



camden
council

Notice of Public Exhibition



Planning Proposal for an increased maximum building height amendment for residential development surrounding Oran Park House

Exhibition Period: 9 February to 9 March 2022

Contact: Kerri-Ann Barry

Ph: (02) 4654 7777

mail@camden.nsw.gov.au

Please forward any written submissions by 5pm 9 March 2022

Addressed the General Manager, attention to Kerri-Ann Barry

 70 Central Ave,
Oran Park NSW 2570

 mail@camden.nsw.gov.au

 PO Box 183, Camden 2570

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 4654 7777

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NOTICE OF EXHIBITION - PLANNING PROPOSAL TO INCREASE THE MAXIMUM BUILDING HEIGHT FOR RESIDENTIAL DEVELOPMENT SURROUNDING ORAN PARK HOUSE

Council Decision

At its meeting on the 12 October 2021, Council resolved to forward the Planning Proposal for Gateway Determination to the Department of Planning, Industry and Environment (DPIE) and following receipt of a Gateway approval, to publicly exhibit the Planning Proposal.

Background

The original draft Planning Proposal was lodged on 26 February 2021 and sought 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. This Planning Proposal is accompanied by Development Control Plan (DCP) amendments.

On 21 September 2021, the Camden Local Planning Panel (the Panel) considered the draft Planning Proposal. The Panel noted the draft Planning Proposal's strategic and site-specific merit and recommended the following for further consideration:

- Adding an annotation on the Height of Building maps to show the land the proposed new Additional Local Provision clause applies;
- Not allowing Clause 4.6 Exception to Development Standards of Appendix 9 to be used with the new Additional Local Provision clause;
- Clarifying Heritage NSW's advice in regard to the eaves and standard building envelope; and
- Stating the proposed roof pitch and front building line in the new Additional Local Provision clause.

On 12 October 2021, Council resolved to endorse the Planning Proposal to be forwarded to DPIE for Gateway Determination.

On 12 December 2021, Council received a Gateway Determination for the Planning Proposal.

Proposal

This Planning Proposal seeks to insert a new Additional Local Provision clause into Appendix 9 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) to facilitate a maximum building height of up to 7m for residential development surrounding Oran Park House in certain circumstances, including the development meeting all other development standards and controls in the DCP. The proposed new Additional Local Provision clause applies to 59 allotments located within, and outside of, the Oran Park House heritage curtilage (refer **Figure 1**).

This Planning Proposal is accompanied by amendments to development controls within the *Camden Growth Centre Precincts Development Control Plan – Schedule 4 Catherine Field (Part) Precinct*.

Exhibition

The Planning Proposal as outlined above is on **public exhibition from Wednesday 9 February until Wednesday 9 March 2022**. The Planning Proposal can be viewed online via the following link, <https://www.camden.nsw.gov.au/public-exhibition>. Hard copies of the Planning Proposal are available for viewing at Council's Administration Building and libraries.

Submissions

If you wish to make a submission on the Planning Proposal, submissions should **quote PP/2021/1/1** and must be received **by 5pm on 9 March 2022**.

Submissions should be emailed to mail@camden.nsw.gov.au or alternatively submitted in writing and addressed to:

The General Manager
(Att: Kerri-Ann Barry)
Camden Council
PO BOX 183
CAMDEN NSW 2570

Any submissions received are considered public, however, a person may request to have their personal details suppressed. If you make a submission and have made political donations or gifts, a political donations and gifts disclosure form must be completed.



Figure 1: Site Location Map (Source: ePlanning Spatial Viewer)



PRIVACY INFORMATION FOR PEOPLE MAKING A SUBMISSION

Please be aware that when you make a written submission to Council concerning the draft LEP and DCP amendment, it will be used by Council to inform the decision regarding whether to proceed with the proposed changes.

This means, your submission will be provided to Councillors, including any information provided such as your name and address. Your submission may form part of a Council report, which is a publicly available document.

If you do not want information about your identity to be included in any publicly available documents, please advise us in your written submission.

DISCLOSURE OF POLITICAL DONATIONS AND GIFTS FOR PEOPLE MAKING A MAKING A SUBMISSION

Disclosure of Political Donations and Gifts – Explanatory Information

Making a public submission to a council

Under section 10.4 (5) of the Act a person who makes a *relevant public submission* to a council in relation to a relevant planning application made to the council is required to disclose the following reportable political donations and gifts (if any) made by the person making the submission or any *associate of that person* within the period commencing 2 years before the submission is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council.

A reference in sections 10.4(4) and 10.4(5) of the Act to a reportable political donation made to a 'local councillor' includes a reference to a donation made at the time the person was a candidate for election to the council.

How and when do you make a disclosure?

The disclosure of a reportable political donation or gift under section 10.4 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation or gift is made before the application or submission is made, or
- (b) if the donation or gift is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation or gift is made.

What information needs to be in a disclosure?

The information requirements of the disclosure are outlined in the Act under section 10.4(9) for political donations and section 10.4 for gifts.

Warning: A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 10.4 only if the person fails to make a disclosure of a political donation or gift in accordance with section 10.4 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 10.4. The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part. Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.



Political Donations and Gifts Disclosure Statement to Council

If you are required under section 10.4(4) or (5) of the Environmental Planning and Assessment Act 1979 to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below.

Disclosure Statement Details					
Name of person making this disclosure statement					
Person's interest in the application (circle relevant option below)					
You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO OR You are the APPLICANT YES / NO					
Reportable political donations or gifts made by person making this declaration or by other relevant persons					
<i>* State below any reportable political donations or gifts you have made over the 'relevant period' (see glossary on page 2). If the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN).</i>					
<i>* If you are the applicant of a planning application state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR</i>					
<i>* If you are a person making a submission in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by an associate.</i>					
Donation or gift?	Name of donor (or ABN if an entity); or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor; address of person who the made the gift or entity's address	Name of party or person for whose benefit the donation was made; or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.					
Signature(s) and Date					
Name(s)					

FREQUENTLY ASKED QUESTIONS

PLANNING PROPOSAL TO AMEND APPENDIX 9 GROWTH CENTRES SEPP 2006

What is a Planning Proposal?

A Planning Proposal is an application to amend planning controls within an Environmental Planning Instrument (EPI). EPIs applying to the Camden Local Government Area (LGA) include Camden Local Environmental Plan 2010 (Camden LEP) and State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP).

What is the Growth Centres SEPP?

The Growth Centres SEPP is the EPI guiding development and land use within the South West Growth Area (SWGA) of the Camden LGA. The Growth Centres SEPP applies to land within the SWGA that has already been rezoned for urban development.

This Planning Proposal seeks to make amendments to the clauses and maps within Appendix 9 of the Growth Centres SEPP. *Appendix 9 – Camden Growth Centres Precinct Plan* applies to several suburbs within the SWGA including the Catherine Fields (Part) Precinct (also known as the Catherine Park Estate).

What changes to the Growth Centre SEPP are proposed?

This Planning Proposal seeks to insert a new Additional Local Provision clause that will enable residential buildings within the subject site to be constructed up to a maximum building height of 7m in certain circumstances. The relevant Height of Building maps will be amended to show the land the new Additional Local Provision Clause applies. The existing 5m maximum building height shown on the Height of Building maps for the subject site will be unchanged.

What changes to the Development Control Plan (DCP) are proposed?

Development within the subject site is guided by controls with the Camden Growth Centres Precincts Development Control Plan (DCP) – Schedule 4 Catherine Field (Part) Precinct. As part of the Planning Proposal, the below DCP control changes are proposed:

- Changing the building height controls to reference the proposed new Additional Local Provision clause;
- Amending the minimum 20m lot frontage application to 'Very Low Density Residential' lots only – currently the minimum 20m 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 development surrounding Oran Park House to be designed and built by one builder; and
- Minor administrative changes to improve the readability of controls and tables.

What happens to the Development Application (DA) I have already lodged with Council to construct a home within the subject site?

Your DA will be assessed against the clauses, maps and controls as stated in the Growth Centres SEPP (available on the NSW Legislation website www.legislation.nsw.gov.au) and the adopted DCP. Until this Planning Proposal is finalised, any contravention to the existing maximum height of building development standard (5.0m) requires a *Clause 4.6 Written Request* to be provided at the time of DA lodgement. However, the assessing officer is required to consider any draft EPI and DCP placed on public exhibition as part of their merit-based assessment. Council's Duty Planner is available in person Monday-Friday between 8:30am and 5pm at Council's Administration Building (70 Central Avenue, Oran Park) to answer any enquiries related to individual DAs or discuss development on specific land. They can also be contacted via phone on 4654 7777.



FREQUENTLY ASKED QUESTIONS

PLANNING PROPOSAL TO AMEND APPENDIX 9 GROWTH CENTRES SEPP 2006

What happens after the public exhibition?

All submissions received on the Planning Proposal will be considered by Council officers.

If there are no unresolved submissions, Council will forward the Planning Proposal to the NSW Department of Planning, Industry and Environment (DPIE) for the EPI changes to be made.

If there are unresolved submissions, the Planning Proposal will be reported to the Council for determination. Should this occur, submitters will be notified about the Council meeting to which the matter is being tabled and be provided with an opportunity to register to publicly address the Council at the Council meeting (visit Council's website for more information about the public address and registration process <https://www.camden.nsw.gov.au/council/council-meetings/public-address-session>). Should the Council resolve to adopt the post-exhibition Planning Proposal, it will be forwarded to DPIE for the EPI to be made.

Where can I find out more information?

The Planning Proposal is available on Council's website at www.camden.nsw.gov.au under the 'Public Notices and Exhibitions' page.

Have a query?

Please phone an officer in the Strategic Planning Team on (02) 4654 7777 to discuss your enquiry. Alternatively, email your enquiry to mail@camden.nsw.gov.au and quote 'Planning Proposal PP/2021/1/1 enquiry'.

Have your say!

We invite your feedback on this Planning Proposal. Submissions must be received by **5pm on the 9 March 2022**.

How to make a formal submission

Option 1: Email – Send an email to mail@camden.nsw.gov.au

Option 2: Mail – Post a letter to:

The General Manager - Attention: Kerri-Ann Barry, Strategic Planning
Camden Council
PO BOX 183
CAMDEN NSW 2570

Option 3: Online submission – Go to Council's website - <https://www.camden.nsw.gov.au/public-exhibition> to complete the online form.

Important information to include in your submission

- Your name, street and postal addresses, contact telephone number and email address;
- Your thoughts about the Planning Proposal and DCP amendments; and
- Reference PP/2021/1/1.

Please note, any submission received is considered public, however a person may request to have their personal details suppressed.

English

"This information is important. If you need help understanding this document please call the Translating and Interpreting Service (TIS) on 131 450 and ask them to contact Council on 02 4654-7777 on your behalf."

Arabic

٠٢ ٤٦٥٤ ٧٧٧٧ نيابة عنك. هذه معلومات هامة. إذا كنت تحتاج إلى مساعدة في فهم هذا المستند برجاء الاتصال بخدمة الترجمة الشفهية والخطية TIS على الرقم ١٣١ ٤٥٠ وأطلب منهم أن يتصلوا بالبلدية على الرقم

Croatian

Ove informacije su važne. Ako trebate pomoć da biste razumijeli ovaj dokument, molimo vas nazovite Službu prevoditelja i tumača (TIS) na 131 450 i zamolite ih da u vaše ime nazovu Općinu na 02 4654 7777.

German

Diese Informationen sind wichtig. Wenn Sie beim Verständnis dieses Dokuments Hilfe benötigen, wenden Sie sich bitte unter der Rufnummer 131 450 an den *Translating and Interpreting Service* (Übersetzer- und Dolmetscherdienst) und bitten Sie diesen Dienst, sich in Ihrem Namen unter 02 4654-7777 an die Kommunalverwaltung zu wenden.

Greek

Αυτές οι πληροφορίες είναι σημαντικές. Εάν χρειάζεστε βοήθεια για να καταλάβετε αυτό το έντυπο παρακαλώ τηλεφωνείτε στην Υπηρεσία Μεταφραστών και Διερμηνέων (TIS) στο 131 450 και ζητήστε τους να επικοινωνήσουν με το Δημοτικό Συμβούλιο εκ μέρους σας στο 02 4654 7777.

Italian

Queste informazioni sono importanti. Se vi serve aiuto per comprendere questo documento, chiamate il servizio traduzioni e interpreti (TIS) al numero 131 450 chiedendo che contatti il Comune per vostro conto al numero 02 4654-7777.

Maltese

Din l-informazzjoni hija importanti. Jekk ikollok bżonn għajuna biex tifhem dan id-dokument jekk jogħġbok ċempel it-Translating and Interpreting Service (TIS) (Servizz ta' Traduzzjoni u Interpreter) fuq 131 450 u itlobhom biex jikkuntattjaw lill-Kunsill fuq 02 4654 7777 f'ismek.

Serbian

Ove informacije su važne. Ako vam treba pomoć da biste razumeli ovaj dokument, molimo vas da nazovete Službu prevodilaца и тумача (TIS) на 131 450 и замолите их да у ваше име назову Општину на 02 4654 7777.

Spanish

Esta información es importante. Si necesita ayuda para entender este documento sírvase llamar al Servicio de Traducción e Interpretación (Translating and Interpreting Service / TIS) al 131 450 y pídale que se comuniquen por usted con el Municipio llamando al 02 4654-7777.

Tagalog

Ang impormasyong ito ay mahalaga. Kung kailangan mo ng tulong upang maintindihan ang dokumentong ito mangyari lamang na tawagan ang Serbisyo para sa Pagsasaling-wika at Pang-interpreter (TIS) sa 131 450 at hilingin sa kanila na kontakin para sa inyo ang Konseho sa 02 4654 7777.

Chinese

這是一份重要的資料。如果您在了解這份文件方面需要幫助，請致電 131 450 聯絡翻譯及傳譯服務 (TIS)，然後要求代致電 02 4654 7777 聯絡市議會。



70 Central Ave,
Oran Park NSW 2570



PO Box 183, Camden 2570



4654 7777



ABN: 31 117 341 764



mail@camden.nsw.gov.au



camden.nsw.gov.au





PP-2021-7034/IRF21/4857

Mr Ron Moore
General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Dear Mr Moore

Planning proposal PP-2021-7034 to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to insert a new additional local provision into Part 6, Appendix 9 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) to facilitate an increased maximum building height for residential development surrounding Oran Park House.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination. I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 6.3 – *Site specific provisions* is justified in accordance with the terms of the Direction. No further approval is required in relation to this.

I have determined not to condition the Gateway determination for Council to be the local plan-making authority, as the proposal is for an amendment to the Growth Centres SEPP.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Neala Gautam to assist you. Ms Gautam can be contacted on 02 8289 6881.

Yours sincerely

12 December 2021

Adrian Hohenzollern
Director Western District
Central River City and Western Parkland
Encl: Gateway determination

Gateway Determination

Planning proposal (Department Ref: PP_2021-7034): to amend the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) by inserting a new additional local provision under Part 6, Appendix 9 to facilitate an increase in maximum building height for residential development surrounding Oran Park House.

I, the Director Western District at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces and Minister for Transport and Roads, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Growth Centres SEPP to insert a new additional local provision to increase maximum building height for residential development surrounding Oran Park House should proceed subject to the following conditions:

1. Prior to public exhibition Council is to:
 - a. included a note in the planning proposal that indicates the proposed clause under Part 6 will be subject to legal drafting and the wording may alter under this process.
 - b. Amend the proposed Height of Building Map sheets (HOB_004 and HOB_009) to reflect the correct clause number for the new local provision under Part 6
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 14 days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with Heritage NSW under section 3.34(2)(d) of the Act. Heritage NSW is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The planning proposal must be exhibited 2 months from the date of the Gateway determination
6. The planning proposal must be reported to council for a final recommendation 6 months from the date of the Gateway determination
7. The time frame for completing the LEP is to be 9 months following the date of the Gateway determination.

12 December 2021.



**Adrian Hohenzollern
Director, Western District
Central River City and Western
Parkland
Department of Planning, Industry and
Environment**

**Delegate of the Minister for Planning
and Public Spaces and Minister for
Transport and Roads**



Camden Council Planning Proposal

Increased building heights for residential development
surrounding Oran Park House

Version 4

February 2022

Document Register

Version	Date	Detail	Council Reference
1	February 2021	Original Planning Proposal lodged by proponent	21/62637
2	September 2021	Revised Planning Proposal prepared by proponent	21/430340
3	November 2021	Planning Proposal for Gateway Determination prepared by Camden Council	21/563595
4	February 2022	Planning Proposal for Public Exhibition prepared by Camden Council	21/644314

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Executive Summary

The subject site for this Planning Proposal includes lots 6001-6045; 6055-6061; 6064-6070; DP 1235007, which are located along O’Keefe Drive, McEvoy Street, Gleeson Rise, Tribe Avenue, Banfield Drive, Connor Way, and Mary Fairfax Drive, 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).

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 Centre Precincts Development Control Plan - Schedule 4 Catherine Field (Part) Precinct. 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**.

On 12 December 2021, a Gateway Determination was issued from DPIE (refer **Appendix 12**), outlining the conditions for agency consultation and public exhibition requirements.

Site Location

The subject site includes lots 6001-6045; 6055-6061; 6064-6070; DP 1235007, which are located along O'Keefe Drive, McEvoy Street, Gleeson Rise, Tribe Avenue, Banfield Drive, Connor Way, and Mary Fairfax Drive, 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**.

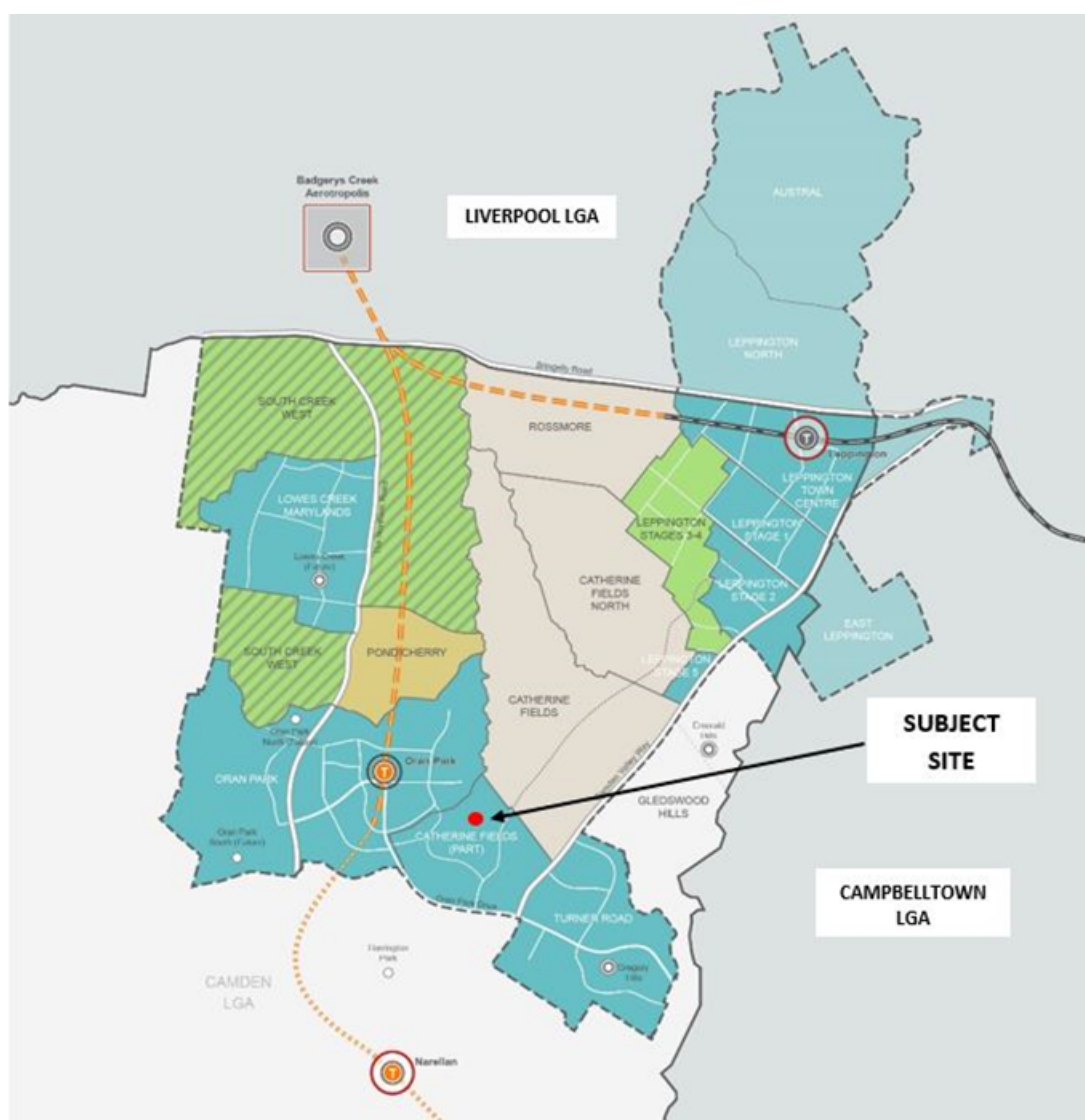


Figure 2: Location of subject site within the South West Growth Area

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**, the Oran Park House heritage item and curtilage includes the homestead, ancillary outbuildings, surrounding gardens, coach house, silo, and residential allotments.

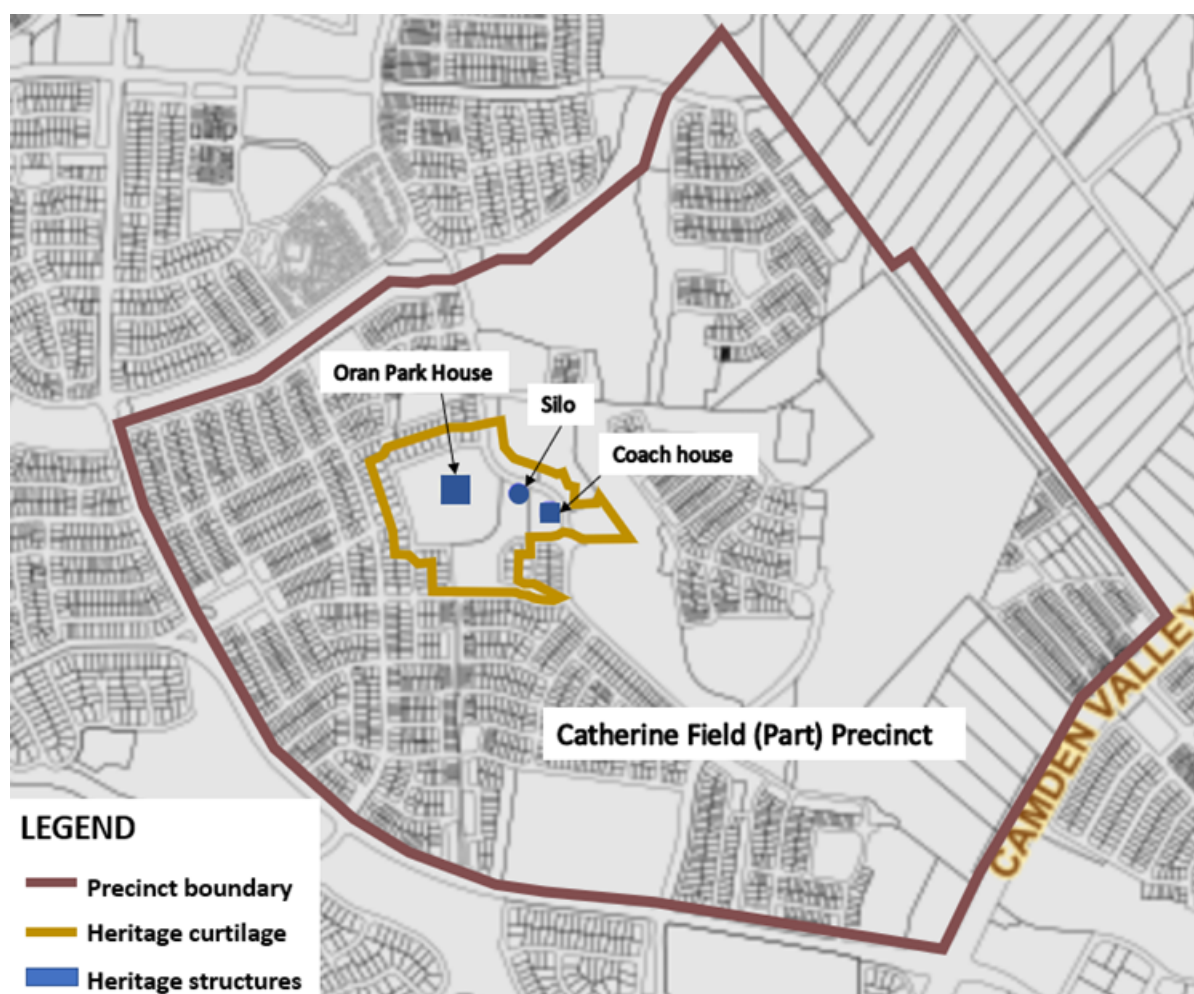


Figure 3: Location Context (Source: Intramaps)

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 sympathetic to Oran Park House to protect and maintain its heritage significance.



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 proposed new additional local provision clause is subject to legal drafting and may require further changes to the Planning Proposal.

The encroachment of eaves into the side setback boundary as shown in **Figure 5 & 6** was raised by the Camden Local Planning Panel (CLPP). This issue will be resolved with Heritage NSW during the public exhibition period. The final version of the 'Standard Building Envelope' agreed to by Heritage NSW will be included as a post-exhibition DCP amendment.

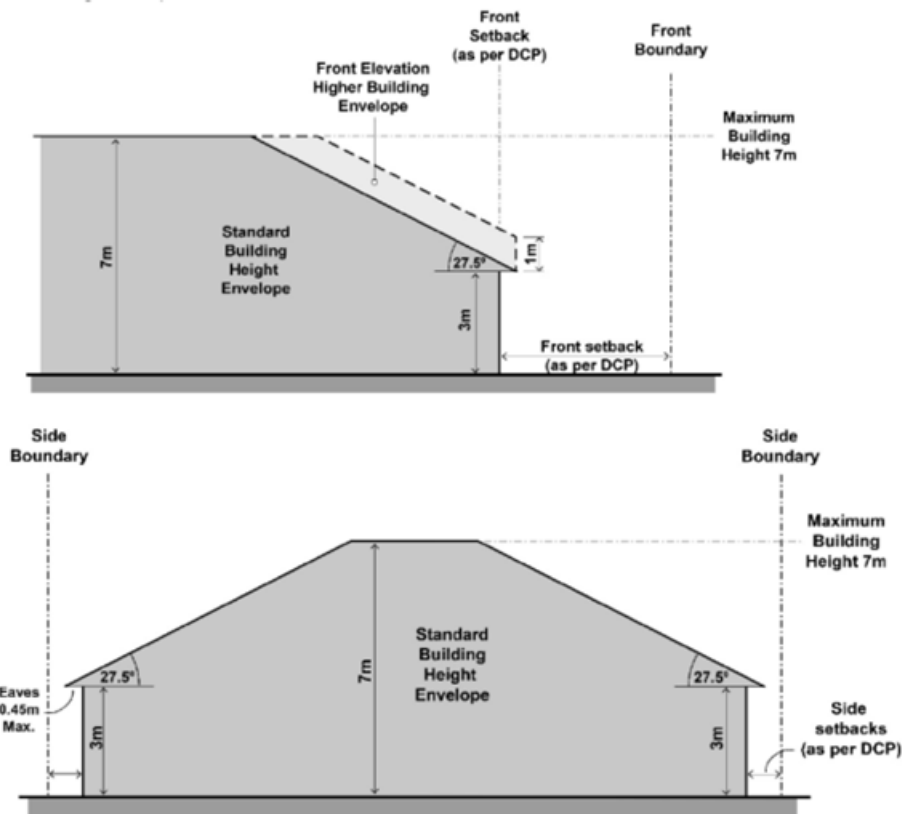


Figure 5: Proposed Standard Building Envelope

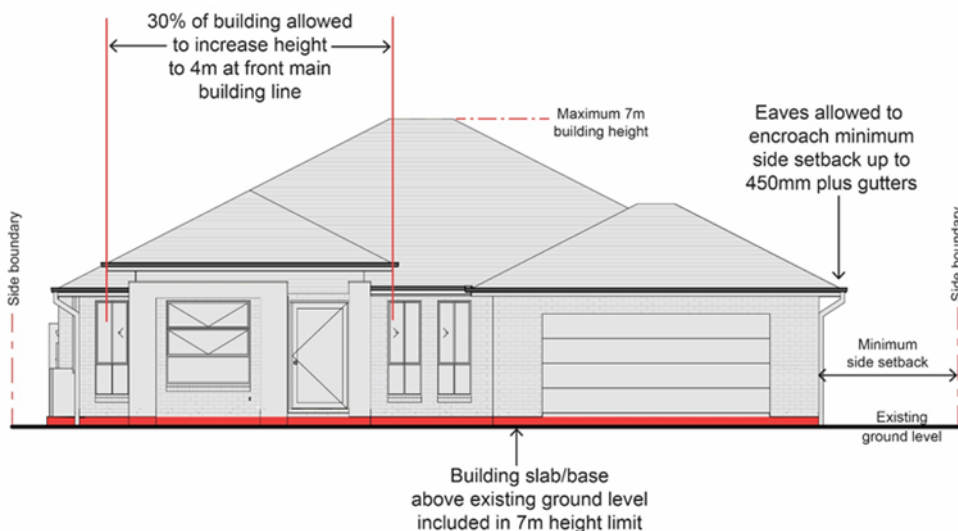


Figure 6: Clause 6.9 Street Facade (front elevation)

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.

Clause 4.6 (exceptions to development standards) of the Growth Centres SEPP 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 20m 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 during the public exhibition of the DCP to ensure proposed amendments are in accordance with their GTA advice, 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 up to 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 views and vistas to and from Oran Park House will not be significantly impeded. Heritage NSW has provided preliminary support for a maximum building height 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 during the formal public exhibition of the DCP to ensure proposed amendments are in accordance with their GTA advice, 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 for 28 days in accordance with Council's Community Participation Plan and Gateway Determination (**Appendix 12**).

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**) and the recommended community participation methods.

The following community engagement methods are to be undertaken at public exhibition of the Planning Proposal:

- Notification letters to impacted and surrounding properties (landowners) and public agencies (Heritage NSW);
- Site signage to be provided at the Banfield Drive, Seidler Parade and McEvoy Street frontages advising that the proposal is on exhibition;
- Notification of the public exhibition including a copy of the Planning Proposal, proposed DCP amendments and relevant supporting documentation to be available on Council's website;
- Social media posts directing the community to Council's website for further information on the Planning Proposal; and
- Hard copies available at Camden Council Administration Building and libraries.

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)	N/A
Commencement and completion dates for public exhibition period	February/March 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/May 2022
Date of submission to the department to finalise the LEP	May/June 2022
Anticipated date RPA will make the plan (if delegated)	June 2022
Anticipated date RPA will forward to the department for notification	June 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 an increased maximum building height up to 7m for residential dwellings surrounding Oran Park House. The proposed new additional local provision clause and amendments to Height of Building maps are subject to legal drafting and may require further changes to the Planning Proposal.

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 12: Gateway Determination – 12 December 2021