is consistent with the Direction.</p>
5.11 Development of Aboriginal Land Council land	N/A	The Planning Proposal does not apply to Aboriginal Council land.
6.0 Local Plan Making		
6.1 Approval and Referral Requirements	Yes	<p>The Planning Proposal does not introduce new or additional referral requirements.</p> <p>The Planning Proposal is consistent with the Direction.</p>

6.2 Reserving Land for Public Purposes	N/A	
6.3 Site Specific Provisions	Yes	The Planning Proposal is justifiably inconsistent with this Direction. A new additional local provision clause is proposed to be inserted into Appendix 9 of the Growth Centres SEPP to facilitate a site-specific development standard with regard to the maximum building height for residential development surrounding Oran Park House.
7.0 Metropolitan Plan Making		
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	Direction not applicable.
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