



Proposed Telecommunications Facility
 Site Ref: S6035 Harrington Park
 Address: Road Reserve - Camden Valley Way, Smeaton Grange, NSW 2567
 adjoining to Lot 3/DP1121976
 This is an illustrative representation of the proposal only - the final location size, shape
 and/or colour of the facility may vary slightly






**CAMDEN COUNCIL
PLANNING PROPOSAL**

CATHERINE FIELDS (PART) PRECINCT

PLANNING PROPOSAL

Version 3

December 2016

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Executive Summary

The subject land forms part of the Catherine Fields Part Precinct and is known as the Catherine Park development area. The precinct is approximately 320 hectares in size and is located between Oran Park Drive and Camden Valley Way, being adjacent to the Oran Park and Turner Road precincts, in the north-eastern region of the Camden Local Government Area (LGA).

The precinct was rezoned for urban development on 20 December 2013. The adopted Indicative Layout Plan (ILP) provides for approximately 3,200 homes. The subject land is currently zoned R2 Low Density Residential under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP).

The Planning Proposal seeks to amend various maps within Appendix 9 of the Growth Centres SEPP.

1.0 Introduction

This Planning Proposal seeks to make various amendments to Appendix 9 of the Growth Centres SEPP relating to the Catherine Fields Park Precinct (the Precinct) and provides a justification for the amendments to the SEPP.

The Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP & A Act 1979) and guidelines published by the Department of Planning & Environment, namely 'A Guide to Preparing Planning Proposals' to ensure all matters requiring consideration are appropriately addressed.

This Planning Proposal explains the intent and justification for a series of proposed amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP) as it applies to the Catherine Fields (Part) Precinct (CFPP) of the South West Priority Growth Area.

It is envisaged that the amendment to the Growth Centres SEPP for the subject land within the Precinct, which includes increased residential densities, will provide greater amenity for the residents of Catherine Park by locating density in appropriate locations, and appropriate infrastructure and services will be provided to support the precinct.

At the meeting of 26 April 2016, Council considered a report on a Planning Proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the SEPP) and an amendment to the Camden Growth Centres Precinct DCP for the Catherine Fields Part Precinct, which is included as **Appendix 1**. Council subsequently resolved to forward the Planning Proposal to the Department of Planning and Environment (DPE) for Gateway Determination.

The Gateway Determination was issued by the Department of Planning and Environment on 15 July 2016 (see **Appendix 2**). In accordance with the Gateway determination, Council was required to make minor amendments to the Planning Proposal and consult with NSW Rural Fire Service prior to the commencement of community consultation.

2.0 Site Description and Context

2.1 Overview

This Section describes the location of the site, existing development on the land, and the current planning framework.

2.2 Site Locality

The area that is the subject of this Planning Proposal is shown in **Figure 1**.

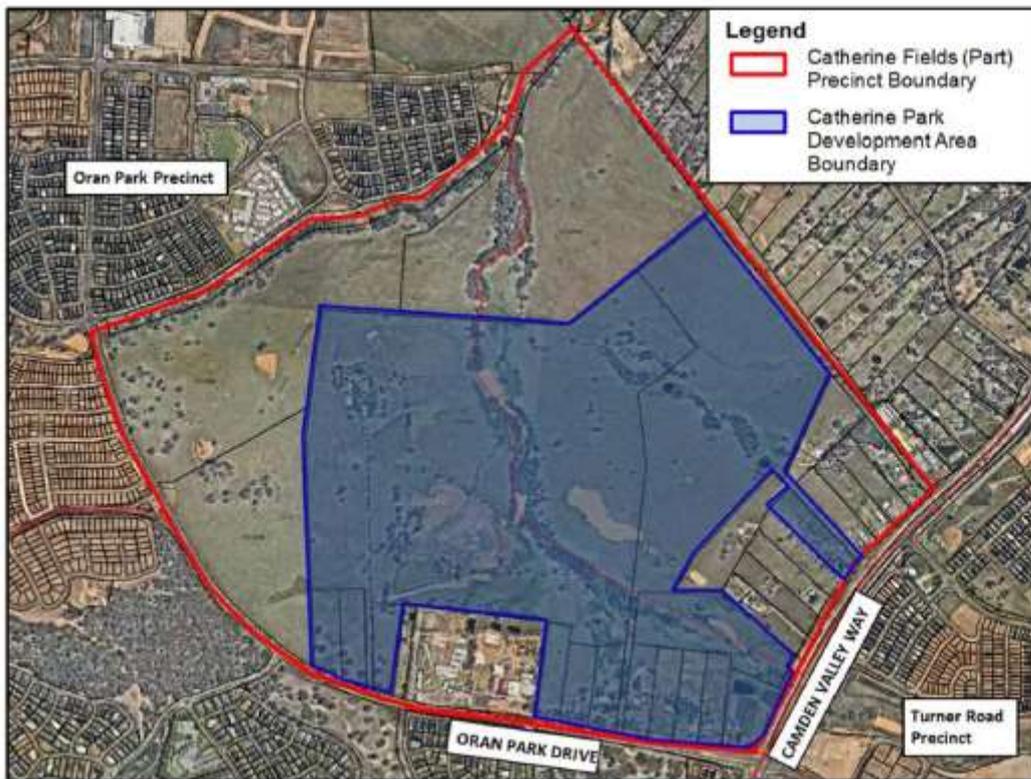


Figure 1: Subject Site (Source: nearmap)

The Catherine Fields (Part) Precinct is situated within the southern portion of the South West Priority Growth Area approximately 6km north east of Camden and 50km south west of the Sydney CBD. The Oran Park Precinct is located to the northwest and the Turner Road Precinct to the east. **Figure 2** shows the location of the Precinct.

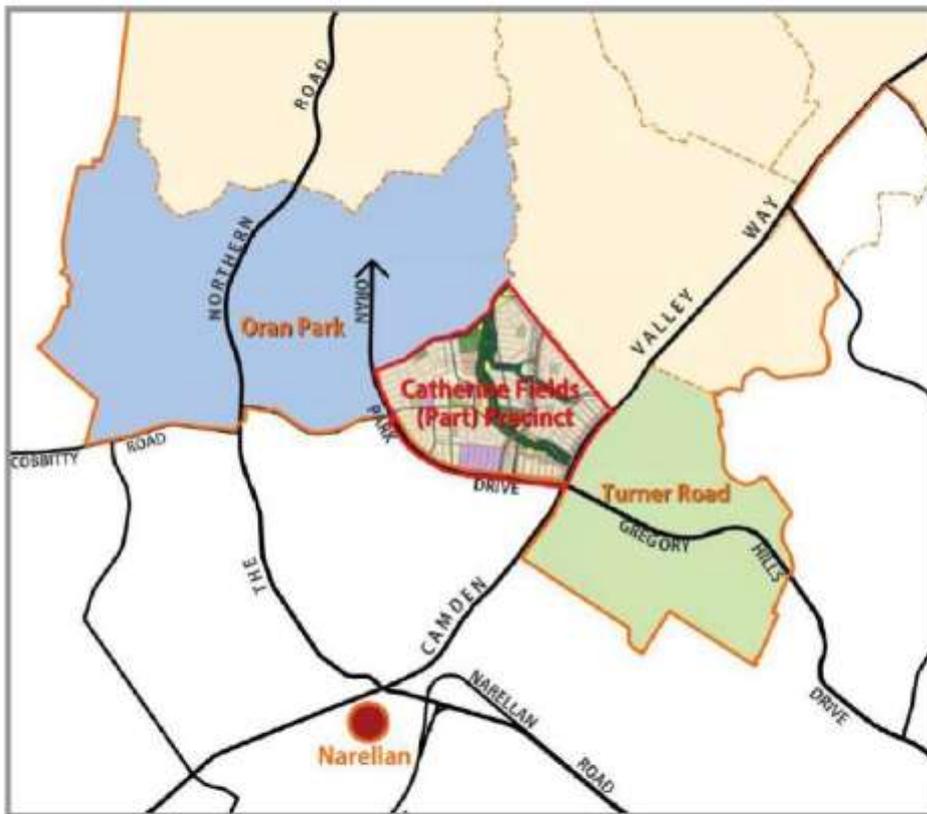


Figure 2: Location of Subject Site (Source: Design & Planning)

NSW Department of Planning & Environment has been enabling urban growth within the South West Priority Growth Area since 2007 with over 110,000 new homes being forecast to be completed by 2035. The owners and developers represented in this submission own land centrally within the Precinct. The Precinct was rezoned for urban development in December 2013 and totals approximately 320 hectares.

2.3 Site Context

2.3.1 Outline

The character of the area surrounding the site to the east, west and south is one of growing urban development. As previously identified the site is within the South West Growth Centre.

To the south of the site on the opposite side of Oran Park Drive is Harrington Grove. Harrington Grove is residential estate are however it is not within the South West Growth Centre. To the East across Camden Valley Way, is the Turner Road Precinct which is known as Gregory Hills residential estate and to the west is the Oran Park Precinct.

To the north of the site the character of the area within the remaining Catherine Fields Precinct is still small holding semi-rural residential development, as this part of the Precinct is yet to be released by the State Government for urban development.

2.4 The Site

The land that is the subject of the Planning Proposal is located within the Camden Council LGA. The land is owned by Hixson Pty Ltd, Dandaloo Pty Ltd and Edgewater Homes Pty Ltd and comprises 13 allotments of land, the real property description of Lots is included in Table 1 and Figure 3 shows the location of the lots. The site is commonly known as Catherine Park Development Area ('the site') and Harrington Estates Pty Ltd are facilitating the development of all three landholdings.

Table 1: Land Title and Landowner Details

Land Title Details	Landowner
Lot 17 DP31996	Hixson Pty Ltd
Lots 24-27 DP31996	
Lot 293 DP708154	Dandaloo Pty Ltd
Lots 10-16 DP31996	Edgewater Homes Pty Ltd



Figure 3: Land Ownership (Source: Design & Planning)

3.0 Statutory Framework

3.1 Zoning

The site is currently zoned R2 Low Density Residential under the provisions of the Appendix 9 of the Growth Centres SEPP (refer to Figure 4).

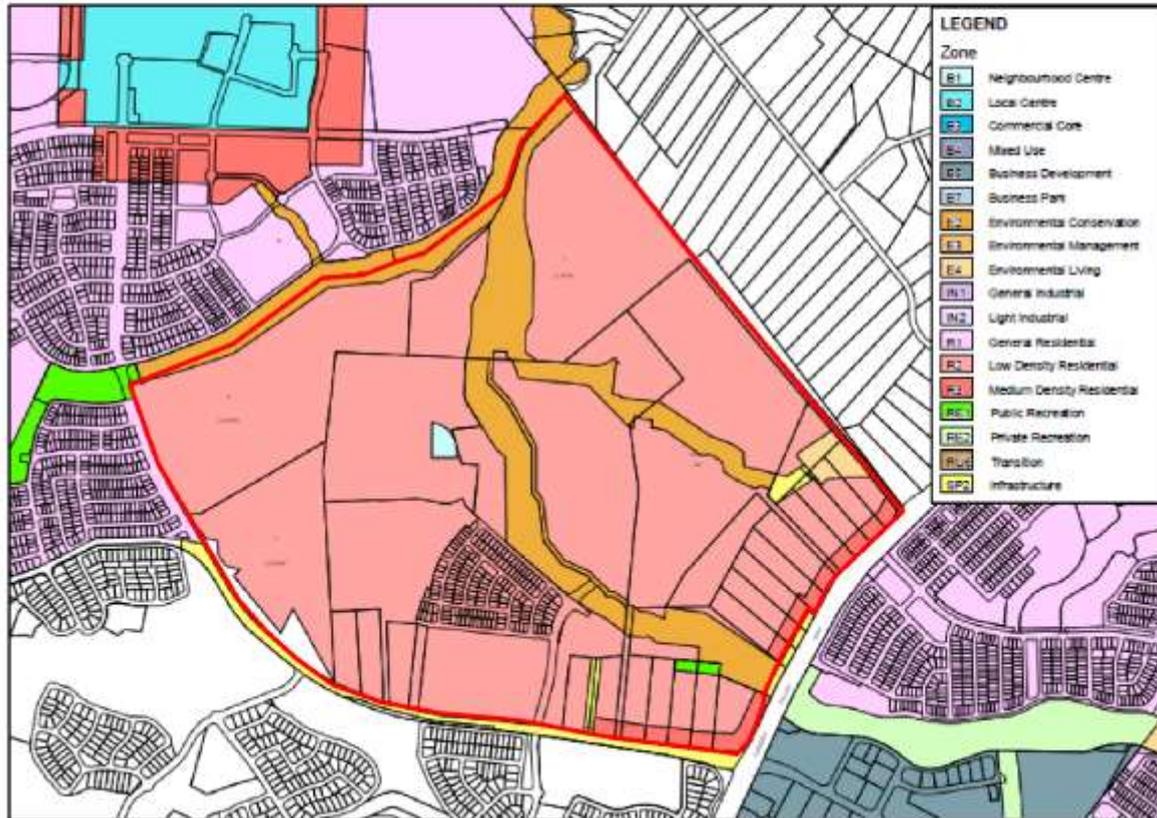


Figure 4: Zoning Extract from Growth Centres SEPP

In accordance with the Growth Centres SEPP the following uses are permitted with consent in the R2 Low Density Zone:

Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Drainage; Dual occupancies; Dwelling houses; Earthworks; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Neighbourhood shops; Places of public worship; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Studio dwellings; Veterinary hospitals.

It should be noted that attached dwellings are permitted in the R2 zone under certain circumstances, as defined under *Clause 6.7 Attached Dwellings, manor homes and multi dwelling housing in the R2 Low Density Residential Zone*.

3.2 Planning Context

Housekeeping Amendment

On 29 August 2016, the Department of Planning & Environment finalised a Housekeeping Amendment to correct numerous anomalies in Appendix 9 of the SEPP. This housekeeping amendment has been summarised below for your reference.

Net Developable Area

The Housekeeping Amendment addressed inconsistencies that have been identified with the definition and application of 'Net Developable Area' in Appendix 9 of the Growth Centres SEPP and other former and current definitions for the same terms applied in the Catherine Fields (Part) Precinct.

Permissibilities for Local Parks

The Housekeeping Amendment revised the Land Use Table in Appendix 9 to ensure that local parks are permissible within the R2 Zone. This addressed inconsistencies between the SEPP and the Catherine Park (Part) Precinct DCP which currently prescribes the location of local parks within areas that are zoned R2 under the Growth Centres SEPP mapping.

Riparian Corridor

The Riparian Protection Area of South Creek was evaluated post-rezoning and a number of anomalies were determined. The Department of Planning & Environment, Camden Council and the Department of Primary Industries - Water (DPI Water) were consulted in March 2015 with a specialist review. The review proposed a revised riparian boundary in accordance with the DPI Water's Guidelines for Water Front Land. The Department of Planning included the adopted revised riparian corridor as part of their Housekeeping Amendment.

4.0 The Planning Proposal

4.1 Objectives and Intended Outcomes

The primary purpose of this Planning Proposal is to amend the remaining provisions and maps of the Growth Centres SEPP as they apply to Catherine Park Estate portion of the CFPP. This Planning Proposal will amend the map set to reflect a revised Indicative Layout Plan and resolve existing mapping anomalies. Detailed explanation in regard to each individual amendment is detailed below followed by any updated Indicative Layout Plan (ILP), which corresponds with the amendments. This is important as the ILP forms the basis for the annotations on Maps in the Growth Centres SEPP, which apply to Catherine Park Estate area within the CFPP.

4.2 Explanation of Objectives and Intended Outcomes

The overall objectives and intended outcomes for this Planning Proposal are:

- To update the Residential Density Map in accordance with the development consent for DA 228/2014.
- To update the Heritage Map, Minimum Lot Size Map, Floor Space Ratio Map, Height of Buildings Map and Residential Density Map to reflect the heritage outcomes adopted by the Heritage Council for Oran Park House (Catherine Park House).
- To update the SEPP Maps in accordance with the revised layout for Catherine Park South.
- To update the SEPP Maps in accordance with the redistribution of residential densities for Catherine Park Estate.
- To ensure the proposed density map correlates with the digital 'survey accurate' record.

4.2.1 Consistency with Catherine Park Residential Subdivision Development Approval (DA 228/2014)

A 'deferred commencement' approval for residential subdivision (Stages 1-3) in Catherine Park was issued by the Joint Regional Planning Panels on 27 November 2014, which was subsequently activated on 5 February 2015 (DA Ref 228/2014). The consent approves the staged subdivision to create 339 residential lots, 18 superlots for integrated housing, public open space and associated site works (roads, drainage, earthworks, etc.). A copy of the stamped subdivision plan is included in **Appendix 3**.



Figure 5: Integrated Housing Lots in approved subdivision for DA 228/2014

Updates are required to reflect the intent of the approved subdivision layout in relation to densities relating to residential development. Most important is the allocation of higher dwelling densities to the approved integrated housing superlots that are adjacent to Robbings Lane and other integrated housing superlots within the Stage 1-3 area of Catherine Park Estate. Robbings Lane, which is approved to become a dedicated green link that aligns with the exiting driveway entry to historic Oran Park House (Catherine Park House), will form special open space area and pathways connecting to local parks and shops. The integrated housing superlots to support higher densities of residential development approved in the subdivision plan are identified in **Figure 5**.

Objective or Intended Outcome:

To update the Residential Density Map in accordance with the development consent for DA 228/2014.

To assist in establishing the updated residential densities, an updated Indicative Layout Plan has been prepared which is included in **Section 4.3** of this report.

4.2.2 Consistency with Heritage Outcomes Established for Oran Park House (Catherine Park House)

Substantial investigative work has been undertaken to refine the heritage outcomes for Oran Park House (Catherine Park House) and development surrounding the House. The investigations have been combined with the progression of detailed subdivision design and the design of the built form around the interface of Oran Park House (Catherine Park House).

Tropman & Tropman Architects, the project heritage specialists, with the proponents have been working with the Heritage Office to determine the requirements for a heritage curtilage to be listed under the *Heritage Act 1977*, which has included the preparation of detailed Heritage Exemption Guidelines.

As part of the investigations, Tropman & Tropman reviewed the heritage documents and plans that were prepared as part of the Precinct Planning process for the Catherine Fields (Part) Precinct, which include:

- Oran Park House Conservation Management Plan by Godden Mackay Logan 2010
- Catherine Fields (Part) Precinct: Non Indigenous Heritage Assessment: Draft Exhibited Report by Godden Mackay Logan (GML) dated June 2012
- Catherine Fields (Part) Precinct: Post Exhibition Heritage Advice by Godden Mackay Logan (GML) dated Sep 2013
- Catherine Fields (Part) Precinct Interpretation Strategy by Godden Mackay Logan (GML) dated Oct 2013
- Catherine Fields (Part) Precinct Public Domain & Landscape Strategy by AECOM dated Oct 2013
- Catherine Fields DCP dated Sept 2013

With the Heritage Office, Tropman & Tropman Architects evolved the heritage response with substantial input into the design response to the land surrounding Oran Park House (Catherine Park House). This has enabled the definition of a heritage curtilage area to be established with the State Heritage Listing, which is included in **Figure 6**.

The House was formally listed on the NSW State Heritage Register on 6 March 2015. As part of the State Heritage Listing, detailed Heritage Exemption Guidelines have been prepared. The Guidelines adopt the original development principles established for the land surrounding Oran Park House (Catherine Park House) as listed below and illustrated in **Figures 7 & 8**.

- minimum lot size of 4.5ha for the House allotment,
- low density development around the interface of Oran Park House (Catherine Park House),
- larger lots (700m²) to transition into the broader urban development,
- 35 metre lot depths, and

- single storey building heights around the interface.

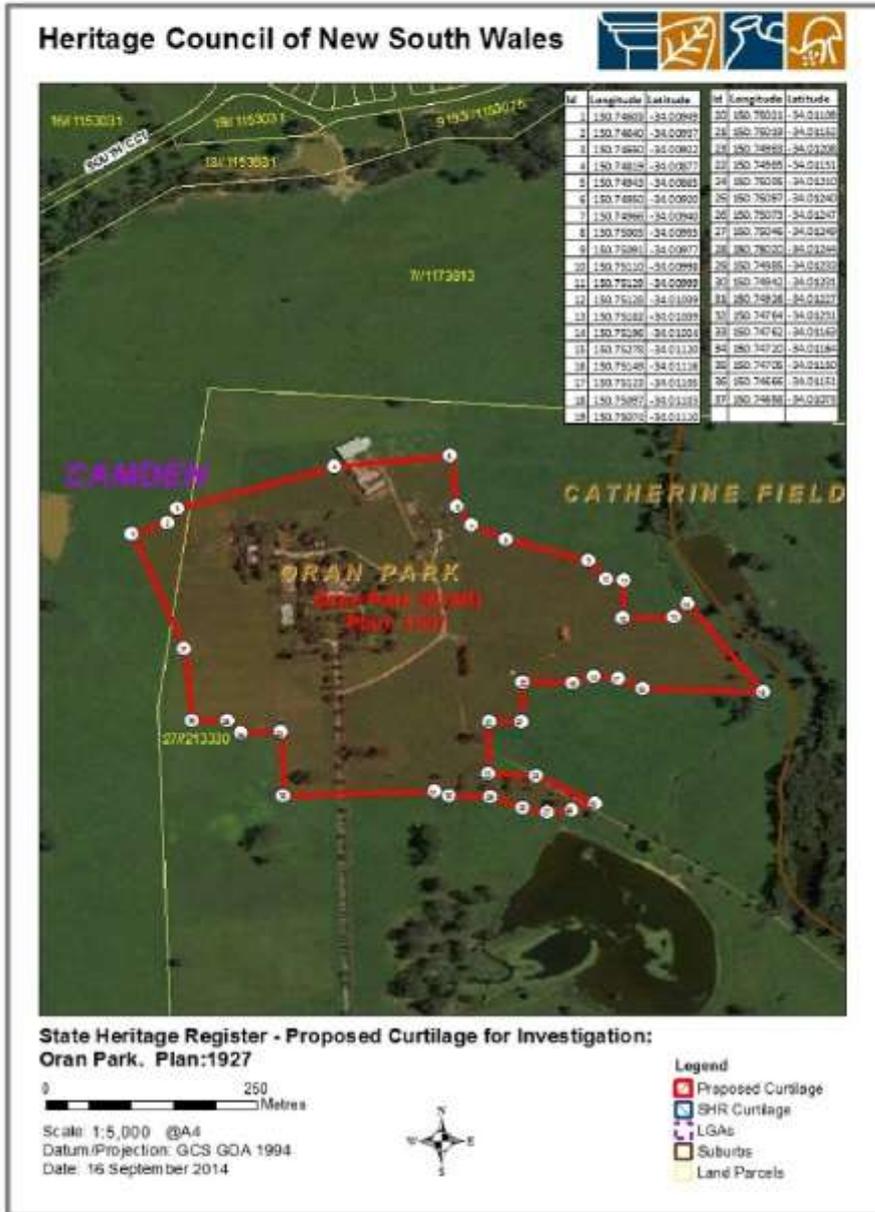


Figure 6: Heritage Council heritage curtilage for Oran Park House (Catherine Park House)



Figure 7: Oran Park House (Catherine Park House) heritage principles

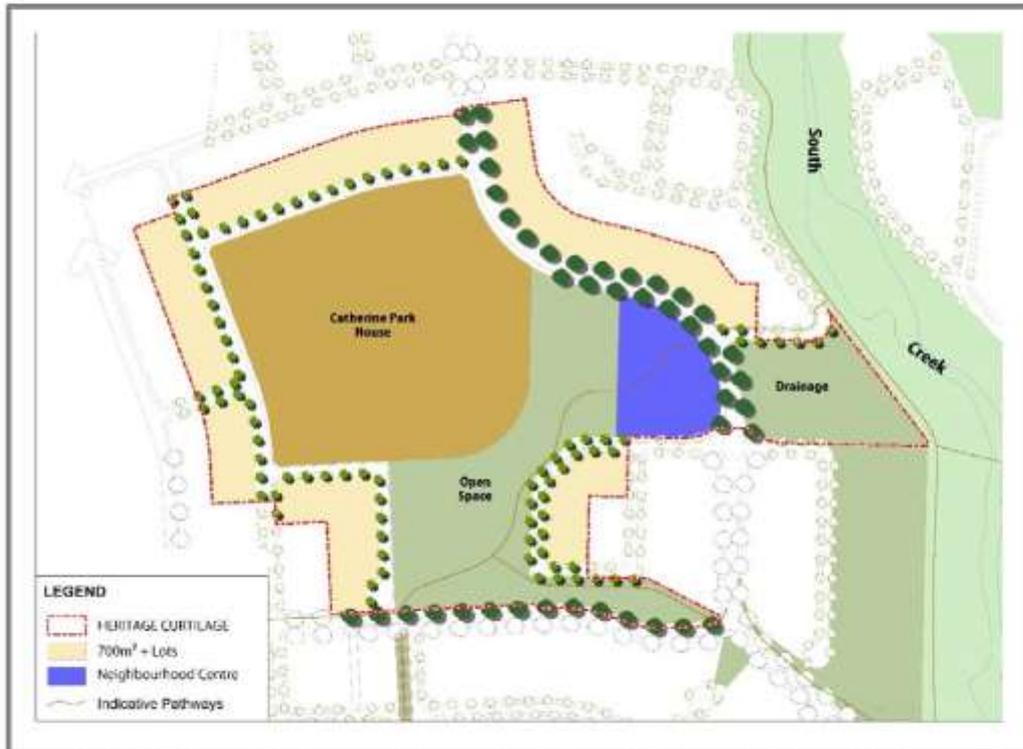


Figure 8: Subdivision and land uses within Oran Park House (Catherine Park House) heritage curtilage

The detailed design of the subdivision and integration of built form outcomes to establish the ultimate heritage curtilage and Heritage Exemption Guidelines for Oran Park House (Catherine Park House) has resulted in the need for minor adjustments to the ultimate subdivision outcome around the house, which still uphold the development principles. Accordingly, the boundaries to annotations relating to heritage, minimum lot size and residential density need to be updated to reflect the heritage outcomes that will be adopted by the Heritage Council.

Objective or Intended Outcome:

To update the Heritage Map, Minimum Lot Size Map, Floor Space Ratio Map, Height of Buildings Map and Residential Density Map to reflect the heritage outcomes adopted by the Heritage Council for Oran Park House (Catherine Park House).

4.2.3 Redesign of Catherine Park South

The proponents of Catherine Park Estate, Harrington Estates Pty Ltd, are working closely with the Edgewater Homes Pty Ltd to deliver the development of the small landholdings in the southeast portion of the CFPP, which currently have direct access to Oran Park Drive. The imminent ownership of the small landholdings by a single entity has created a new opportunity to consider development within this area as a single unit and not fragmented landholdings, as they were considered during the Precinct Planning process.

In addition, a narrow battle-axe leg of land owned by Dandaloo Pty Ltd extends through the small landholdings to Oran Park Drive which would have been difficult to develop under the fragmented ownership arrangement. The difficulty to develop this battle-axe leg is further exacerbated by the current Indicative Layout Plan design that identifies a local street wholly within the battle-axe leg. Accordingly, there would be no reasonable incentive for Dandaloo to deliver approximately 250m of local road that does not have abutting residential lots that can be sold to fund the construction of the road, and therefore, it is impractical and unviable. This represents a major constraint in the delivery of new residential land in this locality.

Now the Catherine Park South area can be considered as a single development area without a need to observe ownership boundaries, a review of the master-plan layout has been undertaken to achieve a better development outcome. The Catherine Park South Concept Plan is shown in **Figure 9**.

The new design for Catherine Park South maintains the principles of higher densities along the interface with Camden Valley Way and Oran Park Drive. Furthermore, the principle of perimeter roads along the interface of the riparian protection area is also retained in the new design.

The new design reconfigures the public open space and the local street network. The current Indicative Layout Plan aligns local streets along landholding boundaries which provides irregular residential block depths and would have been problematic when attempting to deliver the subdivision of the fragmented landholdings. The new design maintains regular block depths which will deliver consistent depths for residential lots.

The open space area in the new design has the same land area as is defined on the current Indicative Layout Plan and in the CFPP Section 94 Plan, which is approximately 1.24ha, but this area has been reconfigured to provide a more centrally located community space for local residents. Each of the allotments proposed in Catherine Park South will be closer to a local park and have more direct local street connections to the park. There is also the opportunity to locate higher residential densities around the local park where higher levels of amenity can be achieved, which will also promote housing diversity in the project.

The drainage channel that conveys flows from Harrington Grove to South Creek also needs to be configured to achieve appropriate block depths for residential allotments. It is understood the drainage channel width was created on the 132kV transmission easement of 30 metres in width and it aligning is a similar location. It is now proposed to underground the 132kV transmission line and define the channel width based on the drainage requirements, which is approximately 20 to 25 metres in width.



Figure 9: Catherine Park South Concept Plan

The updated master plan design is to form the basis for updates to the Indicative Layout Plan, which in turn will inform amendments to the Growth Centres Map set. It is noted that open space and drainage areas were not specifically zoned for the larger landholdings to provide some flexibility in the detailed design and delivery of the urban development. Now that the small landholdings are in single ownership, it is proposed that this approach be adopted for Catherine Park South as well. The updated Indicative Layout Plan is included in **Section 4.3** of this report.

Objective or Intended Outcome:

To update the SEPP Maps in accordance with the revised layout for Catherine Park South.

4.2.4 Redistribution of Minimum Residential Densities

This proposal seeks to rearrange the allocated residential densities within the Catherine Park Estate project. This is to locate opportunities for higher densities in areas that exhibit a higher level of amenity, such as adjacent to embellished riparian areas, local parks and drainage areas.

A Statement of Design Intent has been prepared to provide greater understanding and context to the overall aims and objectives of the developer, Harrington Estates and the development of Catherine Park Estate (refer to **Appendix 4**).

As has been detailed in Section 4.2.1 above, there is a need to update the allocation of residential density within the Catherine Park Estate project area to achieve consistency with development approvals and the redesign of the Catherine Park South area. Furthermore, the proposed allocation of 20 dwellings per hectare areas have been revised since the initial lodgement of this submission as more detailed design has evolved throughout the Catherine Park Estate project. This includes maintaining the 20 dwellings per hectare areas along the eastern boundary of Catherine Park Drive, which was a key issue raised by Council.

The typical approach for subdividing land within Catherine Park Estate is to create superlots in locations that may present an opportunity for an integrated design approach between the residential subdivision and the dwellings. This design approach typically extends to the adjacent open space or recreation area to ensure a multi-faceted design approach to delivering higher density of housing in the Precinct.

The type of built form and subdivision to be delivered on the superlots will range from attached dwellings to detached dwellings. Each superlot will be subject to detailed consideration to determine the most suitable built form outcomes, with matters of consideration being amenity, outlook, open space, and access to public transport and shops. It is proposed to identify the superlot areas as 20 dwellings per hectare to enable a broad range of housing options in localities where the site conditions offer higher levels of amenity than a typical residential street.

The benefits of rearranging the residential densities, in particular the 20 dwelling per hectare areas which is most affected, is that it will encourage smaller lot housing in locations that can achieve significantly higher levels of amenity in their immediate vicinity. This means being this type of housing will be in close proximity to quality green spaces and/or close to shops and/or close to transport. The other key benefit in this approach is that the design of the small lot housing is fully integrated with the subdivision design and the design of the adjacent open space area.

A key point of difference and matter of flexibility is the 20 dwellings per hectare area allows a broader range of housing types than allowed within the 15 dwellings per hectare area. In the R2 Zone, an 'attached dwelling' or 'multi dwelling housing' are permissible within areas with a density of 20 dwellings per hectare or greater. However, an 'attached dwelling' or 'multi dwelling housing' is only allowed in the 15 dwellings per hectare area providing it meets strict criteria. The 15 dwelling per hectare area is therefore more constrained.

Additionally, the ability to provide all forms of housing types along the interface with the riparian areas is limited and is not referenced in the criteria for the 15 dwelling per hectare area. The riparian areas offer higher amenity, and therefore, should be considered suitable locations for considering a broader range of housing types, including attached dwellings.

The area of 20 dwellings per hectare within Catherine Park Estate under the existing Residential Density Map and in this proposal is 18.19 hectares and 22.99 hectares respectively. However, there has been a reduction in the 15 and 25 dwellings per hectare areas as a consequence of this proposal.

Table 2 shows the product mix and approximate land areas for the 15, 20 and 25 dwellings per hectare areas within the Catherine Park Estate project area. The below areas do not calculate into a lot yield as various non-residential uses such as major roads, electrical easements, drainage basins, local parks and schools form part of the land affected by a residential density standard.

Table 2: Existing and Proposed NDA Areas by Density Band

Product Mix	Existing Land Area	Proposed Land Area
15 dwg/ha	101.15	98.71
20 dwg/ha	18.19	22.97
25 dwg/ha	4.07	3.95
Total:	123.41	125.63

It is noted that the amendments that are being progressed under the Housekeeping Amendment, notably the removal of the RE1 Zone in the southeast of the site, has increased the area of land that is affected by a density standard as it will now be zoned R2. Notwithstanding, the area of open space will still need to be provided, and despite the area of residential zoned land, this does not increase the potential yield for the Precinct.

In regard to the 20 dwellings per hectare density band, there is approximately an additional 4.78 hectares of 20 dwellings per hectare land within Catherine Park Estate. Generally, this 4.78 hectares of land was 15 dwellings per hectare, and therefore, this additional 20 dwellings per hectare land will increase the minimum lot yield potential by 5 dwellings per hectare. This would therefore represent a minimum increase in potential yield of 23 dwellings for additional 20 dwellings per hectare area.

The overall proposed dwellings per hectare minimum for the Part Precinct was 3,229 dwellings established as part of the Precinct Planning. There is 23 dwellings minimum potential from additional 20 dwelling per hectare land and 9 dwellings minimum potential from the adjustments of the riparian protection areas, which equals 3261 dwellings. This represents approximately a 1 percent increase.

In respect to overall densities for Catherine Park Estate, which is the land forming the application area to this Planning Proposal, the expected overall dwelling density within the areas affected by a density standard is expected to be around 16.9-17.9 dwellings per hectare. In comparison to the NDA and lot yield estimates calculated under the Precinct Planning process, overall dwelling density for the Catherine Park Estate area was 15.9 dwellings per hectare.

Recent advice from the Department of Planning & Environment states that the current residential density being developed throughout the Priority Growth Areas within the 15 dwellings per hectare density area is over 18 dwellings per hectare. To then include the 20 and 25 residential density areas in the calculation for the entire Priority Growth Areas, this would make the 18 dwellings per hectare figure significantly higher.

The overall residential density being promoted for Catherine Park Estate (16.9-17.9 dw/ha) is significantly below what is currently being delivered throughout the Priority Growth Areas (>18 dw/ha in 15 areas) and not much higher than the minimum density calculated for the land subject to this proposal.

The revised redistribution of residential density areas are depicted on the updated Indicative Layout Plan in **Section 4.3** of this report, which maintain 20 dwellings per hectare adjacent to Catherine Park Drive. The revised distribution of densities will inform the identification of minimum densities on the residential density and structure maps in the Growth Centres SEPP and associated DCP.

Objective or Intended Outcome:

To update the SEPP Maps in accordance with the redistribution of residential densities for Catherine Park Estate.

4.2.5 Alignment of Digital Data with Survey Accurate Cadastre

Following the Department's Housekeeping Amendment, additional data will need to be considered under this planning proposal to ensure density mapping data is consistent between the Growth Centres SEPP dataset and how it corresponds with Registered Surveyor's cadastral information for the Catherine Park Estate.

Registered Surveyors, John M Daly & Associates Pty Ltd, has prepared a rectified digital dataset for the CFPP that corresponds with the most accurate cadastral survey information for the project area as proposed under this submission

A copy of the rectified Registered Surveyors' digital data has been formally supplied to the Department of Planning & Environment as a correct digital 'survey accurate' record of the zone boundaries in the Land Use Zoning Map for CFPP.

Objective or Intended Outcome:

To ensure the proposed density map correlates with the digital 'survey accurate' record.

4.3 Updated Indicative Layout Plan

A revised Indicative Layout Plan (ILP) has been prepared to adopt the Planning Proposal objectives and outcomes outlined in **Section 4.1** above and to ensure consistency with the Department's proposed Housekeeping Amendment. As with the purpose of the initial ILP for CFPP, the revised ILP will inform and establish the amended zoning boundaries and associated mapping layers in the Growth Centres SEPP. It will also form part of the amendment to the Camden Growth Centres DCP to inform the updated Figures that guide development throughout the Precinct.

The revised ILP is shown in **Figure 10**, maintains the general structure and arrangement of land uses and infrastructure as the adopted version for CFPP. There are however some changes to the allocation of local open space and residential densities in accordance with development approvals and design changes in this proposal.

The key principles of the ILP have not been changed, including:

- Residential, retail, infrastructure and environmental land uses are essentially the same;
- Major roads and key roads are maintained;
- Land area of open space is maintained;
- Oran Park House (Catherine Park House) and associated heritage elements are retained; and
- Medium density along the interface of Camden Valley Way and Oran Park Drive is conserved.

Key changes in the revised ILP include:

- Updated residential densities in accordance with development approvals and design changes;

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- Reconfigured local park in the south-eastern portion of site to obtained improved development outcome;
- Updated indicative local street layouts;
- Updated environmental conservation areas in accordance with the Department's Housekeeping Amendment.

Attachment 1

4.4 Explanation of Provisions

This section addresses the need for the rezoning, identifies the background studies undertaken, details why the Planning Proposal is the best approach, and identifies what the community benefits will be.

The objectives and intended outcomes of this Planning Proposal are to be achieved by amending the following maps:

Maps to be amended:

- Residential Density Map (Sheet RDN_004 and Sheet RDN_009);
- Heritage Map (Sheet HER_004 and Sheet HER_009);
- Heights of Buildings Map (Sheet HOB_004 and Sheet HOB_009);
- Floor Space Ratio Map (Sheet FSR_004 and Sheet FSR_009);
- Lot Size Map (Sheet LSZ_004 and Sheet LSZ_009);

A summary of the changes to each Growth Centres SEPP Map is contained in **Table 3**.

Table 3: Key Changes to SEPP Maps

Map	Summary of Changes
<i>Residential Density Map (Sheet RDN_004 and Sheet RDN_009)</i>	<ul style="list-style-type: none"> • Apply residential density of '20 dwellings per hectare' (notated as 'Q') to the integrated housing superlots adjacent to Robbins Lane and in other areas within the approved Stage 1-3 area of the Catherine Park Estate (DA 228/2014). • Update residential density boundaries for '15 dwellings per hectare' (notated as 'O') around Oran Park House (Catherine Park House), which exclude areas already affected by a minimum lot size requirement.
<i>Heritage Map (Sheet HER_004 and Sheet HER_009)</i>	<ul style="list-style-type: none"> • Amend the boundary of 'Item- General' to reflect the heritage curtilage boundary adopted by the Heritage Council in relation to Oran Park House (Catherine Park House).
<i>Minimum Lot Size Map (Sheet LSZ_004 and Sheet LSZ_009)</i>	<ul style="list-style-type: none"> • Reflect the heritage curtilage boundary adopted by the Heritage Council in relation to Oran Park House (Catherine Park House). • Adjust minimum lot size boundaries to reflect outcomes for Oran Park House (Catherine Park House).
<i>Height of Buildings Map (Sheet HOB_004 and Sheet HOB_009)</i>	<ul style="list-style-type: none"> • Adjust height of buildings boundaries to reflect outcomes for Oran Park House (Catherine Park House).
<i>Floor Space Ratio Map (Sheet FSR_004 and Sheet FSR_009)</i>	<ul style="list-style-type: none"> • Amend the boundary of 'Item- General' to reflect the heritage curtilage boundary adopted by the Heritage Council in relation to Oran Park House (Catherine Park House).

The specific amendments to each clause and/or map are outlined in below.

Residential Density Map

This Planning Proposal seeks to amend the Residential Density Map (Sheet RDN_004 and Sheet RDN_009) as shown in Figure 11.

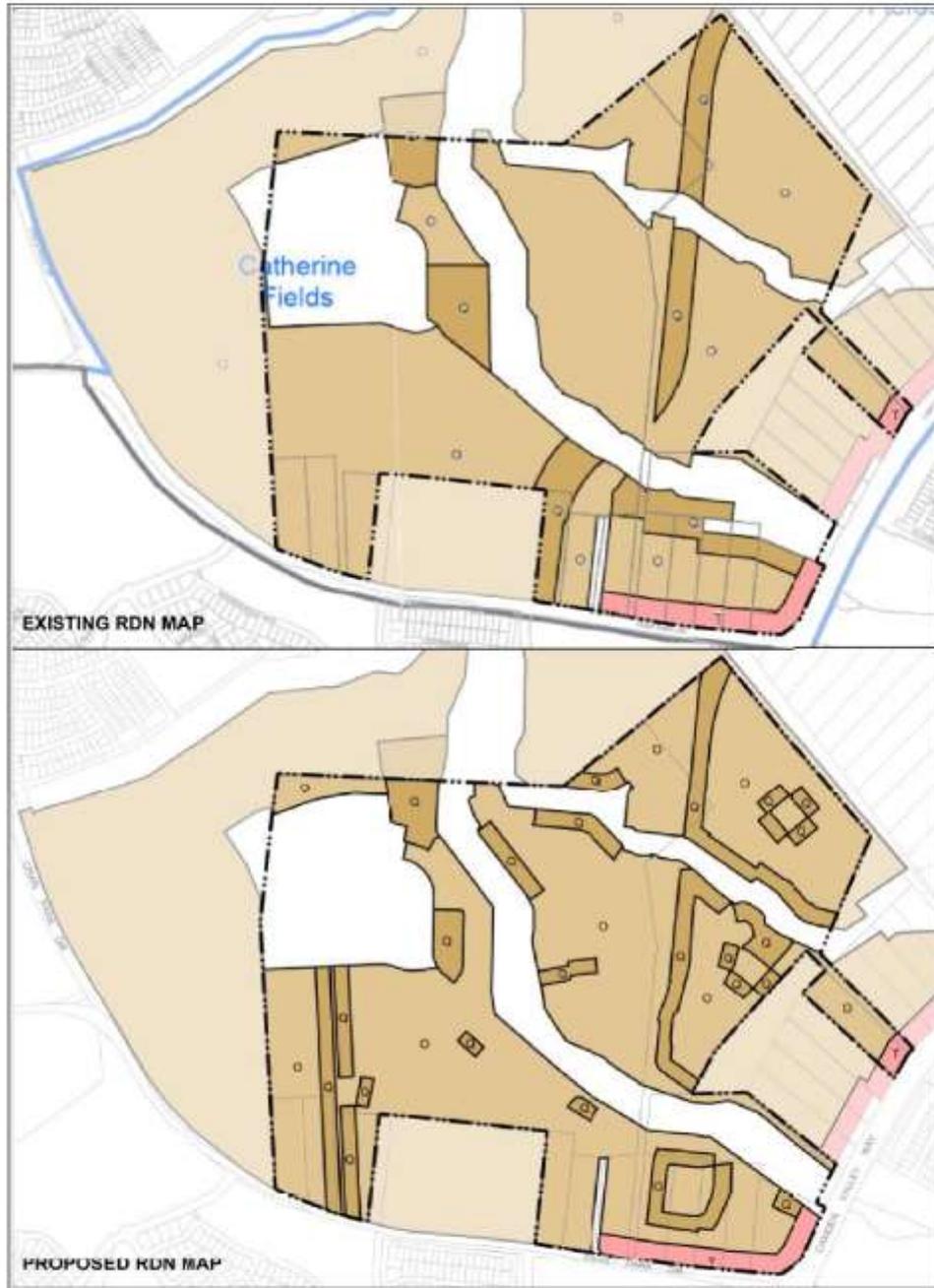


Figure 11: Existing and Proposed Residential Density Map

Heritage Map

This Planning Proposal seeks to amend the Heritage Map (Sheet HER_004 and Sheet HER_009) as shown in Figure 12.



Figure 12: Existing and Proposed Heritage Map

Minimum Lot Size Map

This Planning Proposal seeks to amend the Minimum Lot Size Map (Sheet LSZ_004 and Sheet LSZ_009) as shown in **Figure 13**.



Figure 13: Existing and Proposed Minimum Lot Size Map

Heights of Buildings Map

This Planning Proposal seeks to amend the Height of Buildings Map (Sheet HOB_004 and Sheet HOB_009) as shown in Figure 14.



Figure 14: Existing and Proposed Height of Buildings Map

Floor Space Ratio Map

This Planning Proposal seeks to amend the Floor Space Ratio Map (Sheet FSR_004 and Sheet FSR_009) as shown in **Figure 15**.



Figure 15: Existing and Proposed Floor Space Ratio Map

4.5 Justification

This section addresses the need for the rezoning, identifies the background studies undertaken, details why the Planning Proposal is the best approach, and identifies what the community benefits will be.

4.3.1 Section A – Need for the Planning Proposal

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

This Planning Proposal for Catherine Fields (Part) Precinct is not the result of any strategic study or report. It has been prepared in response to a detailed review of the provisions and mapping of the Growth Centres SEPP in relation to the CFPP by the proponent/landowners.

This review has identified a number of issues and irregularities with the Growth Centres SEPP that require amendment in order to achieve the intended development outcomes for the Precinct. This Planning Proposal seeks to address each of the identified issues through amendments to the various maps and provisions of the Growth Centres SEPP.

It also seeks amendments to the mapping of the Growth Centres SEPP in response to detailed design review and changes to the heritage curtilage of Oran Park House (Catherine Park House) since the site was initially rezoned in December 2013. These amendments will facilitate the delivery of a more site responsive and integrated development.

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

The changes included in this Planning Proposal are the best means of achieving the objectives and intended outcomes. The proposed amendments relate to allocating mandatory planning provisions to land and development standards that will facilitate the urban development of the CFPP.

As the Growth Centres SEPP specifically controls land use development, an amendment to the SEPP is the most appropriate means to establish the proposed development in this Planning Proposal.

Other available processes are not considered an appropriate means of achieving the objectives and intended outcomes of the Planning Proposal.

3. *Is there a net community benefit?*

As suggested in the Department's Local Plan-Making Guidelines, the Evaluation Criteria to undertake a Net Community Benefit analysis has been adapted from the Draft Centres Policy (April 2009). In some cases, the Evaluation Criteria have been modified or removed to ensure the criteria are meaningful to this Planning Proposal.

Table 4: Net Community Benefit Evaluation

Net Community Benefit Evaluation Criteria	Response	Net Community Benefit
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?	The CFPP forms part of the South West Priority Growth Area and was one of two precincts released for planning by the NSW Government in August 2011 under the Precinct Acceleration Control. The proposal seeks minor amendments to the planning controls in relation to the CFPP and will not impose any adverse impacts on the Net Community Benefit and is consistent with the broader strategic framework for the region.	Yes
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	The CFPP forms part of the South West Priority Growth Area and was one of two precincts released for planning by the NSW Government in August 2011 under the Precinct Acceleration Control.	Yes
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	The Planning Proposal involves amendments specifically in relation to the CFPP and does not propose any changes which will alter the overall intent for the urban development of the Precinct. It is therefore considered unlikely to set an undesirable precedent or alter owner expectations within the area.	Yes
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	This Planning Proposal is consistent with the overall broad zoning regime adopted for the CFPP and other similar developments within the South West Priority Growth Area. There are no proposed amendments to the zoning boundaries, however, there are amendments to the mapping layers to achieve the intended development outcomes for the Precinct. Accordingly, no cumulative effect of similar spot rezoning proposals is to be expected.	Yes
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	The Planning Proposal involves land intended for residential development and will therefore not directly facilitate permanent employment growth or result in any loss or impact on employment lands.	Yes

Net Community Benefit Evaluation Criteria	Response	Net Community Benefit
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	The Planning Proposal does not involve amendments to zoning, however, the proposal incorporates amendments to the residential densities within Catherine Park Estate which will enable more flexibility in the delivery of housing within the South West Priority Growth Area.	Yes
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?	<p>The CFPP is located within the South West Priority Growth Area of Sydney, which has been comprehensively planned for infrastructure planning requirements. This Planning Proposal does not seek changes to the intended development outcomes for the CFPP and accordingly there is adequate public infrastructure to accommodate the proposed amendments.</p> <p>Further, an Engineering Report was submitted with the approved Development Application for Stages 1-3 of the Catherine Park Estate (DA 228/2014) which demonstrated there is adequate available public infrastructure to service the CFPP.</p>	Yes
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	As stated above, there are significant investments in infrastructure for the locality and this Planning Proposal will not result in significant changes to patronage.	Yes
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	The CFPP has been comprehensively investigated for environmental significance as part of the initial rezoning and all areas of high value will be conserved. This Planning Proposal has no direct impact on any environmental matters.	Yes

Net Community Benefit Evaluation Criteria	Response	Net Community Benefit
Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	The Planning Proposal is complementary with adjacent land uses and will result in improved development outcomes. There will be no impacts on the amenity of the location and wider community.	Yes
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	The planning proposal will benefit the public by providing a planning framework for quality residential development that seeks to conserve the heritage and environmental values of the locality whilst increasing amenity for residents.	Yes

The Net Community Benefit evaluation above demonstrates that there is a net community benefit resulting from this Planning Proposal. This Planning Proposal will ensure a high quality development outcome based on accurate digital mapping and appropriate planning controls.

4.3.2 Section B – Relationship to Strategic Planning Framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

A Plan for Growing Sydney

A Plan for Growing Sydney was released by the NSW Government in December 2014. This new document supersedes the draft Metropolitan Plan for Sydney 2036 – A Plan for Sydney's future plan which was released in December 2010.

The Sydney metropolitan area will face increasing pressure over the next twenty years with the projected increase in population of 1.6 million people, requiring 664,000 more dwellings and 689,000 more jobs by 2031. These pressures require careful and integrated land use and infrastructure planning and mechanisms for delivery. A Plan for Growing Sydney is the NSW Government's response to these pressures. The plan provides a strategy for accommodating Sydney's future population growth over the next 20 years and a framework for delivering investment and jobs growth, particularly for the Western Sydney region.

The Planning Proposal is consistent with the objectives and directions for 'A Plan for Growing Sydney' as demonstrated below:

- Direction 2.1 – The Planning Proposal supports the acceleration of housing supply in Sydney

- Direction 2.3 – The Planning Proposal provides increased residential densities which will improve housing choice to suit different needs and lifestyles within the South Western Growth Areas.
- Direction 2.4 – The Planning Proposal supports the continued delivery of timely and well planned greenfield housing development.

Draft South West District Plan

The Draft South West District Plan (the draft District Plan) was released for public exhibition on 22 November 2016. The draft District Plan is a link to the Sydney Regional Plan – *A Plan for Growing Sydney*, and maps out the 20 year vision for the South West District of Greater Sydney. The draft District Plan includes actions and outcomes related to productivity, liveability and sustainability.

The Planning Proposal is consistent with the vision for the South West District. The following actions and outcomes are related to the Planning Proposal:

- L3 – Action: Councils to increase housing capacity across the district.
Outcome: Creation of housing capacity and increase in diversity of housing choice.
- L13 – Action: Conserve and enhance environmental heritage including Aboriginal, European and natural.
Outcome – identification and protection of heritage elements.

Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Council adopted "Camden 2040 – A Strategic Plan for Camden" in 2010. Camden 2040 was prepared as a strategic response to the large-scale urban and population growth that has been planned for the area under the State Government's Metropolitan Strategy. It emphasises that with growth will bring new opportunities and facilities that have not previously been available, but needs to be managed actively and effectively in order to deliver quality places and lifestyles for the people of the Camden area, as well as protecting and enhancing the important history and character of the area that is so highly valued.

Table 6 identifies relevant objectives for consideration with this planning Proposal.

Table 6: Consistency with Camden 2040

Consistency with Camden 2040	
Key Direction Actively Managing Camden's Growth	
Growth Objective 1.1 Camden has the best of both worlds	Consistency
1.1.2 Conserving and enhancing the heritage, character and lifestyle of the area where possible, with a particular focus on Camden town, associated	This Planning Proposal seeks to amend the Growth Centres SEPP to: <ul style="list-style-type: none"> • Conserve and enhance the Oran Park House (Catherine Park House) by updating

flood plain and rural hinterland for the enjoyment of existing and future populations.	the heritage curtilage boundary in accordance with boundary adopted by the Heritage Council. <ul style="list-style-type: none"> To ensure the standards controlling residential development, such as density, building height and minimum lot size, appropriately correlate with the desired future character of the CFPP.
1.1.4 Learning from and improving the urban planning process over time so that lessons learned from each precinct planning process, as well as industry best practice, are used in subsequent precincts to ensure improved outcomes over time.	This Planning Proposal seeks to rectify a number of identified inconsistencies in the mapping of the Growth Centres SEPP to ensure high quality development outcomes can be achieved for the benefit of the community. The Proposal will therefore simplify and improve the planning process for future development applications relating to the CFPP.
1.1.5 Prioritising environmental outcomes through the planning and development process to maximise improvement and restoration opportunities and to minimise the ecological impacts of increased urban form, economic activity, and people and lifestyles.	This Planning Proposal is consistent with the environmental outcomes proposed under the Department's Housekeeping Amendment and seeks to retain and protect the revised Riparian Corridors within the CFPP. DCP mapping will be updated to reflect this.

Is the planning proposal consistent with applicable state environmental planning policies?

The relevant State Environmental Planning Policies and deemed State Environmental Planning Policies have been addressed at **Appendix 5** to this report.

The consideration of these State Environmental Planning Policies and deemed SEPPs has identified that the Planning Proposal would not conflict with any of these Policies.

Is the planning proposal consistent with applicable Ministerial Directions (S117 Directions)?

The s117 directions applicable to the Planning Proposal have been addressed at **Appendix 6** of this report. The Planning Proposal is consistent with the s117 Ministerial Directions

4.3.3 Section C – Environmental, Social and Economic Impact

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?

Extensive flora and fauna assessment of the CFPP was undertaken at the rezoning stage which confirmed the ecological attributes of the site.

The Planning Proposal does not impact the conservation outcomes, it seeks to ensure the correct 'survey accurate' boundaries are implemented and that all mapping is amended accordingly. This

Planning Proposal will therefore not have any adverse impacts on the conservation values within the CFPP.

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

There are no other likely impacts resulting from the Planning Proposal.

How has the planning proposal adequately addressed any social and economic effects?

Assessment of the economic and social impacts of the CFPP was undertaken as part of the rezoning process in 2013. This Planning Proposal is not expected to have any economic or social impacts.

4.3.4 State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

The CFPP is located within the South West Priority Growth Area of Sydney, which has been comprehensively planned for infrastructure planning requirements. Accordingly, there is adequate public infrastructure to accommodate the proposed minor amendments.

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

There has been pre-exhibition consultation with Camden Council, Department of Planning & Environment and DPI – Water. This proposal has been updated to reflect consultation with these groups.

In accordance with the Gateway determination issued on 15 July 2016, Council was required to consult with NSW Rural Fire Service (RFS) prior to the commencement of community consultation; the NSW RFS response is included as **Appendix 7**.

The NSW RFS has provided the following comments:

1. **Rear Lane Access for Attached Dwellings**

To provide suitable access for suppression activities at the rear of attached dwellings, the design shall incorporate rear laneway access for attached dwelling developments on bush fire prone land or within 100 metres of the riparian corridor. Laneways shall be through roads with minimum carriageway widths that comply with Table 4.1 of Planning for Bush Fire Protection 2006. Attached dwellings that incorporate front access only are not supported.

Officer Comment

Council officers have discussed this issue with the NSW RFS representatives and the proponent has provided further information to NSW RFS. The NSW RFS has now indicated that the provision of rear laneway access for attached dwellings is no longer required to be incorporated in the Draft Camden Growth Centre Precincts DCP (response is included in **Attachment 5**).

2. **Urban Perimeter Roads**

To reinforce urban perimeter roads requirements under Planning for Bush Fire Protection 2006, the following provision should be incorporated into Section 3.3 and 2.3.6 of the Camden Growth Centre Precincts Development Control Plan:

- *Urban perimeter roads (i.e. roads interfacing potential bush fire hazards) shall be two-way with a minimum carriageway width of 8 metres, exclusive of any on-street parking areas. Perimeter road designs shall ensure that any on-street parking does not obstruct the minimum carriageway width.*

Officer Comment

Council officers have discussed this issue with the NSW Rural Fire Service representatives and have identified that the issue of urban perimeter road width is one that requires further research and is an issue that is not site specific to Catherine Fields (Part) Precinct and has broader implications for all of the New South Wales Growth Centres. This issue has been identified to be reviewed and addressed in a future review of the Camden Growth Centre Precincts DCP, in conjunction with the DPE and NSW RFS.

4.5 Mapping

The following maps will need to be amended:

- Residential Density Map (Sheet RDN_004 and Sheet RDN_009);
- Heritage Map (Sheet HER_004 and Sheet HER_009);
- Heights of Buildings Map (Sheet HOB_004 and Sheet HOB_009);
- Floor Space Ratio Map (Sheet FSR_004 and Sheet FSR_009);
- Lot Size Map (Sheet LSZ_004 and Sheet LSZ_009).

4.6 Community Consultation

In accordance with Council's resolution, the draft Planning Proposal and draft DCP were exhibited from 27 September 2016 to 25 October 2016.

A notification was placed in the local newspaper, with the exhibition material available on Council's website and available at Council's Customer Service Centre and Libraries. A letter was also sent to land owners within the Precinct, inviting comment on the proposal.

Three submissions were received during the public exhibition period, including two responses from state agencies. The submission received from the Department of Planning and Environment indicated support for the draft Planning Proposal and DCP amendment. The submission from the Office of Environment and Heritage generally supported the proposal however it raised some concern over some aspects of the proposal.

The Office of Environment and Heritage, Heritage Branch Submission

1. Planning Proposal

The OEH has indicated no objection to the majority of the proposed amendments to the maps associated with Appendix 9 of the Growth Centres SEPP as described within the draft Planning Proposal. However the proposal to permit the use of Oran Park House as a sales office is not supported. The OEH has requested that prior to any permanent adaptive reuse of Oran Park House, an updated Conservation Management Plan (CMP) endorsed by the Heritage Council is required.

Officer Comment

The proponent has indicated agreement to remove the proposal to insert an Additional Permitted Use into Schedule 1 of the Growth Centres SEPP for Oran Park House as a land sales office. This is amended in the draft Planning Proposal. A CMP for Oran Park House was prepared by Godden McKay Logan as part of the finalisation of the rezoning of the Catherine Fields Part Precinct in 2013. The proponent is currently updating the CMP and will consult with the OEH in finalising the document.

2. DCP Amendment

Feedback has also been provided by OEH on the draft DCP amendment. The issues raised relate to Sections 3.1 - *The "Coach House" Neighbourhood Centre* and 4.1 - *Development surrounding Oran Park House* of the Camden Growth Centre Precincts DCP and the need to update the current CMP to reflect the State Heritage Listing.

Officer Comment

As previously identified the proponent has indicated that it will update the CMP and work with the OEH to ensure the protection of the Oran Park House. The amendments to Sections 3.1 and 4.1 of the DCP that were publicly exhibited are no longer proposed to proceed as part of this amendment to the DCP. Once the updated CMP is resolved with OEH, the amendments to Sections 3.1 and 4.1 of the DCP will be further reported to Council.

Public Submission

The remaining submission related to concerns over the heritage amendments to Oran Park House.

1. Concern over the curtilage allowing housing and other urban works

The submission raises concern that the curtilage now allows for housing and other urban works that have the potential to adversely impact upon the heritage value and appreciation of Oran Park House.

Officer Comment

The draft Planning Proposal does not propose to change any permissible uses within the curtilage of Oran Park House. Very low density residential development has always been permitted within the Heritage Curtilage of Oran Park House, as identified during the Catherine Fields Part Precinct planning process in 2013. The neighbourhood centre has always been identified within the curtilage of Oran Park House, particularly around the Coach House. Whilst the State Heritage Listing has reduced the size of the curtilage of Oran Park House, it is not proposed to change what is permitted surrounding the house. The current CMP prepared by Godden McKay Logan, is a guide for all development within the curtilage, all development must be undertaken in accordance with this CMP.

2. Concern over long term development surrounding Oran Park House

Concern is raised over the possibility of unsympathetic development surrounding Oran Park House. Specific reference is made to Blair Athol in Campbelltown and the heritage item being "consumed" by surrounding development. Particular concern relates to the single storey larger lots fronting the curtilage and it is requested that the controls be strongly enforced with a legally binding restriction. Further it is requested that no parking or streetscaping be allowed on the footpath area opposite the house to retain the views of the house.

Officer Comment

Oran Park House and its curtilage, have an adopted CMP, relevant sections within the Camden Growth Centre Precincts DCP and further controls within the Growth Centres SEPP that relate to the heritage conservation of the item.

The Growth Centres SEPP includes a Height of Building map which stipulates the height of development around the Oran Park House being limited to 5m, which is the equivalent of a single storey development. It is important to note that the inclusion of this height limit in the Growth Centres SEPP means that it holds a greater legal standing than if it was included in the DCP. Further work is proposed on updating the CMP which is the overarching conservation document for the Oran Park House. The concerns of the submitter will be considered in the updating of the CMP.

3. Request for a Plan of Management

The submission requests that a detailed Plan of Management be prepared for ongoing protection, improvement and usage of Oran Park House and all area within its surrounding curtilage. The submitter has requested to be included in the development of any Plan of Management for the item.

Officer Comment

A Plan of Management can only be prepared for publicly owned or managed land and as Oran Park House will remain in private ownership, a Plan of Management is not required to be prepared. However as previously mentioned a CMP was prepared for Oran Park House and curtilage, in this instance the CMP is considered to be similar to a Plan of Management. When Development Applications are lodged with Council, all works must be undertaken in accordance with this CMP, the adopted DCP and SEPP controls. The proponent is currently updating the CMP, in coordination with OEH and Council, to reflect the change to the curtilage as part of the State Heritage Listing in 2015.

In regards to the submitter being involved in the amendment of the CMP, this process is being undertaken by the proponent and Council does not have a legislative role in this process. The request to be included in the development of the amended CMP has been provided to the proponent.

4.7 Project Timeline

Anticipated commencement date (date of Gateway determination)	15 July 2016
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	August 2016
Commencement and completion dates for public exhibition period	Exhibition – 27 September 2016 to 25 October 2016
Dates for public hearing (if required)	N/A.
Timeframe for consideration of submissions	6 weeks (early November 2016)
Timeframe for the consideration of a proposal post exhibition	Mid- December 2016
Date of submission to the department to finalise the LEP	December 2016

5.0 Conclusions and Recommendations

The purpose of this Planning Proposal is to amend the Growth Centres SEPP to address a number of issues identified in a review of the mapping and provisions and to ensure the delivery of high quality integrated development outcomes for the CFPP. It seeks to:

- Provide increased residential densities to facilitate the delivery of integrated housing development in accordance with the approved subdivision layout;
- Redistribute higher density areas to adjoin areas of higher amenity such as riparian and transport corridors.
- Update the heritage curtilage for Oran Park House (Catherine Park House) to correspond with the boundary adopted by the Heritage Council;
- Amend the mapping relating to the south eastern portion of the CFPP to support a superior design outcome in response to a change in ownership arrangements; and
- Update the mapping to correlate with the digital 'survey accurate' boundaries;

An amendment to the Growth Centres SEPP is the most appropriate method to achieve the objectives of this Planning Proposal. Notwithstanding this Planning Proposal relates to an amendment to a State Environmental Planning Policy, it has been prepared in accordance with Section 55 of the EP & A Act 1979.

This Planning Proposal will have a positive outcome for the environment and community and ensure the intended development outcomes of the CFPP are realised.

6.0 Appendices

Appendix 1: Council Report – 26 April 2016

Appendix 2: Department of Planning and Environment's Gateway Determination – 15 July 2016

Appendix 3: Stamped Subdivision Plan for Catherine Park Estate Stages

Appendix 4: Statement of Design Intent

Appendix 5: Consistency against State Environmental Planning Policies.

Appendix 6: S117 Directions.

Appendix 7: NSW Rural Fire Service Consultation Response dated 15 August 2016 and 20 September 2016

Appendix 1: Council Report – 26 April 2016



ORDINARY COUNCIL

ORD04

SUBJECT: PLANNING PROPOSAL TO AMEND THE SYDNEY REGION GROWTH CENTRES SEPP AND CAMDEN GROWTH CENTRES PRECINCTS DCP AMENDMENT - CATHERINE FIELDS PART PRECINCT

FROM: Director Planning & Environmental Services

TRIM #: 16/15818

PURPOSE OF REPORT

The purpose of this report is for Council to consider a Planning Proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the SEPP) and an amendment to the Camden Growth Centres Precinct Development Control Plan (DCP) which applies to the Catherine Fields (Part) Precinct (the precinct).

Council endorsement is sought to forward the Planning Proposal to the Department of Planning and Environment (DPE) for gateway and to proceed to the public exhibition of both the planning proposal and DCP amendment should a Gateway Determination be issued. The Planning Proposal as prepared by the applicant is **included as Attachment 1 to this report** and the draft DCP is **included as Attachment 2 to this report (both provided under separate cover)**.

BACKGROUND

The subject land forms part of the precinct and is known as the Catherine Park development area as shown in **Figure 1 below**. The developers of Catherine Park include Hixson Pty Ltd, Dandaloo Pty Ltd and Edgewater Development.

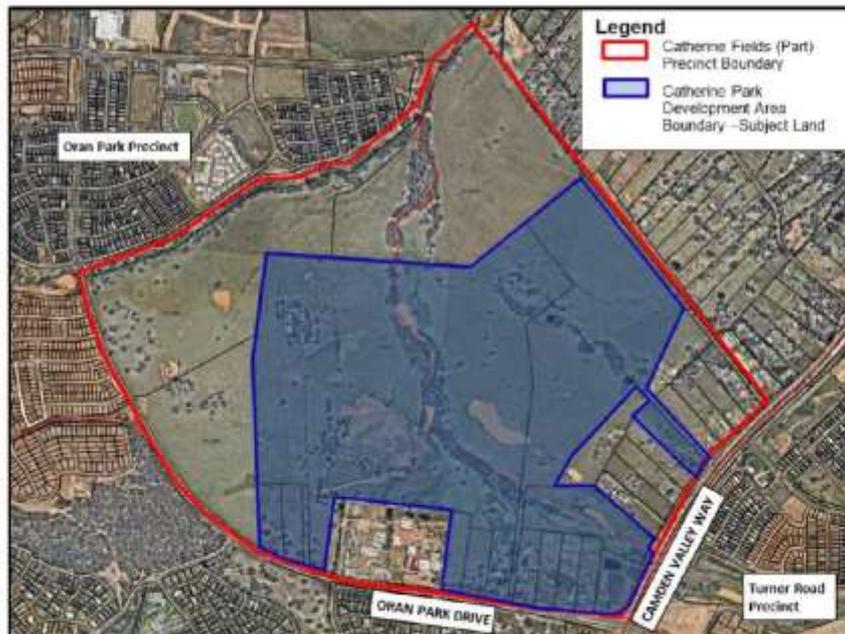


Figure 1: Locality Map (Source: Council Mapping Systems)

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Page 1



The precinct is approximately 320 hectares in size and is located between Oran Park Drive and Camden Valley Way, being adjacent to the Oran Park and Turner Road precincts. The portion of the precinct controlled by Hixson, Dandaloo and Edgewater Development holdings is approximately 163 hectares.

The precinct was rezoned for urban development on 20 December 2013. The adopted Indicative Layout Plan (ILP) provides for approximately 3,200 homes.

The Joint Regional Planning Panel (JRPP) granted deferred development consent to DA228/2014 on 27 November 2014. This consent approved Stages 1-3 of the Catherine Park Estate with 339 residential lots, 18 superlots for integrated housing, public open space and associated site works.

MAIN REPORT

This report addresses both the draft Planning Proposal and draft amendment to the Camden Growth Centres DCP.

The Planning Proposal

The Planning Proposal seeks to amend the SEPP by:

- Redistributing and increasing the amount of medium density housing in the precinct in the form of integrated housing;
- Amending the heritage curtilage for Oran Park House (Catherine Park House) to reflect the recent State heritage listing of the item, with corresponding mapping amendments to reflect the amended curtilage; and
- Permitting the use of Oran Park House as a sales office subject to Council granting development consent.

These proposed amendments are discussed below.

Increased and redistributed residential densities

The SEPP contains Residential Density Maps which apply to the precinct and determine the minimum dwelling densities which apply. The Planning Proposal seeks to amend these maps by redistributing and increasing the amount of 20 dwelling per hectare land throughout the precinct as identified in **Figure 2**.

The proposed changes to the Residential Density Map will result in 4.7 hectares of land being moved from 15 dwellings per hectare to the 20 dwellings per hectare band. The overall increase in dwelling numbers resulting from this amendment will be approximately 23 dwellings, taking the total number of dwellings in this portion of the precinct to 1,805.

The Planning Proposal intends to redistribute the 20 dwellings per hectare land to areas of the precinct which exhibit higher levels of amenity adjacent to playing fields, pocket parks, riparian corridors, and Robbins Lane which forms the historic driveway to Oran Park House.

The intended development outcome for the 20 dwelling per hectare land is integrated housing in the form of attached dwellings. Integrated housing is a form of development

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where consent is sought for the construction of the dwellings and the subdivision of the land under one development application.

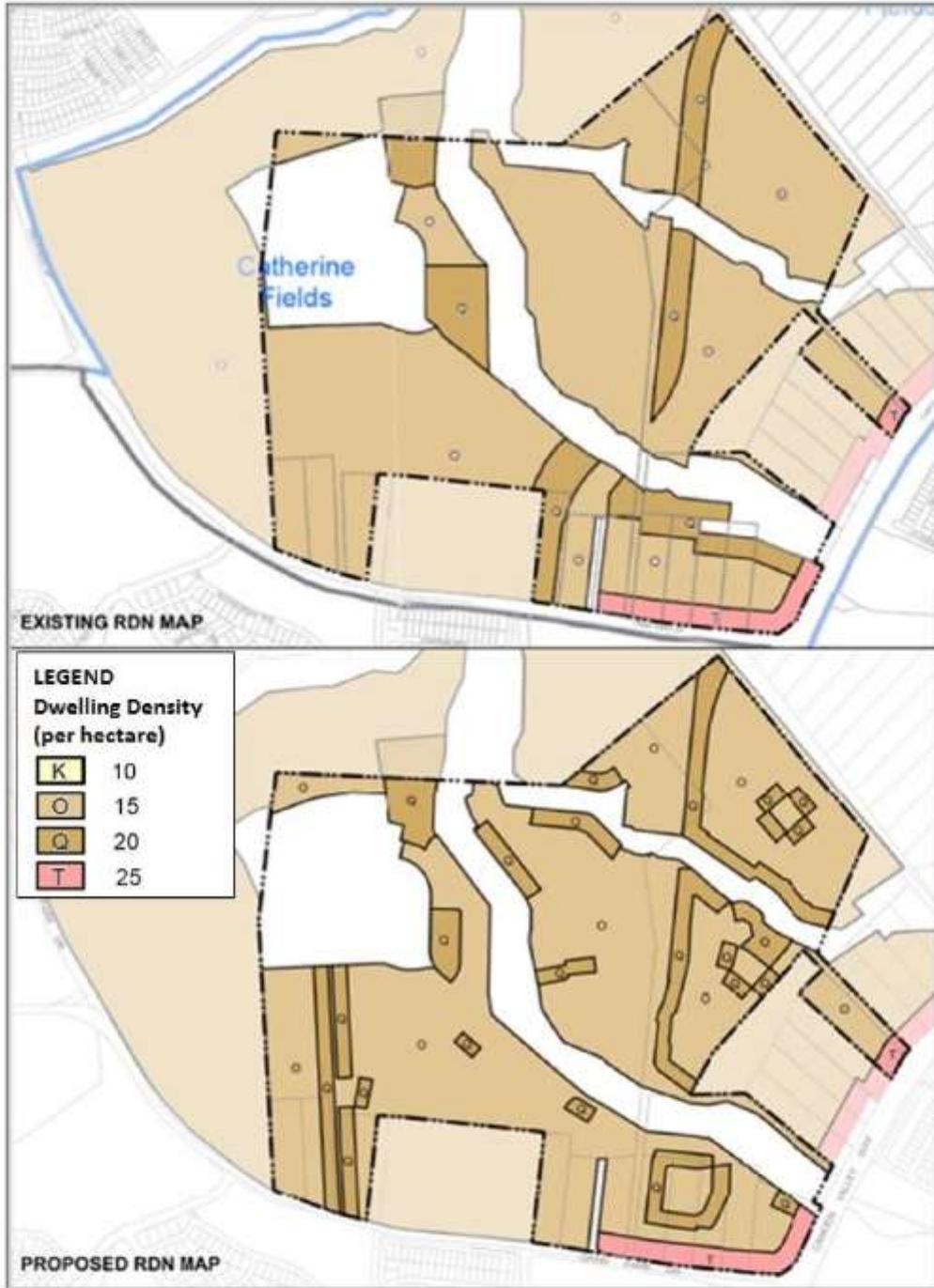


Figure 2 – Amendments to Residential Density Map



The subdivision pattern and road layout surrounding Robbins Lane was approved by the JRPP via DA228/2014, including the provisions of super lots for future attached dwelling development. Council is currently assessing DA1524/2015 which seeks consent for subdivision of these superlots and approval of concept designs for future attached dwellings on these sites. The concept designs are based upon the controls which are included in the draft DCP amendment discussed later in this report. The assessment of this application is pending the outcome of the SEPP and DCP amendment.

A concept image of the design of the Robbins Lane corridor is shown at Figure 3.



Figure 3 – Concept design for Robbins Lane corridor

The proponents have also re-designed the south-eastern corner of the site (corner of Oran Park Drive and Camden Valley Way) following a change in land ownership. The preparation of the original ILP and SEPP maps occurred at a time when the smaller lots were controlled by several landowners. The design previously aimed to facilitate development in a fragmented manner without disadvantaging any of the smaller landowners. The small lots fronting Oran Park Drive are now controlled by the proponent. The re-design improves the road network design, centrally locates the park, and includes 20 dwellings per hectare development around the park.

Comment

The increase in density by 23 dwellings provides an improvement in amenity by relocating higher density housing in areas of the precinct which exhibit higher levels of amenity adjacent to playing fields, pocket parks, riparian corridors, and Robbins Lane.

The proposed re-distribution of density to Robbins Lane forms part of the developer's concept design for the Robbins Lane corridor which follows the historic driveway servicing Oran Park House and incorporates a tree-lined shared path with wide verges and a variety of integrated housing forms.

The State Government's Housing Diversity Package amended the SEPP in August 2014 by making attached dwellings permissible with consent on land which is opposite or adjacent to land identified for recreation and open space purposes. Under those amendments, attached dwellings can be approved on land which surrounds the local

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parcs, playing fields and riparian corridors. This land is proposed to be mapped as 20 dwellings per hectare under the Planning Proposal.

Despite attached dwellings being permissible in these locations under the Housing Diversity Package SEPP amendment, there is merit in amending the residential density map to 20 dwellings per hectare to reflect the intended density and built form outcomes for Catherine Park. This will provide certainty for Council when assessing future development applications, and inform future landowners and the community of the location of future attached housing development within the precinct.

The proposed increase in density can be accommodated by the existing drainage and transport infrastructure identified during the original rezoning.

Council will be able to collect additional contributions for the increased density under the Catherine Fields (Part) Precinct Section 94 Contributions Plan (S94 CP) which could augment the open space and recreation facilities required by the precinct, including the district recreation facilities planned for the future Marylands precinct

It is noted that Council officers are currently negotiating a Voluntary Planning Agreement (VPA) for Catherine Park which will deliver additional monetary contributions which correlates with the increased density.

Importantly, both the S94 CP and VPA will ensure that the increased density is accompanied by additional developer contributions towards the provision of local and district infrastructure.

Amendment of heritage curtilage – Oran Park House

Oran Park House (which is also known as Catherine Park House) was formally listed on the State Heritage Register on 6 March 2015. As part of the process to list Oran Park House on the State register, a revised heritage curtilage was identified and subsequently agreed upon by the Heritage Office. The State listing included the preparation of detailed Heritage Exemption Guidelines. The revised adopted heritage curtilage is shown in Figure 4.

It is proposed to amend the Heritage Map in the SEPP so that it is consistent with the revised curtilage resulting from the State Heritage listing. The existing heritage map and proposed amended heritage map are shown in Figure 5.

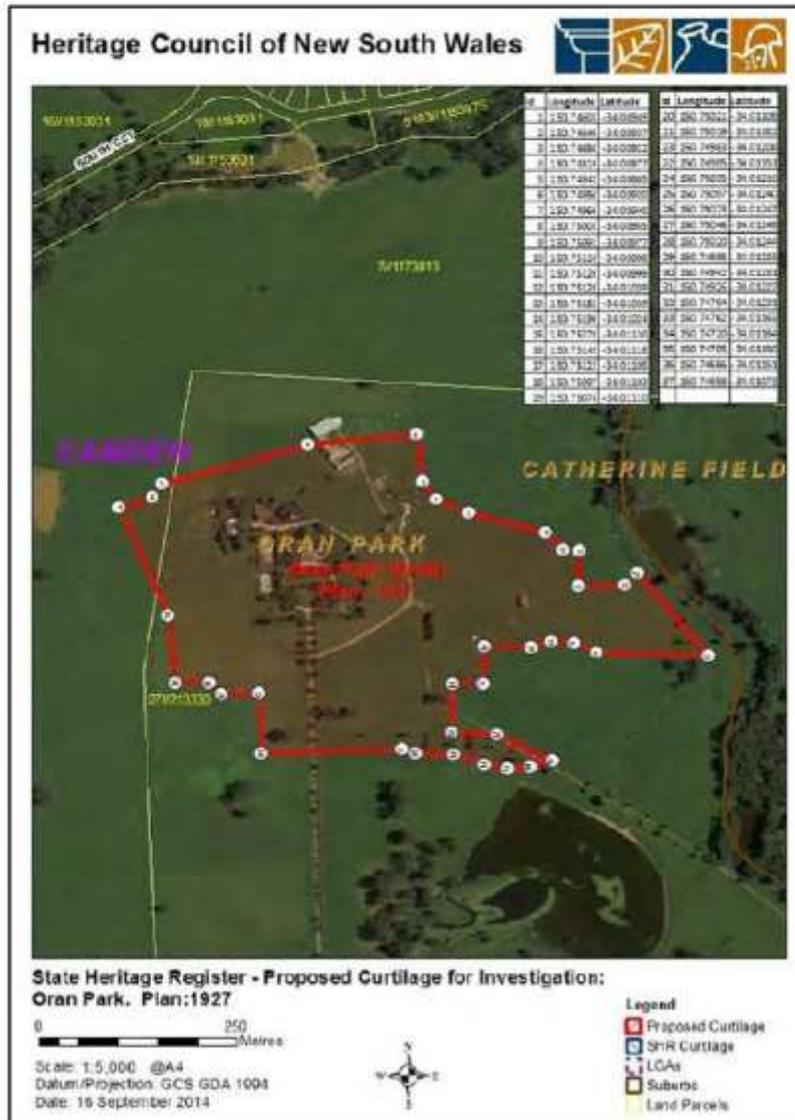




Figure 5 – Existing and proposed Heritage Maps

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Schedule 1 Additional Permitted Uses

The planning proposal seeks an amendment to Schedule 1 Additional Permitted Uses in Appendix 9 of the SEPP to enable Council to grant consent to the use of Oran Park House as a 'sales office', along with the introduction of an Additional Permitted Uses map which shows the portion of the site to which the Additional Permitted Use applies.

Council has previously granted consent to the use of Oran Park House as a 'sales office' under the 'temporary use' provisions of the SEPP. The consent is time-limited and will require a new development application to be lodged each year if the developer wishes to continue using the building for a sales office for the development.



Figure 6 – Proposed Additional Permitted Uses Map APU_009

The Oran Park House Conservation Management Plan identifies that the house and its core curtilage may be used for purposes other than as a single private residence, provided the use is compatible with the conservation of the house and its curtilage. The use of Oran Park House as a sales office is supported given that it supports the development and sale of land in the surrounding precinct, and can occur with no alterations or additions required to the building.



SEPP mapping amendments

The planning proposal requires the amendment of the following maps to reflect the changes in residential densities and the revision of the heritage curtilage for Oran Park House:

- Residential Density Map (Sheet RDN_004 and Sheet RDN_009);
- Heritage Map (Sheet HER_004 and Sheet HER_009);
- Minimum Lot Size (Sheet LSZ_004 and Sheet LSZ_009);
- Height of Buildings Map (Sheet HOB_004 and HOB_009); and
- Floor Space Ratio Map (Sheet FSR_004 and FSR_009).

The proposed insertion of an Additional Permitted Use into Schedule 1 of the SEPP for Oran Park House will require the creation of a new Additional Permitted Uses Map (Sheet APU_009).

The existing and proposed SEPP maps referred to above (including the new APU map) **are provided as Attachment 3 to this report** (*provided under separate cover*).

Housekeeping amendments to SEPP

As a separate matter to this planning proposal, the DPE are currently undertaking a housekeeping amendment to the SEPP which is expected to be gazetted within the next two months. The housekeeping amendment includes:

- Amendments to the width of the Riparian Corridor for the precinct to address anomalies resulting from the original rezoning process;
- Amendment of the definition of Net Developable Area to address inconsistencies with the existing definition;
- Adding recreation areas as a permissible use within the R2 Low Density Residential Zone to address an anomaly from the original rezoning process; and
- Removal of the RE1 Public Recreation zone and a corresponding amendment to the Land Reservation Acquisition Map to reflect the amendments to the Riparian Corridor width and the replanning of the south-western corner of the precinct (which forms part of the DCP amendment discussed in this report).

This housekeeping amendment is of a minor nature and the riparian area amendment is rectifying an error in the calculation of riparian corridor average that occurred during the original precinct planning process. The DPE's housekeeping SEPP amendment map changes also require the amendment of various figures within the DCP as outlined later in this report.

Amendment to Camden Growth Centre Precincts DCP

To facilitate the implementation of the SEPP amendments included in the planning proposal, an amendment to Schedule 4 of the DCP (which applies to precinct) has been prepared which includes:

- Changes to the ILP and other figures within the DCP;
- Changing various figures to be consistent with the current DPE housekeeping SEPP amendment;
- Heritage amendments including:
 - Amending *Section 3.1 The Coach House Neighbourhood Centre*; and

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- Amending Section 4.1 *Development Surrounding Oran Park House (Catherine Park House)*;
- Inserting new Section 4.5 *Specific Controls for residential streets in the Catherine Fields Part Precinct*;
- Inserting new controls applying to attached dwellings including:
 - New Section 4.6 *Specific Controls for 'town home' attached dwelling*; and
 - New Section 4.7 *Specific Controls for rear-accessed dwellings directly fronting open space*.

The applicant's submission for the DCP amendments is included as **Attachment 4 to this report** (provided under separate cover).

A summary of the key amendments to the DCP is provided below.

Indicative Layout Plan

The proposed amendments to the ILP are numbered below and correlate with the marked-up ILPs included later in this report. The amendments include:

1. Increased and redistributed residential densities in accordance with the Planning Proposal;
2. Relocation of the Local Park in the south eastern portion of the site;
3. Updated/re-alignment of local street layouts; and
4. Updated environmental conservation areas in accordance with the DPE's housekeeping SEPP amendment.

The current marked-up ILP is shown in **Figure 7** and the proposed marked-up ILP is shown in **Figure 8** in this report.

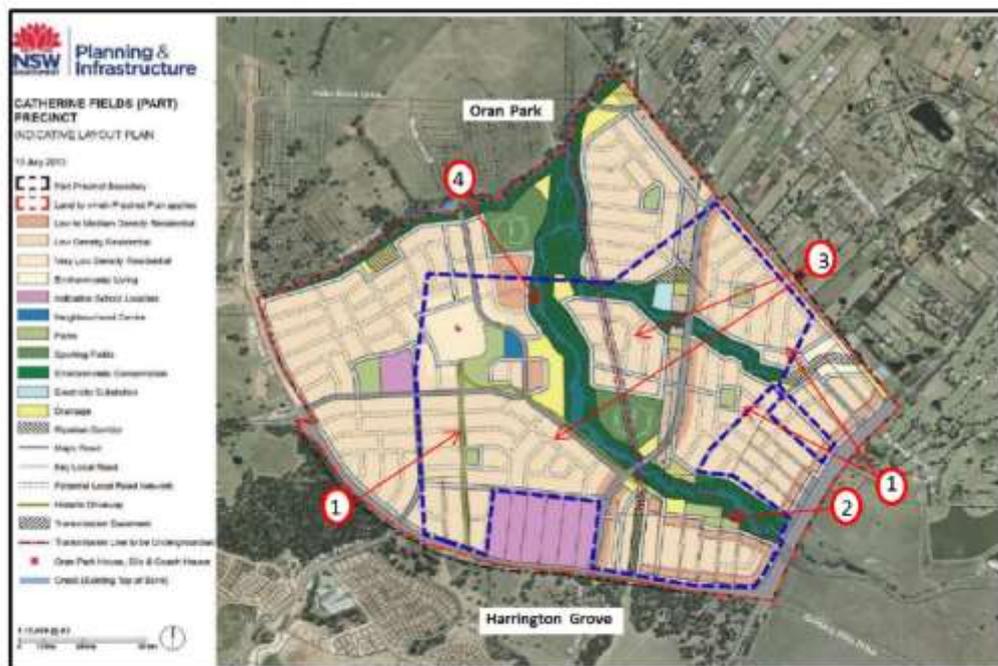


Figure 7 – Current Indicative Layout Plan (ILP)

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Attached Housing Amendment

The DCP amendment includes the insertion of new controls which will apply to the areas within the precinct that are proposed to be mapped with a minimum dwelling density of 20 dwellings per hectare on the amended Residential Density Map discussed earlier in this report.

The DCP amendment includes two proposed forms of attached housing development which are 'town homes' (front accessed attached dwellings) and 'terrace homes' (rear-accessed dwellings which have direct frontage to open space). Concept designs for the two forms of attached housing are shown at **shown at Figure 9 and 10 in this report.**



Figure 9 – concept design for “town homes” attached dwellings.



Figure 10 – concept design for “terrace home” attached dwellings.

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It is proposed to insert new "Section 4.6 - *Specific Controls for "town home" attached dwellings*". Section 4.6 (Table 4.3) outlines the key controls which will apply to this form of development including:

- A maximum of seven dwellings within any single 'town home' attached dwelling development;
- Garages to be permitted within the rear setback;
- Three dwellings with double garages facing to the front; and
- Front access double garages permitted to be 50% of the width of the building façade.

It is proposed to insert new "Section 4.7 - *Specific Controls for rear-accessed dwellings directly fronting open space*". Section 4.7 (Table 4.4) outlines the key controls which will apply to this form of development including:

- A maximum of seven dwellings within any single 'terrace home' attached dwelling development;
- A maximum upper floor area of 60% of the lower floor area; and
- A maximum length of any zero lot line wall which divides any two attached dwellings of 19m.

The new Sections 4.6 and 4.7 are included within the Draft DCP which is provided as **Attachment 2 to this report**.

The proposed controls for 'town homes' and 'terrace homes' have informed the assessment of DA1524/2015 which seeks approval of concept designs for future attached dwellings on the Robbins Lane superlots which were approved by the JRPP under DA 228/2014.

Housekeeping DCP Amendments

It is proposed to amend Tables 4-5 and 4-6 of Clause 4.2 Dwelling Design Controls of the DCP which are included in the main body of the Growth Centres DCP. These changes were not initiated by the applicant but are considered to be of a housekeeping nature. These amendments will apply to the precinct as well as other growth centre precincts including East Leppington, Leppington Stage 1 and Leppington North precincts.

Table 4-5 provides a Summary of key controls for lots with frontage width greater than 15m for front accessed dwellings and Table 4-6 provides a summary of key controls for lots in the Environmental Living Zone. The proposed amendment relates to the minimum side setbacks for the upper floor of dwellings, requiring a greater setback for Side A and a lesser setback for Side B of dwellings. Currently tables 4-5 and 4-6 are inconsistent with the diagrams in figure 4-7 of the DCP.

The proposed housekeeping amendments are considered minor in nature and will provide consistency with the diagrams contained within Figure 4-7, which will ensure the design of dwellings will minimise any overshadowing impacts on neighbouring dwellings.

Notification of DCP amendment to DPE

Council is required to notify the Department of Planning and Environment upon the commencement of exhibition of any draft DCP amendment to the Camden Growth



Centres DCP in accordance with the delegations issued to Council on 19 January 2015.

Next Steps

If Council resolves to forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination, the following steps will occur:

- Following Gateway Determination, the Planning Proposal and DCP Amendment will be placed on public exhibition for 28 days or as otherwise required by the Gateway Determination;
- If no unresolved submissions are received, the Planning Proposal will be forwarded to DPE to be made, and the DCP amendment will be adopted; and
- If unresolved submissions are received during the exhibition period, a further report to Council will be prepared.

FINANCIAL IMPLICATIONS

The existing S94 CP enables Council to collect additional developer contributions if additional dwelling density is achieved within the precinct. Council officers are currently negotiating a draft VPA under which the developers seek to undertake the works and land dedication required by the precinct. If the VPA proceeds, it will also include additional contributions for the increase in density under the planning proposal. Both the S94 CP and VPA will ensure that there is an increased level of community infrastructure provided which is commensurate with the increased dwelling density.

CONCLUSION

The Planning Proposal to amend the SEPP includes changes to the residential density maps which re-distribute density within the precinct and will result in an overall increase of 23 dwellings to a total of 1,805 dwellings for the precinct.

The re-distributed densities will provide greater amenity for the residents of Catherine Park by locating density in appropriate locations, and the existing S94 CP and draft VPA currently under negotiation will ensure that appropriate infrastructure and services are provided to support the precinct.

The amended residential density maps reflect the development outcome which can be achieved under the Housing Diversity Package and provides Council and the community with greater certainty regarding the location of density within the precinct.

The proposed mapping amendments are required to reflect the amended heritage curtilage for Oran Park House following the State Heritage listing of this item. The additional permitted use for Oran Park House as a 'sales office' is supported.

The proposed DCP amendments support the proposed SEPP amendments and provide objectives and controls for the proposed 'town home' and 'terrace home' dwelling product which is proposed to be located in the portions of the site which are to be mapped with a minimum density of 20 dwellings per hectare. The DCP amendment also updates the heritage controls to reflect the State heritage listing of Oran Park House and the road cross-sections approved via the JRPP determination of DA288/2014.



RECOMMENDED

That Council:

- i. endorse the Planning Proposal to amend various maps within Appendix 9 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and insert an Additional Permitted Use for the use of Oran Park House as a sales office;
- ii. endorse the draft amendment to the Camden Growth Centres DCP;
- iii. forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination;
- iv. exhibit the Planning Proposal and the draft amendment to the Camden Growth Centres DCP for a period of 28 days in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and Regulations following receipt of a Gateway Determination for the Planning Proposal;
- v. notify the Department of Planning and Environment of the exhibition of the draft amendment to the Camden Growth Centres DCP in accordance with the delegations issued by the Department on 19 January 2015;
- vi. forward the Planning Proposal and DCP amendment to the Department of Planning and Environment at the conclusion of the public exhibition period if no unresolved public submissions are received; and
- vii. require that a report be prepared at the conclusion of the public exhibition period which outlines the results of the exhibition.

Resolution: Moved Councillor Copeland, Seconded Councillor Fedeli that Council:

- i. endorse the Planning Proposal to amend various maps within Appendix 9 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and insert an Additional Permitted Use for the use of Oran Park House as a sales office;
- ii. endorse the draft amendment to the Camden Growth Centres DCP;
- iii. forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination;
- iv. exhibit the Planning Proposal and the draft amendment to the Camden Growth Centres DCP for a period of 28 days in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and Regulations following receipt of a Gateway Determination for the Planning Proposal;
- v. notify the Department of Planning and Environment of the exhibition of

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the draft amendment to the Camden Growth Centres DCP in accordance with the delegations issued by the Department on 19 January 2015;

- vi. forward the Planning Proposal and DCP amendment to the Department of Planning and Environment at the conclusion of the public exhibition period if no unresolved public submissions are received; and
- vii. require that a report be prepared at the conclusion of the public exhibition period which outlines the results of the exhibition.

ATTACHMENTS

1. Catherine Fields Precinct Planning Proposal - Design & Planning - provided under separate cover
2. Draft Camden Growth Centre Precincts DCP - provided under separate cover
3. SEPP Maps Comparison - provided under separate cover
4. DCP Submission - provided under separate cover
5. DCP Figure Changes Table - provided under separate cover

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Attachment 1

*Appendix 2: Department of Planning and Environment's Gateway Determination – 15
July 2016*



Gateway Determination

Planning proposal (Department Ref: PP_2016_CAMDE_002_00): to amend various maps within Appendix 9 of the SEPP (Sydney Region Growth Centres) 2006 at the Catherine Fields Precinct, and insert an additional permitted use for Oran Park House.

I, the Director, Sydney Region West, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to amend various maps at the Catherine Fields Precinct, and insert an additional permitted use for Oran Park House, should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal, as follows:
 - (a) the additional permitted use of 'sales office' is to be removed and replaced with the intent to use the building for a land sales office;
 - (b) references to amending Clause 4.1B(4) of the SEPP are to be removed;
 - (c) references to amending Land Zoning Map Sheets LZN_004 and LZN_009 are to be removed;
 - (d) the existing and proposed maps are to be grouped together in the proposal, and be consistent in format, so that effective comparisons can be made between the maps;
 - (e) the existing residential density map is to be included in the planning proposal;
 - (f) figure 4: zoning exact, should contain zones E2 Environmental Conservation and R2 Low Density Residential, in the legend; and
 - (g) figure 15 - additional permitted uses map, should correctly identify the subject site.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act, as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013)*.

3. Consultation with NSW Rural Fire Service is required prior to the commencement of community consultation in accordance with Section 117 Direction 4.4. Planning for Bushfire Protection. NSW Rural Fire Service 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. Any comments must be taken into account and the planning proposal amended if required.

4. Consultation is also required with the Office of Environment and Heritage, Heritage Division, under section 56(2)(d) of the Act. The Office of Environment and Heritage, Heritage Division, 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.
5. A public hearing is not required to be held into the matter by any person or body under section 56(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).
6. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 15th day of July 2016



Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and
Environment

Delegate of the Greater Sydney
Commission

Appendix 3: Stamped Subdivision Plan for Catherine Park Estate Stages 1-3

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Attachment 1

Appendix 4: Statement of Design Intent

STATEMENT OF DESIGN INTENT

CATHERINE PARK
ESTATE



OUR APPROACH

Multidisciplinary Project Team comprising urban designers, planners, architects and builders work closely together to deliver not only a diverse range of housing options but cohesive identifiable neighbourhoods.

Design Partnering allows for thorough consideration of every aspect of Estate design and delivery at the very preliminary phase of the project.

Results Driven meaning every facet of the development, from the subdivision of land to the fabric of the built form

Harrington Estates' focus on building thriving and sustainable communities is unparalleled in quality.

VISION

Creating a vibrant, active and desirable place to live.

OUR VALUES

Quality - High quality and innovation in architectural design

Preservation - Utilising the original features of the site to enrich the development of a new community

Connectivity - At all levels - street design, green links, pedestrian access, transport linkages.

Culture - Fostering a sense of place and identity through creating and integrating shared spaces and unique places

Harrington Estates has consistently established a benchmark for quality residential development with exceptional community and public assets.

National Award winner of the Urban Development Institute of Australia National Residential Development of the Year for its Harrington Grove Development 2014.

Urban Design Philosophy

Significant consideration is given to the composition of the Estate, the allocation of land uses and even the siting of housing products to deliver a unique design and planning outcomes. The 'Harrison Estate' vision for each element of the built environment is seamlessly integrated to create higher amenity and enjoyable and functional spaces and places.

Subdivision Design

- A regular pattern of residential blocks to enhance connectivity.
- A variety of allotment sizes with variation in footages has been achieved within each street to encourage a housing types.
- Emphasis on the design of these interfaces has been carefully and deliberately considered to provide mutual benefit to private and public spaces.
- Quality housing on smaller allotments provided near areas offering higher amenity such as adjoining open spaces, green links and bus routes.
- The application of larger allotments, sited around Dran Park House (Catherine Park House), to provide an appropriate transition from the heritage farm to surrounding residential development and conserve and enhance its significance.
- Public domain areas have been designed around significant features such as the 'spare' corridor, Dran Park House (Catherine Park House) and its historic buildings.
- Dran Park House (Catherine Park House), including its outbuildings and environs will be retained and integrated as the key feature of the Catherine Park Estate.
- Important views and vistas to the horizon, and creating open spaces to ensure the heritage significance of the locality is preserved and celebrated, allowing the public enjoyment of these areas in a way that respects and interprets the significance of these features.



Built Form

Future residential dwellings and 'Completed Homes' will have high quality design standards to complement quality streetscapes, which will define a distinctive character for Catherine Park Estate.

Subdivision and housing design addresses the high car ownership of Camden LGA in the provision of additional off street parking that is significantly greater than the DCP minimum standards. Accordingly, building design has evolved to meet this need whilst using architectural design elements to bring focus to home entry points and reducing the visual presence of garages along the streetscape, particularly in smaller lot homes.

The use of architectural elements ensure that homes within Catherine Park Estate demonstrate a joint vision for quality living whilst also expressing individuality.

This includes:

- The use of lighting, porches, roof pitch and materials to bring focus to the entrance of each home.
- Orientating windows to provide internal natural light, a presence to the streetscape and passive surveillance.
- Recessed garage doors in high quality materials and setback behind the primary facade to reduce visual dominance along the property frontage.
- Dual orientation and access on corners, to activate side streets and minimise the visual presence of garages along the front facade.
- Opportunities for the built form to address multiple street frontages and increase casual surveillance of unpopulated areas.



Residential Streets

Streets have been designed in consideration of 'human-scale' and as an extension of where people live to encourage people to use them for non-vehicular trips or activities.

Tree lined streets and pathways, providing shade for pedestrians encourage activity and health lifestyles for the future residents and are a strong principle of making Catherine Park Estate a special place.

Products

Home Sites



Residents will have the choice of selecting one of the new residential allotments to build upon. All home sites have been designed with a minimum frontage of 13 metres. This option allows buyers to appoint their own builders or Architects to design and build their dream home. Building guidelines will be issued to all buyers to ensure the joint vision for Catherine Park Estate is achieved.

House & Land Packages



Residents have the option of selecting a home site from the land sales office and a quality home design from the Catherine Park Estate Exhibition Village. The Exhibition Village will feature a selection of 'Garden Homes', 'Courtyard Homes' and 'Villa Homes' to suit a range of household sizes and budgets. These home packages enable detached housing on medium to large allotments with a maximum of two storeys.

COMPLETED HOMES, TOWN HOMES & TERRACE HOMES

A selection of 'Garden Homes', 'Courtyard Homes' and 'Villa Homes' will also be available for purchase as completed homes.

Catherine Park Estate showcases two new completed home products: Town Homes and Terrace Homes.

The innovative design of these products allow for:

- Modern spacious living on smaller allotments
- High architectural quality
- Interesting and activated streetscapes
- Convenience of ready to move in completed homes

TOWN HOMES

The innovative architectural design and articulation of the front facades allow the incorporation of garages recessed into the main dwelling. Positioning on a street corner allows for dual orientation and reduces the visual presence of garages along the front facade. Upper storey living rooms provide an architectural interface to the street and creates a vantage point for residents to view the streetscape.



TERRACE HOMES

The rear loaded design eliminates the presence of garages, encourages pedestrian movement and provides private indoor and outdoor space views of areas with highest amenity.



Appendix 5: Consistency against State Environmental Planning Policies

SEPP Title	Consistency	Comment
1. Development Standards	Yes	This SEPP does not apply to the SEPP (Sydney Growth Centres) 2006.
14. Coastal Wetlands	N/A	
15. Rural Land-sharing Communities	N/A	
19. Bushland in Urban Areas	Yes	The provisions of this SEPP do not apply to the site.
21. Caravan Parks	N/A	
26. Littoral Rainforests	N/A	
29. Western Sydney Recreation Area	N/A	
30. Intensive Agriculture	N/A	The provisions of this SEPP relate to cattle feedlot proposals.
32. Urban Consolidation (Redevelopment of Urban Land)	N/A	
33. Hazardous and Offensive Development	N/A	
36. Manufactured Home Estates	N/A	
39. Spit Island Bird Habitat	N/A	
41. Casino Entertainment Complex	N/A	
44. Koala Habitat Protection	Yes	The SEPP does not apply to Camden LGA
47. Moore Park Showground	N/A	
50. Canal Estate Development	N/A	

SEPP Title	Consistency	Comment
52. Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	
55. Remediation of Land	Yes	Consistent. Land capability studies have been undertaken as part of the rezoning of the CFPP and the approved Development Application (228/2014). Subsequent Development Applications will also be required to satisfy SEPP 55 where applicable.
59. Central Western Sydney Economic and Employment Area	N/A	
62. Sustainable Aquaculture	N/A	
64. Advertising and Signage	N/A	
65. Design Quality of Residential Flat Development	N/A	
70. Affordable Housing (Revised Schemes)	N/A	
71. Coastal Protection	N/A	
SEPP (Building Sustainability Index: BASIX) 2004	Yes	This SEPP is relevant to specific development that would become permitted under the Planning Proposal. Future development would need to comply with these provisions.
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	This SEPP is relevant to specific development that would become permitted under the Planning Proposal. Future development would need to comply with these provisions.
SEPP (Major Development)	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.
SEPP (Sydney Region)	Yes	The Planning Proposal involves amendments

SEPP Title	Consistency	Comment
Growth Centres) 2006		to the Growth Centres SEPP as outlined in this report.
SEPP (Infrastructure) 2007	Yes	The Planning Proposal does not include any provisions, which impede operation of this SEPP.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	
SEPP (Temporary Structures and Places of Public Entertainment) 2007	N/A	
SEPP (Exempt and Complying Development Codes) 2008	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.
SEPP (Rural Lands) 2008	N/A	
SEPP (Western Sydney Parklands) 2009	N/A	
SEPP (Affordable Rental Housing) 2009	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.
Sydney Regional Environmental Plan (Sydney Harbour Catchment)	N/A	
SREP20 Hawkesbury-Nepean River	Yes	The Planning Proposal has considered the heads of considerations under this deemed SEPP. Future development is able to occur in a manner in keeping with the requirements of the SEPP.

Appendix 6 : S117 Directions

S117 Direction Title	Consistency	Comment
1.0 Employment and Resources		
1.1 Business and Industrial Zones	NA	
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
2.0 Environment and Heritage		
2.1 Environment Protection Zones	Yes	The Planning Proposal is consistent with this Ministerial Direction. DCP mapping will be amended to reflect the proposed changes to this zone as part of the Department's Housekeeping Amendment.
2.2 Coastal Protection	N/A	
2.3 Heritage Conservation	Yes	The Planning Proposal will update the heritage curtilage boundary for Oran Park House (Catherine Park House) to be consistent with the boundary adopted by the Heritage Council.
2.4 Recreation Vehicle Areas	N/A	
3.0 Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	The Planning Proposal is consistent with this Ministerial Direction. It involves the updating the SEPP Maps to reflect the changes to the heritage curtilage for Oran Park House (Catherine Park House). This Planning Proposal also involves amendments to the minimum lot size and maximum building height provisions to ensure residential development can proceed

in accordance with the intended development outcomes and desired future character for the Precinct.

3.2 Caravan Parks and Manufactured Home Estates	NA	
3.3 Home Occupations	N/A	
3.4 Integrating Land Use and Transport this Ministerial Direction	N/A	
3.5 Development Near Licensed Aerodromes	N/A	
3.6 Shooting Ranges	NA	
4.0 Hazard and Risk		
4.1 Acid Sulphate Soils	N/A	<p>Detailed assessment of the salinity risk has been undertaken as part of the initial rezoning of the CFPP and further investigations will be prepared as part of subsequent Development Applications, where required.</p> <p>The Planning Proposal is therefore consistent with this Ministerial Direction.</p>
4.2 Mine Subsidence and Unstable Land	NA	
4.3 Flood Prone Land	Yes	<p>Detailed assessment of the flood prone has been undertaken as part of the initial rezoning of the CFPP and further investigations will be prepared as part of subsequent Development Applications, where required.</p> <p>The Planning Proposal is therefore consistent with this Ministerial Direction.</p>
4.4 Planning for Bushfire Protection	Yes	<p>Detailed assessment of bushfire impacts has been undertaken as part of the initial rezoning of the CFPP and further</p>

investigations will be prepared as part of subsequent Development Applications, where required.

All bushfire requirements will be implemented as required under the NSW RFS Planning for Bushfire Protection Guidelines.

The Planning Proposal is therefore consistent with this Ministerial Direction.

5.0 Regional Planning		
5.1 Implementation of Regional Strategies	N/A	
5.2 Sydney Drinking Water Catchments	N/A	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Revoked – N/A	
5.6 Sydney to Canberra Corridor	Revoked – N/A	
5.7 Central Coast	Revoked – N/A	
5.8 Second Sydney Airport: Badgerys Creek	N/A	
5.9 North West Rail Link Corridor Strategy	N/A	
6.0 Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The Planning Proposal is consistent with this Ministerial Direction. It will rectify inconsistencies in the SEPP Mapping and ensure the Growth Centres SEPP provisions

			encourage the efficient and appropriate assessment of development.
6.2	Reserving Land for Public Purposes	Yes	The Planning Proposal is consistent with this Ministerial Direction; it is not proposed to amend any locations of land for a public purpose.
6.3	Site Specific Provisions	Yes	There are no site specific provisions.
7.0 Metropolitan Plan Making			
7.1	Implementation of A Plan for Growing Sydney	Yes	The Planning Proposal is consistent with this Ministerial Direction. It meets objectives of the new metropolitan growth plan for Sydney 'A Plan for Growing Sydney' (December 2014).

ORD07

Attachment 1

Appendix 7: NSW Rural Fire Service Consultation Response dated 15 August 2016 and 20 September 2016



NSW RURAL FIRE SERVICE



The General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Your reference: 16/207700
Our reference: D16/2386

15 August 2016

Attention: Louise McMahon

Dear Sir/Madam,

Planning Proposal for Catherine Fields (Part) Precinct

Reference is made to Council's correspondence dated 21 July 2016 seeking comments in relation to the above planning proposal for Catherine Fields (Part) Precinct.

The New South Wales Rural Fire Service has reviewed the proposal and provides the following comments:

- To provide suitable access for suppression activities at the rear of attached dwellings, the design shall incorporate rear laneway access for attached dwelling developments on bush fire prone land or within 100 metres of the riparian corridor. Laneways shall be through roads with minimum carriageway widths that comply with Table 4.1 of *Planning for Bush Fire Protection 2006*. Attached dwellings that incorporate front access only are not supported.
- To reinforce urban perimeter roads requirements under *Planning for Bush Fire Protection 2006*, the following provision should be incorporated into section 3.3 and 2.3.6 of the Camden Growth Centre Precincts Development Control Plan:
 - Urban perimeter roads (i.e. roads interfacing potential bush fire hazards) shall be two-way with a minimum carriageway width of 8 metres, exclusive of any on-street parking areas. Perimeter road designs shall ensure that any on-street parking does not obstruct the minimum carriageway width.

If you have any queries regarding this advice, please contact Simon Derevnin, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

Jason Maslen
Team Leader, Development Assessment and Planning
Planning & Environment Services (East)

Postal address
NSW Rural Fire Service
Records Management
Locked Bag 17
GRANVILLE NSW 2141

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Planning and Environment Services (East)
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From: [Simon Derevnin](#)
To: [Louise McMahon](#)
Cc: [Jason Maslen](#)
Subject: Planning Proposal for Catherine Fields (Part) Precinct
Date: Tuesday, 20 September 2016 2:58:52 PM

Hi Louise,

Further to our letter dated 15 August 2016 in relation to the subject Planning Proposal and DCP amendments, the NSW Rural Fire Service advises that the provision of rear laneway access for attached dwellings is no longer required to be incorporated in the Draft Camden Growth Centre Precincts Development Control Plan.

If you required any further information, please do not hesitate to contact me on 1300 NSW RFS.

Regards,



Simon Derevnin | Development Assessment & Planning Officer
NSW RURAL FIRE SERVICE | Planning and Environment Services (East)
42 Lamb Street Glendenning NSW 2761 | Locked Bag 17 Granville NSW 2142
P 1300 NSW RFS F 02 8867 7983 E Simon.Derevnin@rfs.nsw.gov.au
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Placeholder for Attachment 2

POST-EXHIBITION REPORT - PLANNING
PROPOSAL TO AMEND THE SYDNEY REGION
GROWTH CENTRES SEPP AND CAMDEN GROWTH
CENTRES PRECINCTS DCP AMENDMENTS -
CATHERINE FIELDS PART PRECINCT

Draft Camden Growth Centre Precincts DCP
Amendment 7 - December Council Meeting Version
(HUB only - SEPARATE COVER)



ORDINARY COUNCIL

ORD04

SUBJECT: PLANNING PROPOSAL TO AMEND THE SYDNEY REGION GROWTH CENTRES SEPP AND CAMDEN GROWTH CENTRES PRECINCTS DCP AMENDMENT - CATHERINE FIELDS PART PRECINCT

FROM: Director Planning & Environmental Services

TRIM #: 16/15818

PURPOSE OF REPORT

The purpose of this report is for Council to consider a Planning Proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the SEPP) and an amendment to the Camden Growth Centres Precinct Development Control Plan (DCP) which applies to the Catherine Fields (Part) Precinct (the precinct).

Council endorsement is sought to forward the Planning Proposal to the Department of Planning and Environment (DPE) for gateway and to proceed to the public exhibition of both the planning proposal and DCP amendment should a Gateway Determination be issued. The Planning Proposal as prepared by the applicant is **included as Attachment 1 to this report** and the draft DCP is **included as Attachment 2 to this report (both provided under separate cover)**.

BACKGROUND

The subject land forms part of the precinct and is known as the Catherine Park development area as shown in **Figure 1 below**. The developers of Catherine Park include Hixson Pty Ltd, Dandaloo Pty Ltd and Edgewater Development.

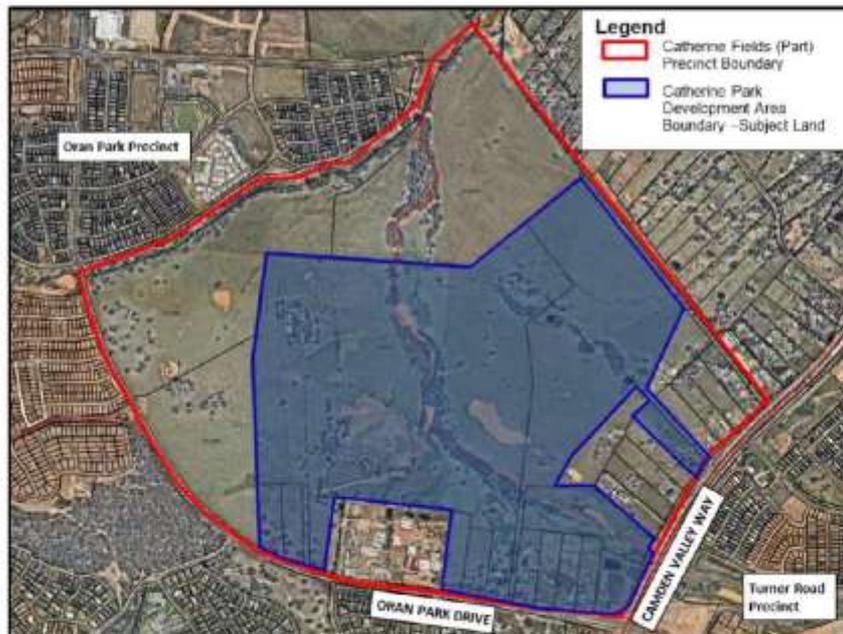


Figure 1: Locality Map (Source: Council Mapping Systems)

This is the report submitted to the Ordinary Council held on 26 April 2016

Page 1



The precinct is approximately 320 hectares in size and is located between Oran Park Drive and Camden Valley Way, being adjacent to the Oran Park and Turner Road precincts. The portion of the precinct controlled by Hixson, Dandaloo and Edgewater Development holdings is approximately 163 hectares.

The precinct was rezoned for urban development on 20 December 2013. The adopted Indicative Layout Plan (ILP) provides for approximately 3,200 homes.

The Joint Regional Planning Panel (JRPP) granted deferred development consent to DA228/2014 on 27 November 2014. This consent approved Stages 1-3 of the Catherine Park Estate with 339 residential lots, 18 superlots for integrated housing, public open space and associated site works.

MAIN REPORT

This report addresses both the draft Planning Proposal and draft amendment to the Camden Growth Centres DCP.

The Planning Proposal

The Planning Proposal seeks to amend the SEPP by:

- Redistributing and increasing the amount of medium density housing in the precinct in the form of integrated housing;
- Amending the heritage curtilage for Oran Park House (Catherine Park House) to reflect the recent State heritage listing of the item, with corresponding mapping amendments to reflect the amended curtilage; and
- Permitting the use of Oran Park House as a sales office subject to Council granting development consent.

These proposed amendments are discussed below.

Increased and redistributed residential densities

The SEPP contains Residential Density Maps which apply to the precinct and determine the minimum dwelling densities which apply. The Planning Proposal seeks to amend these maps by redistributing and increasing the amount of 20 dwelling per hectare land throughout the precinct as identified in **Figure 2**.

The proposed changes to the Residential Density Map will result in 4.7 hectares of land being moved from 15 dwellings per hectare to the 20 dwellings per hectare band. The overall increase in dwelling numbers resulting from this amendment will be approximately 23 dwellings, taking the total number of dwellings in this portion of the precinct to 1,805.

The Planning Proposal intends to redistribute the 20 dwellings per hectare land to areas of the precinct which exhibit higher levels of amenity adjacent to playing fields, pocket parks, riparian corridors, and Robbins Lane which forms the historic driveway to Oran Park House.

The intended development outcome for the 20 dwelling per hectare land is integrated housing in the form of attached dwellings. Integrated housing is a form of development

This is the report submitted to the Ordinary Council held on 26 April 2016 - Page 2



where consent is sought for the construction of the dwellings and the subdivision of the land under one development application.

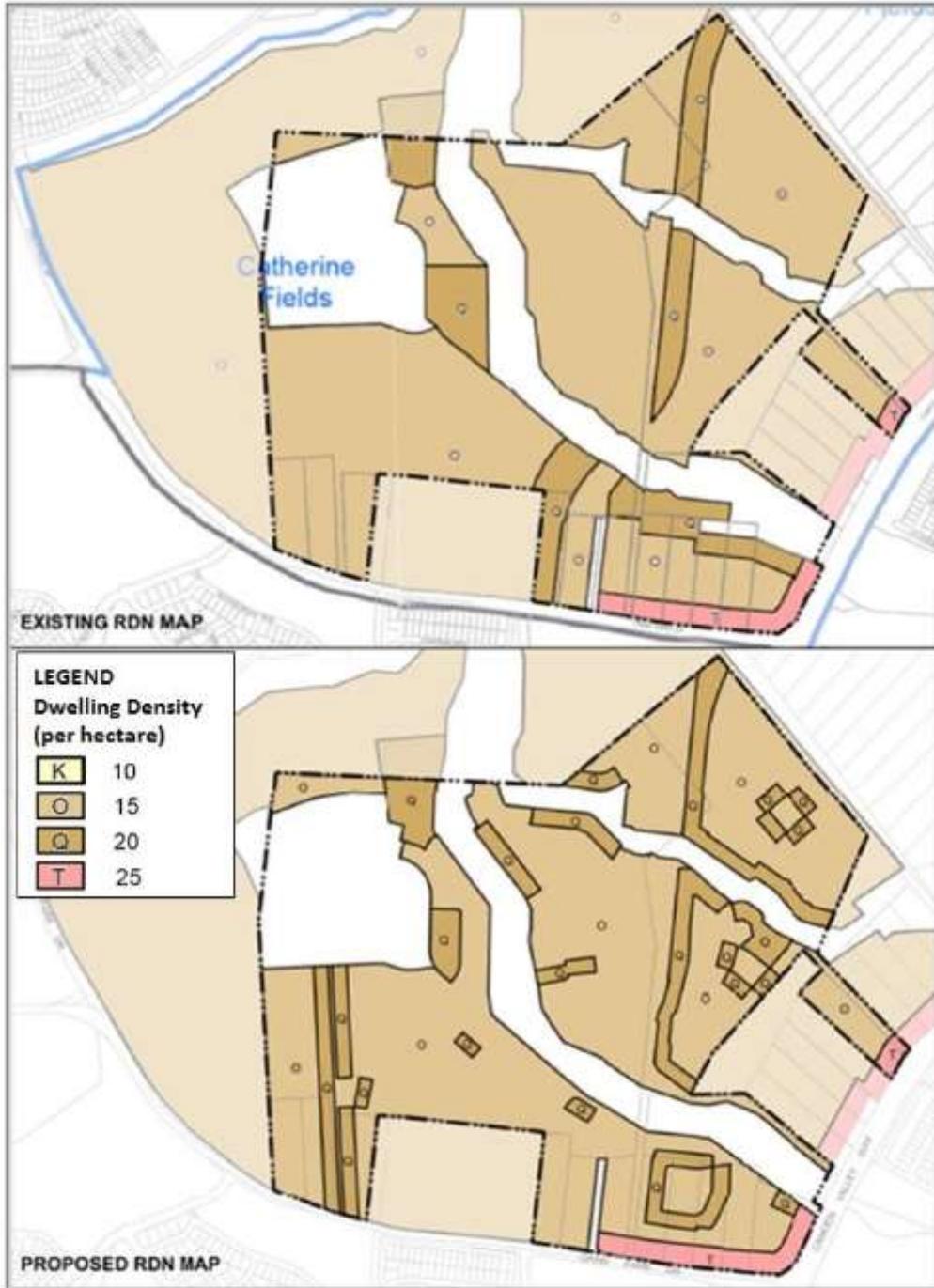


Figure 2 – Amendments to Residential Density Map



The subdivision pattern and road layout surrounding Robbins Lane was approved by the JRPP via DA228/2014, including the provisions of super lots for future attached dwelling development. Council is currently assessing DA1524/2015 which seeks consent for subdivision of these superlots and approval of concept designs for future attached dwellings on these sites. The concept designs are based upon the controls which are included in the draft DCP amendment discussed later in this report. The assessment of this application is pending the outcome of the SEPP and DCP amendment.

A concept image of the design of the Robbins Lane corridor is shown at Figure 3.



Figure 3 – Concept design for Robbins Lane corridor

The proponents have also re-designed the south-eastern corner of the site (corner of Oran Park Drive and Camden Valley Way) following a change in land ownership. The preparation of the original ILP and SEPP maps occurred at a time when the smaller lots were controlled by several landowners. The design previously aimed to facilitate development in a fragmented manner without disadvantaging any of the smaller landowners. The small lots fronting Oran Park Drive are now controlled by the proponent. The re-design improves the road network design, centrally locates the park, and includes 20 dwellings per hectare development around the park.

Comment

The increase in density by 23 dwellings provides an improvement in amenity by relocating higher density housing in areas of the precinct which exhibit higher levels of amenity adjacent to playing fields, pocket parks, riparian corridors, and Robbins Lane.

The proposed re-distribution of density to Robbins Lane forms part of the developer's concept design for the Robbins Lane corridor which follows the historic driveway servicing Oran Park House and incorporates a tree-lined shared path with wide verges and a variety of integrated housing forms.

The State Government's Housing Diversity Package amended the SEPP in August 2014 by making attached dwellings permissible with consent on land which is opposite or adjacent to land identified for recreation and open space purposes. Under those amendments, attached dwellings can be approved on land which surrounds the local

This is the report submitted to the Ordinary Council held on 26 April 2016 - Page 4



parcs, playing fields and riparian corridors. This land is proposed to be mapped as 20 dwellings per hectare under the Planning Proposal.

Despite attached dwellings being permissible in these locations under the Housing Diversity Package SEPP amendment, there is merit in amending the residential density map to 20 dwellings per hectare to reflect the intended density and built form outcomes for Catherine Park. This will provide certainty for Council when assessing future development applications, and inform future landowners and the community of the location of future attached housing development within the precinct.

The proposed increase in density can be accommodated by the existing drainage and transport infrastructure identified during the original rezoning.

Council will be able to collect additional contributions for the increased density under the Catherine Fields (Part) Precinct Section 94 Contributions Plan (S94 CP) which could augment the open space and recreation facilities required by the precinct, including the district recreation facilities planned for the future Marylands precinct

It is noted that Council officers are currently negotiating a Voluntary Planning Agreement (VPA) for Catherine Park which will deliver additional monetary contributions which correlates with the increased density.

Importantly, both the S94 CP and VPA will ensure that the increased density is accompanied by additional developer contributions towards the provision of local and district infrastructure.

Amendment of heritage curtilage – Oran Park House

Oran Park House (which is also known as Catherine Park House) was formally listed on the State Heritage Register on 6 March 2015. As part of the process to list Oran Park House on the State register, a revised heritage curtilage was identified and subsequently agreed upon by the Heritage Office. The State listing included the preparation of detailed Heritage Exemption Guidelines. The revised adopted heritage curtilage is shown in Figure 4.

It is proposed to amend the Heritage Map in the SEPP so that it is consistent with the revised curtilage resulting from the State Heritage listing. The existing heritage map and proposed amended heritage map are shown in Figure 5.

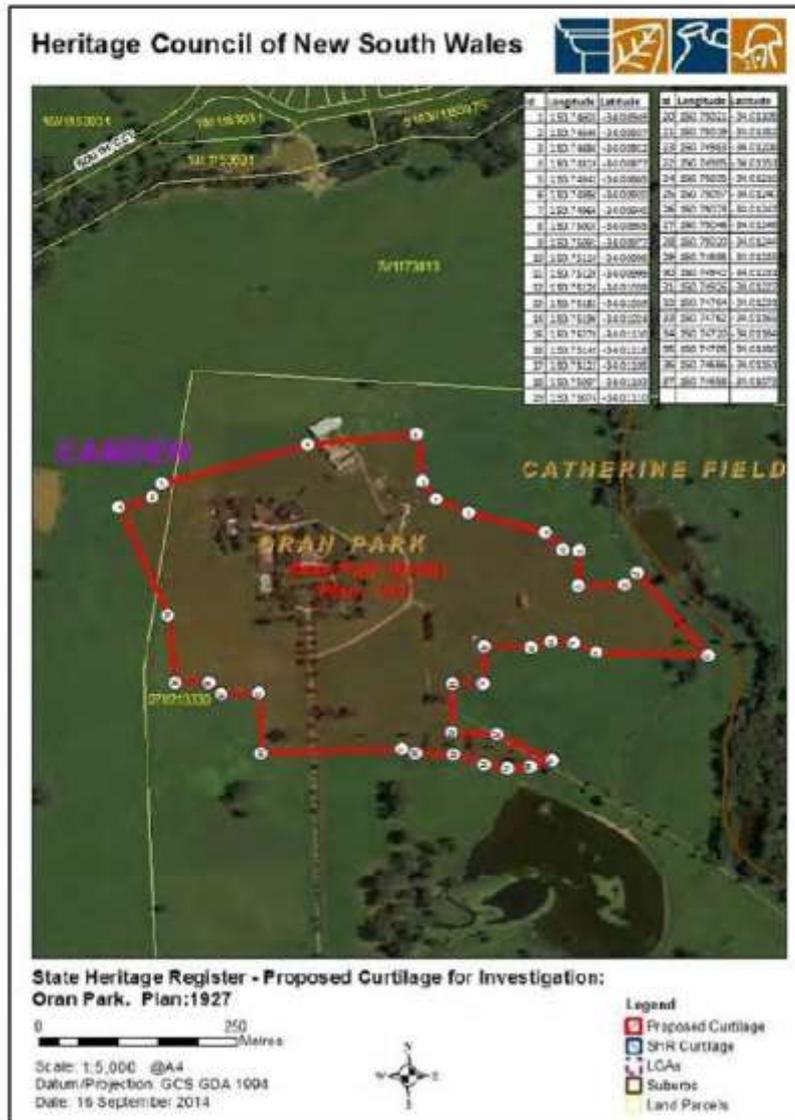




Figure 5 – Existing and proposed Heritage Maps

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Schedule 1 Additional Permitted Uses

The planning proposal seeks an amendment to Schedule 1 Additional Permitted Uses in Appendix 9 of the SEPP to enable Council to grant consent to the use of Oran Park House as a 'sales office', along with the introduction of an Additional Permitted Uses map which shows the portion of the site to which the Additional Permitted Use applies.

Council has previously granted consent to the use of Oran Park House as a 'sales office' under the 'temporary use' provisions of the SEPP. The consent is time-limited and will require a new development application to be lodged each year if the developer wishes to continue using the building for a sales office for the development.



Figure 6 – Proposed Additional Permitted Uses Map APU_009

The Oran Park House Conservation Management Plan identifies that the house and its core curtilage may be used for purposes other than as a single private residence, provided the use is compatible with the conservation of the house and its curtilage. The use of Oran Park House as a sales office is supported given that it supports the development and sale of land in the surrounding precinct, and can occur with no alterations or additions required to the building.



SEPP mapping amendments

The planning proposal requires the amendment of the following maps to reflect the changes in residential densities and the revision of the heritage curtilage for Oran Park House:

- Residential Density Map (Sheet RDN_004 and Sheet RDN_009);
- Heritage Map (Sheet HER_004 and Sheet HER_009);
- Minimum Lot Size (Sheet LSZ_004 and Sheet LSZ_009);
- Height of Buildings Map (Sheet HOB_004 and HOB_009); and
- Floor Space Ratio Map (Sheet FSR_004 and FSR_009).

The proposed insertion of an Additional Permitted Use into Schedule 1 of the SEPP for Oran Park House will require the creation of a new Additional Permitted Uses Map (Sheet APU_009).

The existing and proposed SEPP maps referred to above (including the new APU map) **are provided as Attachment 3 to this report** (*provided under separate cover*).

Housekeeping amendments to SEPP

As a separate matter to this planning proposal, the DPE are currently undertaking a housekeeping amendment to the SEPP which is expected to be gazetted within the next two months. The housekeeping amendment includes:

- Amendments to the width of the Riparian Corridor for the precinct to address anomalies resulting from the original rezoning process;
- Amendment of the definition of Net Developable Area to address inconsistencies with the existing definition;
- Adding recreation areas as a permissible use within the R2 Low Density Residential Zone to address an anomaly from the original rezoning process; and
- Removal of the RE1 Public Recreation zone and a corresponding amendment to the Land Reservation Acquisition Map to reflect the amendments to the Riparian Corridor width and the replanning of the south-western corner of the precinct (which forms part of the DCP amendment discussed in this report).

This housekeeping amendment is of a minor nature and the riparian area amendment is rectifying an error in the calculation of riparian corridor average that occurred during the original precinct planning process. The DPE's housekeeping SEPP amendment map changes also require the amendment of various figures within the DCP as outlined later in this report.

Amendment to Camden Growth Centre Precincts DCP

To facilitate the implementation of the SEPP amendments included in the planning proposal, an amendment to Schedule 4 of the DCP (which applies to precinct) has been prepared which includes:

- Changes to the ILP and other figures within the DCP;
- Changing various figures to be consistent with the current DPE housekeeping SEPP amendment;
- Heritage amendments including:
 - Amending *Section 3.1 The Coach House Neighbourhood Centre*; and

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- Amending Section 4.1 *Development Surrounding Oran Park House (Catherine Park House)*;
- Inserting new Section 4.5 *Specific Controls for residential streets in the Catherine Fields Part Precinct*;
- Inserting new controls applying to attached dwellings including:
 - New Section 4.6 *Specific Controls for 'town home' attached dwelling*; and
 - New Section 4.7 *Specific Controls for rear-accessed dwellings directly fronting open space*.

The applicant's submission for the DCP amendments is included as **Attachment 4 to this report** (provided under separate cover).

A summary of the key amendments to the DCP is provided below.

Indicative Layout Plan

The proposed amendments to the ILP are numbered below and correlate with the marked-up ILPs included later in this report. The amendments include:

1. Increased and redistributed residential densities in accordance with the Planning Proposal;
2. Relocation of the Local Park in the south eastern portion of the site;
3. Updated/re-alignment of local street layouts; and
4. Updated environmental conservation areas in accordance with the DPE's housekeeping SEPP amendment.

The current marked-up ILP is shown in **Figure 7** and the proposed marked-up ILP is shown in **Figure 8** in this report.

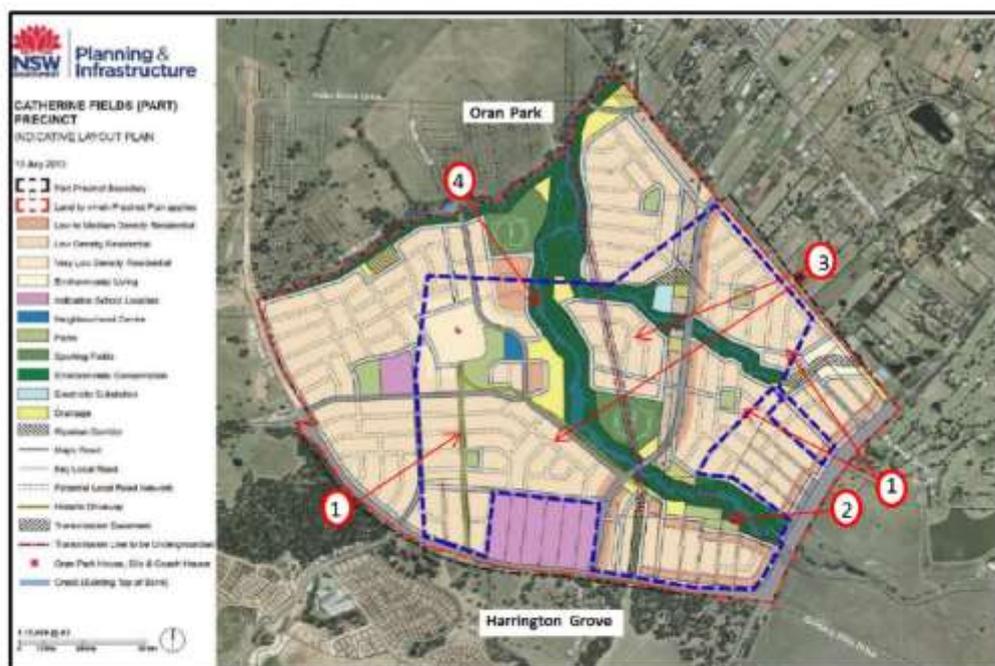


Figure 7 – Current Indicative Layout Plan (ILP)

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Attached Housing Amendment

The DCP amendment includes the insertion of new controls which will apply to the areas within the precinct that are proposed to be mapped with a minimum dwelling density of 20 dwellings per hectare on the amended Residential Density Map discussed earlier in this report.

The DCP amendment includes two proposed forms of attached housing development which are 'town homes' (front accessed attached dwellings) and 'terrace homes' (rear-accessed dwellings which have direct frontage to open space). Concept designs for the two forms of attached housing are shown at **shown at Figure 9 and 10 in this report.**



Figure 9 – concept design for “town homes” attached dwellings.



Figure 10 – concept design for “terrace home” attached dwellings.

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It is proposed to insert new "Section 4.6 - *Specific Controls for "town home" attached dwellings*". Section 4.6 (Table 4.3) outlines the key controls which will apply to this form of development including:

- A maximum of seven dwellings within any single 'town home' attached dwelling development;
- Garages to be permitted within the rear setback;
- Three dwellings with double garages facing to the front; and
- Front access double garages permitted to be 50% of the width of the building façade.

It is proposed to insert new "Section 4.7 - *Specific Controls for rear-accessed dwellings directly fronting open space*". Section 4.7 (Table 4.4) outlines the key controls which will apply to this form of development including:

- A maximum of seven dwellings within any single 'terrace home' attached dwelling development;
- A maximum upper floor area of 60% of the lower floor area; and
- A maximum length of any zero lot line wall which divides any two attached dwellings of 19m.

The new Sections 4.6 and 4.7 are included within the Draft DCP which is provided as **Attachment 2 to this report**.

The proposed controls for 'town homes' and 'terrace homes' have informed the assessment of DA1524/2015 which seeks approval of concept designs for future attached dwellings on the Robbins Lane superlots which were approved by the JRPP under DA 228/2014.

Housekeeping DCP Amendments

It is proposed to amend Tables 4-5 and 4-6 of Clause 4.2 Dwelling Design Controls of the DCP which are included in the main body of the Growth Centres DCP. These changes were not initiated by the applicant but are considered to be of a housekeeping nature. These amendments will apply to the precinct as well as other growth centre precincts including East Leppington, Leppington Stage 1 and Leppington North precincts.

Table 4-5 provides a Summary of key controls for lots with frontage width greater than 15m for front accessed dwellings and Table 4-6 provides a summary of key controls for lots in the Environmental Living Zone. The proposed amendment relates to the minimum side setbacks for the upper floor of dwellings, requiring a greater setback for Side A and a lesser setback for Side B of dwellings. Currently tables 4-5 and 4-6 are inconsistent with the diagrams in figure 4-7 of the DCP.

The proposed housekeeping amendments are considered minor in nature and will provide consistency with the diagrams contained within Figure 4-7, which will ensure the design of dwellings will minimise any overshadowing impacts on neighbouring dwellings.

Notification of DCP amendment to DPE

Council is required to notify the Department of Planning and Environment upon the commencement of exhibition of any draft DCP amendment to the Camden Growth



Centres DCP in accordance with the delegations issued to Council on 19 January 2015.

Next Steps

If Council resolves to forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination, the following steps will occur:

- Following Gateway Determination, the Planning Proposal and DCP Amendment will be placed on public exhibition for 28 days or as otherwise required by the Gateway Determination;
- If no unresolved submissions are received, the Planning Proposal will be forwarded to DPE to be made, and the DCP amendment will be adopted; and
- If unresolved submissions are received during the exhibition period, a further report to Council will be prepared.

FINANCIAL IMPLICATIONS

The existing S94 CP enables Council to collect additional developer contributions if additional dwelling density is achieved within the precinct. Council officers are currently negotiating a draft VPA under which the developers seek to undertake the works and land dedication required by the precinct. If the VPA proceeds, it will also include additional contributions for the increase in density under the planning proposal. Both the S94 CP and VPA will ensure that there is an increased level of community infrastructure provided which is commensurate with the increased dwelling density.

CONCLUSION

The Planning Proposal to amend the SEPP includes changes to the residential density maps which re-distribute density within the precinct and will result in an overall increase of 23 dwellings to a total of 1,805 dwellings for the precinct.

The re-distributed densities will provide greater amenity for the residents of Catherine Park by locating density in appropriate locations, and the existing S94 CP and draft VPA currently under negotiation will ensure that appropriate infrastructure and services are provided to support the precinct.

The amended residential density maps reflect the development outcome which can be achieved under the Housing Diversity Package and provides Council and the community with greater certainty regarding the location of density within the precinct.

The proposed mapping amendments are required to reflect the amended heritage curtilage for Oran Park House following the State Heritage listing of this item. The additional permitted use for Oran Park House as a 'sales office' is supported.

The proposed DCP amendments support the proposed SEPP amendments and provide objectives and controls for the proposed 'town home' and 'terrace home' dwelling product which is proposed to be located in the portions of the site which are to be mapped with a minimum density of 20 dwellings per hectare. The DCP amendment also updates the heritage controls to reflect the State heritage listing of Oran Park House and the road cross-sections approved via the JRPP determination of DA288/2014.



RECOMMENDED

That Council:

- i. endorse the Planning Proposal to amend various maps within Appendix 9 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and insert an Additional Permitted Use for the use of Oran Park House as a sales office;
- ii. endorse the draft amendment to the Camden Growth Centres DCP;
- iii. forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination;
- iv. exhibit the Planning Proposal and the draft amendment to the Camden Growth Centres DCP for a period of 28 days in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and Regulations following receipt of a Gateway Determination for the Planning Proposal;
- v. notify the Department of Planning and Environment of the exhibition of the draft amendment to the Camden Growth Centres DCP in accordance with the delegations issued by the Department on 19 January 2015;
- vi. forward the Planning Proposal and DCP amendment to the Department of Planning and Environment at the conclusion of the public exhibition period if no unresolved public submissions are received; and
- vii. require that a report be prepared at the conclusion of the public exhibition period which outlines the results of the exhibition.

Resolution: Moved Councillor Copeland, Seconded Councillor Fedeli that Council:

- i. endorse the Planning Proposal to amend various maps within Appendix 9 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and insert an Additional Permitted Use for the use of Oran Park House as a sales office;
- ii. endorse the draft amendment to the Camden Growth Centres DCP;
- iii. forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination;
- iv. exhibit the Planning Proposal and the draft amendment to the Camden Growth Centres DCP for a period of 28 days in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and Regulations following receipt of a Gateway Determination for the Planning Proposal;
- v. notify the Department of Planning and Environment of the exhibition of

This is the report submitted to the Ordinary Council held on 26 April 2016 - Page 15



the draft amendment to the Camden Growth Centres DCP in accordance with the delegations issued by the Department on 19 January 2015;

- vi. forward the Planning Proposal and DCP amendment to the Department of Planning and Environment at the conclusion of the public exhibition period if no unresolved public submissions are received; and
- vii. require that a report be prepared at the conclusion of the public exhibition period which outlines the results of the exhibition.

ATTACHMENTS

1. Catherine Fields Precinct Planning Proposal - Design & Planning - provided under separate cover
2. Draft Camden Growth Centre Precincts DCP - provided under separate cover
3. SEPP Maps Comparison - provided under separate cover
4. DCP Submission - provided under separate cover
5. DCP Figure Changes Table - provided under separate cover



Gateway Determination

Planning proposal (Department Ref: PP_2016_CAMDE_002_00): to amend various maps within Appendix 9 of the SEPP (Sydney Region Growth Centres) 2006 at the Catherine Fields Precinct, and insert an additional permitted use for Oran Park House.

I, the Director, Sydney Region West, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to amend various maps at the Catherine Fields Precinct, and insert an additional permitted use for Oran Park House, should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal, as follows:
 - (a) the additional permitted use of 'sales office' is to be removed and replaced with the intent to use the building for a land sales office;
 - (b) references to amending Clause 4.1B(4) of the SEPP are to be removed;
 - (c) references to amending Land Zoning Map Sheets LZN_004 and LZN_009 are to be removed;
 - (d) the existing and proposed maps are to be grouped together in the proposal, and be consistent in format, so that effective comparisons can be made between the maps;
 - (e) the existing residential density map is to be included in the planning proposal;
 - (f) figure 4: zoning exact, should contain zones E2 Environmental Conservation and R2 Low Density Residential, in the legend; and
 - (g) figure 15 - additional permitted uses map, should correctly identify the subject site.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act, as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013)*.

3. Consultation with NSW Rural Fire Service is required prior to the commencement of community consultation in accordance with Section 117 Direction 4.4. Planning for Bushfire Protection. NSW Rural Fire Service 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. Any comments must be taken into account and the planning proposal amended if required.

4. Consultation is also required with the Office of Environment and Heritage, Heritage Division, under section 56(2)(d) of the Act. The Office of Environment and Heritage, Heritage Division, 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.
5. A public hearing is not required to be held into the matter by any person or body under section 56(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).
6. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 15th day of July 2016



Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and
Environment

Delegate of the Greater Sydney
Commission



NSW RURAL FIRE SERVICE



The General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Your reference: 16/207700
Our reference: D16/2386

15 August 2016

Attention: Louise McMahon

Dear Sir/Madam,

Planning Proposal for Catherine Fields (Part) Precinct

Reference is made to Council's correspondence dated 21 July 2016 seeking comments in relation to the above planning proposal for Catherine Fields (Part) Precinct.

The New South Wales Rural Fire Service has reviewed the proposal and provides the following comments:

- To provide suitable access for suppression activities at the rear of attached dwellings, the design shall incorporate rear laneway access for attached dwelling developments on bush fire prone land or within 100 metres of the riparian corridor. Laneways shall be through roads with minimum carriageway widths that comply with Table 4.1 of *Planning for Bush Fire Protection 2006*. Attached dwellings that incorporate front access only are not supported.
- To reinforce urban perimeter roads requirements under *Planning for Bush Fire Protection 2006*, the following provision should be incorporated into section 3.3 and 2.3.6 of the Camden Growth Centre Precincts Development Control Plan:
 - Urban perimeter roads (i.e. roads interfacing potential bush fire hazards) shall be two-way with a minimum carriageway width of 8 metres, exclusive of any on-street parking areas. Perimeter road designs shall ensure that any on-street parking does not obstruct the minimum carriageway width.

If you have any queries regarding this advice, please contact Simon Derevnin, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

Jason Maslen
Team Leader, Development Assessment and Planning
Planning & Environment Services (East)

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Records Management
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From: [Simon Derevnin](#)
To: [Louise McMahon](#)
Cc: [Jason Maslen](#)
Subject: Planning Proposal for Catherine Fields (Part) Precinct
Date: Tuesday, 20 September 2016 2:58:52 PM

Hi Louise,

Further to our letter dated 15 August 2016 in relation to the subject Planning Proposal and DCP amendments, the NSW Rural Fire Service advises that the provision of rear laneway access for attached dwellings is no longer required to be incorporated in the Draft Camden Growth Centre Precincts Development Control Plan.

If you required any further information, please do not hesitate to contact me on 1300 NSW RFS.

Regards,



Simon Derevnin | Development Assessment & Planning Officer
NSW RURAL FIRE SERVICE | Planning and Environment Services (East)
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ORD07

Attachment 6

From: iwan.davies@planning.nsw.gov.au
To: [Louise McMahon](mailto:Louise.McMahon)
Cc: [Brent McLean@planning.nsw.gov.au](mailto:Brent.McLean@planning.nsw.gov.au); [Bruce Colman@planning.nsw.gov.au](mailto:Bruce.Colman@planning.nsw.gov.au)
Subject: Exhibition of Planning Proposal and DCP Amendment for Catherine Fields Part Precinct
Date: Wednesday, 12 October 2016 4:40:46 PM
Attachments: [image001.png](#)
[Sharing 2 files via Hightail Spaces \(9.31 KB\).msg](#)
[CFPP Planning Proposal and DCP Amendment - letter to DPE during exhibiti....pdf](#)

Dear Louise,

Thank you for your letter dated 28 September 2016 notifying the Department of the public exhibition of the planning proposal and proposed amendments to the Camden Growth Centres Precinct Development Control Plan for the Catherine Fields (Part) Precinct.

The Department has reviewed the exhibition material and has no objections to raise.

The Department notes the increase in the amount of medium density housing in the precinct and that this will lead to an overall increase in dwelling numbers of approximately 23 dwellings.

The amendment to the heritage curtilage and use of Oran Park House (Catherine Park House) as a land sales office is noted and the Department would like to ensure that Office of Environment and Heritage (OEH) has been consulted regarding this change.

Please do not hesitate to contact the Department should you require any further information.

Kind regards

Iwan Davies

Iwan Davies

Senior Planner - Land Release
 Department of Planning & Environment
 Level 4 | 10 Valentine Avenue, Parramatta | GPO Box 39 SYDNEY NSW 2001
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From: Louise McMahon [<mailto:Louise.McMahon@camden.nsw.gov.au>]
Sent: Thursday, 29 September 2016 12:29 PM
To: Iwan Davies <iwan.davies@planning.nsw.gov.au>
Cc: Brent McLean <Brent.McLean@planning.nsw.gov.au>
Subject: Exhibition of Planning Proposal and DCP Amendment for Catherine Fields Part Precinct

Hi Iwan and Brent

Please find attached Council's letter notifying you of the Public Exhibition of the Planning Proposal and DCP amendment for Catherine Fields Part Precinct. This amendment relates to the

Catherine Park area, which is being developed by Harrington Estates. The exhibition concludes on Tuesday 25 October 2016, should you have any questions please do not hesitate to contact me.

Cheers
Louise

Louise McMahon
Strategic Planner – Growth Areas

Camden Council | PO Box 183, Camden NSW 2570
P: 02 4654 7805 | E: louise.mcmahon@camden.nsw.gov.au | www.camden.nsw.gov.au



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heritagemailbox@environment.nsw.gov.au
www.heritage.nsw.gov.au

File No: SF16/43272
Ref No: DOC16/495204

The General Manager
Camden Council
PO BOX 183
CAMDEN NSW 2570

Attn: Louise McMahon

Sent via email to: mail@camden.nsw.gov.au; louise.mcmahon@camden.nsw.gov.au

Dear Ms McMahon

RE: PUBLIC EXHIBITION PLANNING PROPOSAL AND PROPOSED AMENDMENTS TO THE CAMDEN GROWTH CENTRES PRECINCT DEVELOPMENT CONTROL PLAN (DCP) FOR CATHERINE FIELDS (PART) PRECINCT

I refer to your email dated 29 September 2016 regarding the exhibition of the planning proposal and the proposed amendments to the Camden Growth Centres Precinct Development Control Plan for Catherine Fields (Part) Precinct.

The Planning Proposal

The Planning Proposal seeks to amend various maps within Appendix 9 of the Growth Centres SEPP and insert an Additional Permitted Use map to allow for the use of Oran Park House (Catherine Park House) as a "land sales" office.

The objectives and intended outcomes of the Planning Proposal are:

- *To update the Residential Density Map in accordance with the development consent for DA 228/2014.*
- *To update the Heritage Map, Minimum Lot Size Map, Floor Space Ratio Map, Height of Buildings Map and Residential Density Map to reflect the heritage outcomes adopted by the Heritage Council for Oran Park House (Catherine Park House).*
- *To update the SEPP Maps in accordance with the revised layout for Catherine Park South.*
- *To update the SEPP Maps in accordance with the redistribution of residential densities for Catherine Park Estate.*
- *To allow for the use of Oran Park House (Catherine Park House) as a land sales office.*
- *To ensure the proposed density map correlates with the digital 'survey accurate' record.*

It is understood that the development consent for DA 228/2014 approved higher dwelling densities in the integrated housing super lots that are adjacent to Robbins Lane and in other areas within the Stage 1-3 area of Catherine Park Estate. It is noted that the revised Indicative Layout Plan (ILP) proposes changes in density within the super lots next to the Robbin's Lane from 15 dwellings per hectare (notated as 'O') to 20 dwellings per hectare (notated as 'Q'). No objection is raised to this change in density, as it is understood that the height of the development and the setback from Robbin's Lane remains unchanged.

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No objection is raised to updating of the boundary of the heritage item, Oran Park House to reflect the heritage curtilage adopted by the Heritage Council with the listing of the House in the State Heritage Register. Further, no objection is raised to updating of the Minimum Lot Size Map, Floor Space Ratio Map, Height of Buildings Map and Residential Density Map to reflect the heritage outcomes adopted by the Heritage Council for Oran Park House (Catherine Park House).

It is understood that the Heritage Council previously approved an Integrated Development Application (IDA) that allowed the temporary use of Oran Park House (Catherine Park House) as a "sales" office. The Heritage Division raises no objection to the continued temporary use of the house as a sales office, however the proposal to include Additional Permitted Use map to the Growth Centres SEPP to allow for the use of Oran Park House (Catherine Park House) as a "land sales" office is not supported. It is recommended that before any permanent adaptive reuse of the Oran Park House is proposed, an updated Conservation Management Plan (CMP) endorsed by the Heritage Council is required.

The Camden Growth Centres Precinct DCP for Catherine Fields (Part) Precinct

The proposed amendments to Schedule 4 of the DCP (which applies to precinct) have been prepared to facilitate implementation of the SEPP amendments included in the planning proposal. The proposed amendments to the DCP include:

- *Changes to the ILP and other figures within the DCP;*
- *Changing various figures to be consistent with the current DPE housekeeping SEPP amendment;*
- *Heritage amendments including:*
 - *Amending Section 3.1 The Coach House Neighbourhood Centre; and*
 - *Amending Section 4.1 Development Surrounding Oran Park House (Catherine Park House);*
- *Inserting new controls applying to attached dwellings including:*
 - *New Section 4.5 Specific Controls for 'town home' attached dwelling; and*
 - *New Section 4.6 Specific Controls for rear-accessed dwellings directly fronting open space.*

You are advised that no objection is raised to the amendments to the Indicative Layout Plan (ILP) and figures within the DCP to match these amendments.

The Heritage Division's comments regarding the proposed amendments to DCP, specifically to the Draft Schedule Four – Catherine Fields (Part) Precinct are listed in the table below.

DCP Section	Reference	Comments and proposed control
Figures	Page ii	Page number for Figure 4-2 needs to be "48" not "70".
Tables	Page iii	There is no Table 4-1 within the Draft Schedule Four of the amended DCP.
Tables	Page iii	Table 4-2 be renumbered as Table 4-1 if there is no Table 4-1
Tables	Page iii	Page number for the Table which lists controls for "Town Home" should be "83" not "85".
Tables	Page iii	Page number for Table which lists controls for rear accessed dwellings should be "85" not "87".
3.1.2 The Neighbourhood	Page 39.	The 'Catherine Park Estate: Oran Park House Curtilage Exemption Guidelines,

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Centre		2014' (prepared by Design & Planning for Hixson Pty Ltd) provides broad guidelines on the general layout of the Centre. Since the development is within the heritage curtilage, it is recommended that the development application of the Neighbourhood Centre be referred to the Heritage Council for approval.
3.1.2 The Neighbourhood Centre	Page 39. Control 2. "Commercial/Retail development within the Local Neighbourhood Centre is to generally be in accordance with the layout and land uses shown in Figure 3-2."	Figure 3-2 is missing.
3.1.2 The Neighbourhood Centre	Page 39. Control 3. "Commercial/Retail development within the Local Neighbourhood Centre is to ensure appropriate activation of the central plaza and playground."	It is recommended that the control specify how activation of the central plaza could be ensured.
3.1.2 The Neighbourhood Centre	Page 39. Control 4. "Building facades are to be visually interesting and complement the Coach House."	It is recommended that the control specify what design features need to be included to make the facades visually interesting, since 'visually interesting' is an ambiguous term.
3.1.2 The Neighbourhood Centre	Page 39. Control 5. "A central plaza..."	It is recommended that the words "including trees and plantings" are inserted after "obstacles" and before "and structures" to achieve better outcome from the stated control.
4.1.1 General	Page 45, Objective c. "To encourage ongoing use of Oran Park House..."	There is no control specified that provides a specific guideline on the types of long term adaptive reuse prescribed for the Oran Park House. It is recommended that the DCP includes a control requiring the long term adaptive reuse of the Oran Park House as per the policies of a Conservation Management Plan endorsed by the Heritage Council.
4.1.4 Landscape character and design	Page 50, Control 1. "Landscape treatments within the public domain areas..."	It is recommended that a public domain plan be developed.
4.1.4 Landscape character and design	Page 51, Control 2. "Low density plantings..."	It is recommended that more details on planting density be provided. It is also recommended that the open space areas be specified.
4.1.6 Residential lot design	Page 51, Control 1. "The minimum lots...700m2"	Typographical error: "2" in "700m2" needs to be superscripted.
4.1.7 Public Open Space	Page 51, Objective c. To provide tree plantings..."	It is recommended that the objective be revised to read as "To provide tree

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		plantings in open space areas reflecting Oran Park farm's character and history".
4.1.7 Public Open Space	Page 52, Control 4. "Trees within parks..."	It is recommended that the control be revised to "Trees within the drainage area are to comprise endemic species that are common to locality, including Forest Red Gum (<i>Eucalyptus tereticornis</i>) and Broad-leaved Apple (<i>Angophora subvelutina</i>) and within open space area shall be exotic and native species with precedence in Oran Park farm and garden."
4.1.8.1 Graham's Walk Controls: General	Page 53, Control 1. Figure 4-6 – Indicative Graham's Walk Section	Figure 4-6 – Indicative Graham's Walk Section does not state the width of the Graham's Walk. It is recommended that the width be mentioned in the figure.
4.1.8.1 Graham's Walk Controls: Shared Path Treatment	Page 53, Control 1. The shared path is to be sealed asphalt path	Treatment of the shared path is recommended to remain as it is in the Clause 4.1.38 in the current DCP which is, <i>"The ground formation of the historic Moore's Prospect driveway is to be retained intact as far as practicable to maintain its proportions, scale, character and archaeological integrity. This includes the ground formation of the centre crown and adjoining drains either side. This does not exclude resurfacing of the driveway. Any resurfacing materials should reflect the historic rural setting, for example, gravel or decomposed granite, or timber boardwalk within flood prone land."</i>
4.1.8.2 Robbins Lane Controls Public Domain elements	Page 54, Control 1. "A shared path..."	The word "drive" after "former" should be "driveway".
4.1.8.2 Robbins Lane Controls Shared Path Treatment	Page 54, Control 1. "The shared path..."	It is recommended that the control specifies the sealing material.
4.1.8.2 Robbins Lane Controls Landscaping	Page 55, Control 2. "Tree species are..."	It is recommended that "and vigorous, capable of reaching 12x8m in height and width e.g. Algerian Oak (<i>Quercus canariensis</i>)" be added after "deciduous" and before "to allow". It is recommended that Control 3 is added to Landscaping control and should be amended to read as follows: <i>"Lower branches of the trees shall be carefully removed to lift canopies and allow longitudinal views."</i>
4.1.14 Street facades and	Page 57, Controls 1. and 2.	It is recommended that the terms "contemporary designs" and

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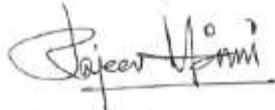
ORD07

Attachment 6

visible elevations		"architectural merit" be clarified to ensure that the intended outcomes are achieved.
4.5 Specific Controls "Town Home" Attached Dwellings	Page 82, Objective c.	The sentence is incomplete.
4.6 Specific Controls for rear-accessed dwelling directly fronting open space	Page 84, Objective b.	The word "opens" should be "open".
4.6 Specific Controls for rear-accessed dwelling directly fronting open space	Page 84, Controls.	Controls should start at number "1", not "3".
4.6 Specific Controls for rear-accessed dwelling directly fronting open space	Page 84, Control 4.	The word "in" which appears after permissible not should be amended to "is".

If you have any questions regarding the above matter please contact Vibha Bhattarai Upadhyay, Heritage Assessment Officer, at the Heritage Division, Office of Environment and Heritage on 9873 8587 or at vibha.upadhyay@environment.nsw.gov.au.

Yours sincerely



Rajeev Maini
Acting Manager, Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the NSW Heritage Council
8 November 2016

Helping the community conserve our heritage

Louise McMahon

From: Vibha Bhattarai Upadhyay <Vibha.Upadhyay@environment.nsw.gov.au>
Sent: Friday, 18 November 2016 9:41 AM
To: Louise McMahon
Cc: Bronwyn Smith
Subject: RE: Catherine Fields Planning Proposal

Dear Louise,

Thank you for your call yesterday. As I mentioned in our discussion, the proposal to include Additional Permitted Use map for 'land sales office' for Oran Park House is not supported.

As per our conversation, I understand that the Council is not undertaking the revision of the DCP that we commented on relating to the heritage matters, specifically the Oran Park House and its curtilage, at present. It is also understood that Council would like to work with the Heritage Division to provide appropriate controls in the DCP to ensure a level of protection for the State heritage listed Oran Park House. This is supported and the Heritage Division is happy to meet with you.

It is recommended that an updated Conservation Management Plan (CMP) that provides policies for future care, use and development for the Oran Park House is prepared and submitted for endorsement to the Heritage Council. If you have any questions do not hesitate to contact me.

Kind regards
 Vibha

Dr Vibha Bhattarai Upadhyay
 Heritage Assessment Officer
 Heritage Division
 NSW Office of Environment & Heritage
 Lvl 6, 10 Valentine Avenue, Parramatta 2150
 T (02) 98738587 | E vibha.upadhyay@environment.nsw.gov.au
 (Fri, Mon, Tues)

From: Louise McMahon [<mailto:Louise.McMahon@camden.nsw.gov.au>]
Sent: Thursday, 17 November 2016 9:25 AM
To: Vibha Bhattarai Upadhyay <Vibha.Upadhyay@environment.nsw.gov.au>
Subject: RE: Catherine Fields Planning Proposal

Hi Vibha

Do you have any further feedback on the Planning Proposal and DCP? I really need to have this report finalised as soon as possible and the applicant would appreciate any response you can provide.

Cheers
 Louise

From: Vibha Bhattarai Upadhyay [<mailto:Vibha.Upadhyay@environment.nsw.gov.au>]
Sent: Wednesday, 16 November 2016 10:24 AM
To: Louise McMahon
Subject: RE: Catherine Fields Planning Proposal

Hi Louise,

ORD07

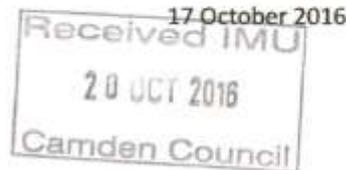
Attachment 6



Camden Historical Society Inc.

P.O. Box 566 Camden, NSW 2570, Phone 4655 3400, ABN 84 182 869 026
 www.camdenhistory.org.au Email: info@camdenhistory.org.au

The General Manager
 Camden Council
 PO Box 183
 Camden NSW 2570



Dear Sir

RE Planning Proposal for Catherine Fields Precinct and proposed amendments to DCP

I am writing to Council to express the concerns of the Camden Historical Society on the planning proposals for Catherine Fields and DCP amendments currently out on public exhibition. Specifically, our concerns are regarding the proposed development of the area surrounding the state heritage listed property known as Oran Park and the impact upon the curtilage of the proposed street layout.

Our immediate Past President Bob Lester has had a discussion with Louise McMahon from Council's Strategic Planning and was advised that the curtilage surrounding Oran Park House has been reviewed and altered by the NSW Heritage Council removing the view corridor to the house from Oran Park Dr and allowing exemptions that include the inclusion of housing and roadworks within the designated curtilage.

Whilst we understand that we are unable to ask Council to make changes to the now State Heritage Listed property, we still wish to make Council aware of our concerns that the curtilage now allows for housing and other urban works that have the potential to adversely impact upon the heritage value and appreciation of Oran Park House. While the intent of the developers of the estate is to preserve the house and its surrounds any development will have an impact on the historical values of the property and its appreciation by the community.

One only has to look at the example of Blair Athol in Campbelltown to understand how a historical house can be consumed by development taking place around it unless very stringent conditions are placed upon the scope and feel of such development. The proposed single story housing on larger 700sqm blocks fronting the curtilage needs to be strictly enforced with legally binding restrictions. Also no parking or street scaping should be allowed on the footpath area opposite to retain the views of the house.

A detailed Plan of Management should be prepared for ongoing protection, improvement and usage of Oran Park House and all areas within its surrounding curtilage. The Society would like to be involved in the development of such a plan. Could you please advise how the Society can be involved in this matter.

Consideration of our comments would be greatly appreciated by Society members to ensure the heritage significance of our district is maintained.

Yours sincerely

L Stratton
 Lee Stratton

Hon Secretary

M 0406 915 225

Visit Camden Museum, the home of the Camden Historical Society, 40 John Street, Camden NSW 2570



**Submission to
Department Planning & Environment**

***Draft Medium Density Housing Code
and Draft Medium Density Design
Guide***

13 December 2016



SUBMISSION – OPTIONS FOR LOW RISE MEDIUM DENSITY HOUSING AS COMPLYING DEVELOPMENT

Introduction

Camden Council welcomes the opportunity to comment on the Draft Medium Density Housing Code (MDHC) and the Explanation of Intended Effects – Proposed Medium Density Design Guide (MDDG).

Camden Council objects to the inclusion of medium density housing as complying development and to permit subdivision of allotments below that of the minimum allotment size control.

The legislative changes to the Housing Code and controls in the MDDG appear to be designed for infill developments in inner Sydney rather than Councils, such as Camden, where greenfield development is the norm. The changes affect Council's ability to control and predict population density, undermining the master planning process and affecting the efficient delivery of planned infrastructure.

This objection is in addition to Council's submission, dated 26 February 2016 to DPE's discussion paper "*Options for Low Rise Medium Density Housing as Complying Development*". Council is concerned that the draft documents have not sufficiently addressed a number of key concerns raised in the last objection. Particularly, the challenges associated with introducing unplanned development in locations where precise infrastructure and community planning is required.

A copy of Council's objection to the discussion paper is **contained in Attachment 1**.

Key concerns relating to the draft documentation

Council has identified the following key concerns and issues, with the draft documentation:

1. Strategic Intent of the proposed amendment

The Draft South-West District Plan has identified a need for an additional 143,000 dwellings in the next 20 years, with Camden proposed to provide a large percentage of this housing target.

From 2012-2016, approximately 8,220 residential lots were approved by Camden Council, this equates to an average of 2,055 lots per year.

In addition, Camden Council's average determination time (November 2015 – 2016) for a development application is approximately 34.5 days, meeting legislated requirements.

While Council recognises the need for greater housing diversity and streamlined approvals, the above statistics show that Camden is already achieving these targets by providing a large proportion of housing within targeted timeframes.

Camden Council is unique in that the large majority of the LGA is within the South West Priority Growth Area. The challenges faced within a greenfield area are not the



SUBMISSION – OPTIONS FOR LOW RISE MEDIUM DENSITY HOUSING AS COMPLYING DEVELOPMENT

same as an infill area in inner Sydney and therefore, the changes are not considered the most appropriate way to facilitate increased development in the LGA.

A better approach would be to ensure that each area of Camden has targets for the provision of a range of housing types and densities in appropriate locations. This would then provide Councils with greater control over densities and urban design outcomes, whilst still achieving target for the provision of affordable housing.

Recommendation

That the Camden LGA should be excluded from the draft changes to the Codes SEPP.

2. Impacts on housing density and associated planned infrastructure.

The proposed subdivision amendments, to allow torrens title subdivision below Council's minimum allotment size, could result in unpredictable density increases across the Camden LGA.

In established suburbs, these changes will enable the approval of torrens title subdivision below the minimum allotment size. The proposed changes will increase the viability of this form of housing and result in an increase of medium density housing and dual occupancies and a corresponding increase in residential density.

The changes will affect Council's planning infrastructure provision and affect neighbourhood character.

In greenfield areas, increase without consultation will affect the preparation of VPAs and contribution plans. Unpredictable population increases make the provision of open space, community facilities, and road networks provision difficult. Incorrect contribution plans can also affect housing affordability, as increased contribution levies equate to higher build prices.

Recommendation

The proposed amendments to the Codes SEPP will create significant contribution planning and infrastructure provision issues within the LGA.

Greenfield areas are subject to extensive master planning to ensure infrastructure is sized and appropriately located to cater for the new community. Master planning also ensures an appropriate mix of densities and housing types in the right locations, with improved urban design outcomes. The proposed changes would negate the masterplanning process by providing additional densities outside those predicted by the masterplan.

3. Inadequate community consultation proposed under the Housing Code changes

Under clause 130AB of the *Environmental Planning and Assessment Regulation 2000* (the Reg), CDCs are only notified to properties within 20m of the site and



SUBMISSION – OPTIONS FOR LOW RISE MEDIUM DENSITY HOUSING AS COMPLYING DEVELOPMENT

Council. This process does not allow for making of or consideration of submissions from neighbours.

Given medium density housing have inherently greater impacts on the local community, require a greater level of resources, and have the potential to significantly affect the streetscape character; the absence of proper community consultation is unacceptable and not in the public interest.

Recommendation

That the Reg be amended to include an exhibition period, similar to Development Applications, to allow the community and Council to make comment on medium density developments.

4. Impacts on Council resources

The proposed amendments will impact on Council resources.

Approvals under the current Codes SEPP are less complex and require limited information and/or involvement from Council officers. The proposed changes to include medium density housing will require increased referrals to council staff for information and advice on waste collection, drainage infrastructure and capacity and local traffic impact and advice.

Recommendation

Should the proposed amendments proceed, it is recommended that the regulations also be reviewed to allow Council to levy for advice on matters that affect Council assets and infrastructure.

5. Mandated carparking controls not reflective of Camden LGA

The MDDG controls require only 1 car space per dwelling, irrespective of the number of bedrooms.

Camden DCP 2011 requires a minimum of 1 car parking space per dwelling plus 0.2 spaces per 2 bedroom dwelling plus 0.5 spaces per 3 or more bedroom dwelling. Therefore, a 4 bedroom dwelling would require 2 spaces.

Given that 68% of households in Camden LGA have access to two or more motor vehicles compared to 44% in Greater Sydney, additional car parking, over and above the MDDG control, is required to accommodate for the needs of the local community.

Additionally, the 6m minimum lot frontage width required by the MDDG (for dual occupancies and terraces) restricts the ability to provide on-street parking, when a driveway is proposed at the dwelling frontage.



The insufficient car parking requirements in the Codes SEPP will place unreasonable pressure on on-street parking.

Recommendation

Council's DCP parking and frontage requirements should apply to CDC developments.

6. Technical Concerns regarding controls

In addition to the wider strategic concerns discussed earlier in this report, there are a number of technical concerns regarding the implementation of the proposed changes which are summarised below and discussed in greater detail in the submission:

- Issues associated with basement car parking has not been sufficiently considered

The MDDG does not consider matters such as salinity, flooding and groundwater movements, which are of key concern.

- Acoustic Treatments

The requirement for 2.1m high acoustic walls along classified roads is not supported. This will result in poor urban design outcomes and eliminate passive surveillance to the street.

- Setbacks in laneways

The requirement for a zero setback from laneways is not supported. This would not provide sufficient setbacks for large vehicles to pass through laneways or for waste vehicles to empty waste without damaging private property.

- Concerns re accessible parking and adaptable housing

The guidelines do not consider the provision of adaptable housing. Should the proposed changes proceed it is recommended that a provision be included for the mandatory provision of adaptable housing for multi-dwelling developments.

7. Review of Certifier Qualifications

The proposed changes to the Codes SEPP will enable certifiers to approve medium density housing as complying development as outlined earlier in this report. The current system for CDC approvals does not require certifiers to undertake merit based assessment or consider urban design outcomes.



SUBMISSION – OPTIONS FOR LOW RISE MEDIUM DENSITY HOUSING AS COMPLYING DEVELOPMENT

Recommendation

It is recommended that the DPE review the current requirements for certifiers in NSW and ensure suitable training for certifiers undertaking medium density approvals.

Concluding comments

For the reasons set above, Camden Council objects to the proposed Draft Medium Density Design Guide, the proposed changes to include medium density housing types as complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and the addition of Clause 4.1C – Subdivision in the Standard Instrument.

Council Officers have reviewed the draft documents and raised concern, relating to the relevance of the documentation to achieve housing targets in the LGA, infrastructure provision, urban design outcomes, community consultation and Council resourcing.

While Council recognises the need for housing diversity in the Sydney metropolitan area, other methods such as the implementation of strategic housing policies and encouraging housing diversity during the rezoning process are preferred to achieve this outcome. These approaches are consistent with the initiatives of the Draft South-Western District Plan.

In considering the above, it is requested that the DPE does not proceed with the proposed changes to the Codes SEPP. However, if the proposed changes were to proceed, it is recommended that they do not apply to the Camden LGA.

Placeholder for Attachment 2

SUBMISSION TO DEPARTMENT OF PLANNING
AND ENVIRONMENT - PROPOSED MEDIUM
DENSITY HOUSING CODE AND DRAFT MEDIUM
DENSITY DESIGN GUIDE

Exhibition documents Medium Density Housing Code -
(HUB only - SEPARATE COVER)



**Submission to
Department Planning & Environment**

***Discussion Paper:
'Options for Low Rise Medium Density
Housing as Complying Development'***

26 February 2016



SUBMISSION – OPTIONS FOR LOW RISE MEDIUM DENSITY HOUSING AS COMPLYING DEVELOPMENT

Introduction

Camden Council welcomes the opportunity to comment on the Discussion Paper 'Options for Low Rise Medium Density Housing as Complying Development' which proposes to include medium density housing types as complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Camden objects to the proposed changes as they have the potential to result in a significant increase in residential density, particularly within Camden's greenfield urban release areas. Further, the proposed changes would not result in better design and development outcomes for medium density housing and have the potential to adversely impact on the character of our suburbs and the planned development within our release areas.

Summary of Key Concerns and Responses

From its review of the Discussions Paper and proposed changes Council has identified the following key concerns and issues:

1. **Complying development does not provide for community input or opportunity for community comment on medium density housing proposals, and is therefore not in the public interest.**

Response

The development application process under Part 4 of the *Environmental Planning and Assessment Act, 1979* is the appropriate means to consider and determine medium density housing, by ensuring community input and comments are considered, in accordance with the public interest.

2. **Complying development should not be used to override permissibility and minimum standards resulting in development outside that expected by the community.**

Response

Changes in permissible development and minimum development standards resulting in changes to residential density and urban character should appropriately be dealt with by means of zoning changes (where required) and through the development application process.

3. **The proposed complying development changes do not take into consideration the major contribution that Camden is already making to increasing Sydney's housing supply, choice and diversity. The effective management of this planned urban growth will be compromised by a loss of Council control of residential densities.**

Response

Camden should be excluded from these provisions of the Codes SEPP as Camden's effective management of its planned urban growth will be compromised by a loss of Council control of residential densities.



SUBMISSION – OPTIONS FOR LOW RISE MEDIUM DENSITY HOUSING AS COMPLYING DEVELOPMENT

4. **Complying development for medium density housing will adversely impact upon the planned provision of infrastructure and services.**

Response

Camden should be excluded from these provisions of the Codes SEPP due to implications for infrastructure funding and provision.

5. **Complying development would not result in better design and development outcomes for medium density housing, and would result in a standardised product with limited architectural merit.**

Response

The development application process under Part 4 of the *Environmental Planning and Assessment Act* is the appropriate process to consider and determine medium density housing development.

The preparation of a Design Guide for medium density development is supported as a means to improve the overall design quality of these housing types and for consideration as part of the development assessment process.

Key Concern 1:

Complying development does not provide for community input or opportunity for community comment on medium density housing proposals, and is therefore not in the public interest.

Issue

At present, medium density housing proposals are subject to the development application assessment process. This requires consideration of the matters listed under section 79C of the *Environmental Planning & Assessment Act, 1979* which includes the likely impacts of development, the suitability of the site for the development, as well as any submissions made in accordance with the Act, and the public interest. As part of the development application assessment process, the community can review medium density housing proposals and make formal submissions, which are required to be considered by Council before a determination is made. The complying development process does not provide the community with this opportunity to comment on medium density housing proposals, and would not take into consideration the public interest.

Response

Complying development is inappropriate for consideration of medium density housing. The development application process under Part 4 of the *Environmental Planning and Assessment Act* is the appropriate means to consider and determine medium density housing, by ensuring community input and comments are considered, in accordance with the public interest.

Key Concern 2:

Complying Development should not be used to override permissibility and minimum standards resulting in development outside that expected by the community.



SUBMISSION – OPTIONS FOR LOW RISE MEDIUM DENSITY HOUSING AS COMPLYING DEVELOPMENT

Issue

The proposed complying development changes would expand the permissibility of medium density development within existing zones, override existing local development controls and reduce minimum standards including lot size and frontages for medium density development.

Manor Homes would be introduced within residential zones, outside the R3 zone in the Growth Centre. The definition of Manor Homes for the purposes of complying development would refer to a 2 storey building containing 3 to 4 dwellings (which is akin to a small residential flat building). This should not be inconsistent with the existing Manor Home definition applying in the Growth Centres which refers to a building containing 4 dwellings.

In addition, the proposed changes include Torrens title subdivision of dual occupancy development as complying development, down to 200m² lots. Torrens title subdivision of dual occupancy development is not currently possible in Camden or the Growth Centre release areas and small lot subdivision down to 200m² lots is only possible within the Growth Centre precincts for integrated development (combining of attached or semi detached dwellings and their subdivision) subject to development consent.

The changes in permissible development and minimum development standards will potentially result in changes to residential density and urban character and should appropriately be dealt with by means of a zoning change (where required) and through the development application process. The complying development changes should apply only to development permissible under current zones and based upon current development standards.

Response

While it is appreciated that the density and character of urban areas will be subject to change, the use of complying development is an inappropriate mechanism to facilitate this and override permissibility and adopted minimum standards.

Changes in permissible development and minimum development standards resulting in changes to residential density and urban character should appropriately be dealt with by means of zoning changes (where required) and through the development application process.

Key Concern 3:

The proposed complying development changes do not take into consideration the major contribution that Camden is already making to increasing Sydney's housing supply, choice and diversity. The effective management of this planned urban growth will be compromised by a loss of Council control of residential densities.

Issue

The increased permissibility of medium density development across residential zones under the proposed complying development changes and the reduction of development standards such as minimum lot sizes for these housing types will likely result in increased residential densities in existing and new urban release areas.

There are already significant opportunities for increased housing supply and medium density in Camden, and particularly within its release areas. This includes provision of a range of



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medium density housing types, such as attached dwellings and smaller lot housing, located near existing and planned services, transport and open space.

The Housing Diversity changes made to the Growth Centres SEPP in 2014 reduced minimum lot sizes and provided for a range of medium density and smaller lot residential development, which is being taken up in these areas. The Government's "Plan for Growing Sydney" recognises that the Housing Diversity reforms for greenfield areas are designed to speed up development processes and influence housing supply. In addition development application processing times in Camden are more than satisfactory and do not result in excessive determination times for low impact residential development.

Camden 2040 – Camden's Strategic Plan adopted in 2013 establishes a clear vision for the planned urban growth within the council area, and establishes a basis for Council's commitment to and the community's acceptance of this managed growth. This recognises that the population is planned to increase from approximately 63,000 people, to over 256,000 by the year 2040 and that this will result in significant changes.

It is expected that the uptake of the proposed medium density as complying development in Camden's urban release areas will be greater than existing metropolitan urban areas. A further significant increase in residential density has not been expected nor planned for in Camden.

The Government's "Plan for Growing Sydney" has identified the need for the delivery of timely and well planned greenfield precincts and housing as a key direction to meet the goal of a city of housing choice. The plan further indicates that in recent years greenfield housing has made up almost a quarter of Sydney's housing growth and has helped to provide a diversity of housing that suits different needs, budgets and lifestyles. The proposed changes to complying development are considered to be contrary to the "Plan for Growing Sydney" as they potentially compromise the delivery of well-planned greenfield precincts.

Response

If the changes as outlined in the discussion paper are to proceed, then the Camden LGA should be excluded from these provisions of the Codes SEPP. Camden is already planning and effectively managing development in its extensive urban release areas to meet metropolitan housing demands, and given the scale of this development it is imperative that Council retains control over residential densities and development outcomes.

Key Concern 4:

Complying development for medium density housing will adversely impact upon the planned provision of infrastructure and services.

Issue

Increased residential densities that are expected to result from the proposed complying development changes will have significant adverse implications for infrastructure provision and funding in Camden and its urban release areas.

The development of contributions plans to collect monies for the provision of essential local infrastructure requires Council to assume a final density, and identify the projected population of the development precinct requirements with regards to key infrastructure (local and state).



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The proposed changes significantly reduce Council's ability to ensure that infrastructure is sized appropriately for future communities, as Council will lose control over future densities. A contributions plan can be developed which identifies the required open space areas, libraries, leisure centres, drainage and roads that are needed to support the community, once Council understands the expected population for that area. Lack of control over ultimate potential densities will alter the expected population (particularly in new release areas) and this will create inappropriate infrastructure provision.

In the preparation of contributions plans Council proportions the estimated cost of essential infrastructure across all residential lots. Where densities are not set the cost per lot may be proportioned too high (impacting on housing prices) or too low impacting on Council's ability to collect monies to pay for the provision of infrastructure.

Response

Council must have greater certainty over the final densities within its new suburbs, and therefore does not support the proposed changes. Should these complying development changes proceed, Camden should be exempt from these provisions of the Codes SEPP due to implications for infrastructure funding and provision.

Key Concern 5:

Complying development would not result in better design and development outcomes for medium density housing, and would result in a standardised product with limited architectural merit.

Issue

The proposed changes will result in a lack of Council input and proper consideration of site specific development impacts and design outcomes required for medium density development. Fast tracked complying development approval will not enable suitable site specific design outcomes for medium density housing.

Implementation of development standards and controls including setback and building envelopes would have the potential to create restricted building footprints and standardised design solutions. Standardised designs aimed at meeting minimum complying development standards could be reproduced across the urban release areas on adjacent lots and along new streets. This would adversely impact on planned urban development and character, including impacts the road network / road widths and hierarchy, streetscapes, parking, and landscaped areas.

A minimum 600m² would apply to medium density comprising townhouses and terraces. It is unclear how the number of dwellings between 3 and 10 would be controlled, to ensure that there is an indexed scale related to lot size to avoid the highest number of dwellings on 600m² lots.

The Background Paper indicates that underlying subdivision patterns are a determining factor in the character of an area. However, subdivision patterns, including road designs and narrower widths in the urban release areas have been planned based upon more pre-determined development outcomes compared to more established areas in other parts of Sydney, and would be unsuitable to accommodate density increases likely to result from the proposed changes.



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The Discussion paper includes a focus on establishing controls to guide built form outcomes, and recommends the preparation of a Design Guide for medium density housing, similar to the existing Apartment Design Guide. It is indicated that it is appropriate to develop a Design Guide to assist in layouts and design issues as the numerical controls alone will not automatically achieve good design.

Response

The preparation of a Design Guide for medium density development is supported as a means to improve the overall design quality of these housing types and for consideration as part of the development assessment process. However, it is unclear how this would be considered and incorporated into a complying development approval. As a Design Guide is considered to be necessary to help guide better design outcomes for medium density development, then this would indicate that medium density is unsuitable as complying development.

Medium density housing requires more careful consideration of design outcomes and development impacts rather than development designed to meet minimum complying development controls and standards. The development application process under Part 4 of the *Environmental Planning and Assessment Act* is the appropriate process to consider and determine medium density housing development.

Other Issues and Concerns

Excavation

Excavation down to 4m in depth for the provision of basement parking is proposed to be permitted as complying development, subject to boundary setbacks including 2m side boundary setbacks. While the discussion paper refers to the need for geotechnical information to confirm the suitability of the site, there are other matters, such as salinity that will need to be considered. The provision of basement parking will also raise design issues in relation to matters such as accessible parking, ventilation or provision of mechanical ventilation, and groundwater management.

Drainage

The discussion paper recommends storm water for dual occupancy development be collected and drained to a public or interallotment drainage system. For 3-10 dwellings (manor homes, villas/townhouses/terraces) it is proposed that any on site storm water detention system (OSD) and associated storm water management would require prior approval or certification by Council or an appropriately qualified specialist. Complying development on flood control lots would not be possible.

The proposed drainage controls are not supported. Prior approval or certification of OSD by Council may not be feasible. This will require Council resources and assessment, being a cost burden for Council which should require a fee for service. Council requests that, should the proposed changes proceed, a mechanism be inserted to enable collection of a fee for service in relation to drainage.

The Discussion Paper identifies the potential additional burden on local government, as a reason for consideration of independent certification of OSD. Consultants may not have

**SUBMISSION – OPTIONS FOR LOW RISE MEDIUM DENSITY HOUSING AS COMPLYING DEVELOPMENT**

access to appropriate Council data to facilitate a thorough design, and lack detailed knowledge of local engineering standards. Reduced Council control over the design of appropriate stormwater management solutions has the potential to adversely impact on Council's drainage assets.

Parking Requirements

The discussion paper recommends minimum parking requirements should apply as set out in the RMS Guide to Traffic Generating Development or the parking prescribed by Council's DCP, whichever is the lesser.

Camden LGA has a high rate of car ownership, higher than that of other Growth Centre councils, with less access to public transport, such as rail services. At the last census 68% of household's in Camden LGA had access to two or more motor vehicles compared to 44% in Greater Sydney. Increased residential densities will create further demand for on street parking along the narrower road widths within the release areas creating car dominated streetscapes. Council's DCP parking requirements should apply, or whichever is the greater between the RMS Guide to Traffic Generating Development and the DCP.

Waste Management

The discussion paper recommends waste storage facilities for manor homes and for town houses and terraces would be provided in accordance with Council's Development Control Plan. This approach is not supported as this alone is insufficient to ensure that appropriate waste arrangements are provided to meet any specific Council requirements for each medium density development. Controls proposed for waste storage do not provide sufficient consideration for waste collection and will create adverse issues for waste servicing from medium density developments. Council certification of or agreement to proposed waste arrangements should be required, prior to a complying development approval. This will require Council resources and assessment, being a cost burden for Council which should require a fee for service. Council requests that, should the proposed changes proceed, a mechanism be inserted to enable collection of a fee for service in relation to waste management.

BCA compliance and setbacks

Concerns are raised about ensuring BCA compliance in particular for Manor Homes (Class 2 buildings) via complying development and in relation to standard setbacks and BCA compliance solutions which could result in adverse design and amenity impacts. Further consideration of secondary setbacks for corner lots may be required. It is also noted that there are some inconsistencies between side boundary setbacks nominated in the text, tables and diagrams.

Concluding comments

For the reasons set above, Camden Council objects to the proposal to include medium density housing types as complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

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Medium density housing requires more careful consideration, assessment, and community input, with the development application process under Part 4 of the *Environmental Planning and Assessment Act* being the appropriate process to consider and determine medium density development.

If the proposal is to proceed, then the Camden local government area should be excluded from the complying development changes. Camden Council is already planning and managing development in extensive urban release areas to meet metropolitan housing demands, with the effective management of this planned growth being potentially comprised by these changes. In addition development application processing times in Camden do not result in excessive determination times for low impact residential development.



Corey Stoneham
Camden Council
PO Box 183
Camden 2570

Dear Corey,

Response: Celtis Species, Hackberry Woolly Aphid, sooty mould and linkage to asthma

Celtis Sinensis is currently considered a Class 4 locally controlled weed. The growth of this plant must be managed in a manner that continuously inhibits the ability of the plant to spread and the plants must not be sold, propagated or knowingly distributed.

The request to upgrade the classification of *Celtis* species, it is up to Camden Council and the regional weed committee to propose a new weed declaration and undertake a weed risk assessment as part of their application. As it stands *Celtis Australis* and *Celtis Occidentalis* are a common species of tree in Sydney and Camden. Neither of which are declared noxious, which would probably not rate well in a risk assessment.

In regards to sooty mould, I was provided information from the DPI Biosecurity Plants Unit. They explained that aphids and mealybugs are insects that feed on the sap of plants and excrete honeydew. This commonly occurs on multiple species of plants and trees, including eucalypts. This excretion of sap from the insects provides the nutrients for the colonisation of sooty mould to grow. Due to the prevalence of these insects it would be difficult to manage the sooty mould effectively.

I did want to make note, just because these species are not considered noxious, does not preclude the council from having the trees removed. The hurdle that the councils would face with this action, is to ensure they are still meeting their requirements with the preservation and environmental regulations.

Should you have any enquired in relation to this matter, please don't hesitate to contact me on 02 9741 4774

Yours sincerely

David Haslett
AI Director, Compliance – Biosecurity & Food Safety

15 July 2016



Health
South Western Sydney
Local Health District

Population Health
Public Health Unit

Mr Corey Stoneham,
Camden Council
70 Central Ave,
Oran Park NSW 2570

Dear Corey

RE: Celtis species of plants, Hackberry Woolly Aphid and Sooty Mould - linkages to asthma

I refer to your correspondence of the 6/04/16, regarding two questions which Council asked for advice on to the NSW Ministry of Health. The two questions were:-

- (1) For information on any recorded spike in asthma within South West Sydney and the Camden Local Government Area over the last 2 years (2014/15 and 2015/16); and
- (2) Whether NSW Health has identified any link between asthma and the increased prevalence of the aphid and sooty mould.

The Director of the Public Health Unit, Dr Stephen Conaty, was contacted and advised that spikes in asthma may be recorded on the PHREDSS (NSW Health Hospital Emergency Departments) database. He doubted there was any evidence that sooty mould contributes to asthma and didn't think sooty mould is airborne or respirable.

The Director of Epidemiology, Dr Bin Jalaludin, was consulted. Dr Jalaludin has wide experience with asthma studies and advised that he did not know of any asthma prevalence studies being conducted in the Camden area. He also thought it would be useful to look at the PHREDSS database but advised that it only gives information on people attending hospital Emergency Departments. It does not give any information on people self-medicating or attending general practitioners. Hospitalisation data are generally not much use as only those people with severe asthma are admitted to hospital and expected the numbers would be small.

The Epidemiologist for the Public Health Unit, Dr Stephanie Fletcher-Larty has looked at the PHREDDSS database, but advised that the data was not available in a format that could answer the query. PHREDDSS does not collect information on mould or aphids, which would be needed to make correlations and associations with illness onset based on the clinical development of asthma. Essentially, it was felt that we are unable to say whether any spike or asthma attacks, can be attributed to sooty mould and the increased presence of the Hackberry Woolly Aphid in the Camden area. Hospital data alone is insufficient to ascribe causation. The risk for asthma is associated with multiple environmental and individual variables. Even if there was a detected increase in asthma, we wouldn't be able to say the asthma is caused by sooty mould and the Hackberry Woolly Aphid. The asthma could also be attributed to pollen, a physiological response to underlying health issues, a change in weather or an increase in particulate matter from other sources? All or any of which could have happened simultaneously with the sooty mould and the Hackberry Woolly Aphid, or did it happen before or after?

South Western Sydney Local Health District
Public Health Unit
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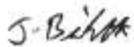
South Western Sydney Local Health District Acknowledges the traditional owners of the Land

The answer to this question is not straightforward. The Public Health Unit doesn't have the data to support or reject the hypothesis, that sooty mould and the increased presence of the Hackberry Woolly Aphid, is associated with increased cases of asthma in the Camden Area.

The questions raised are not straightforward to answer. The Public Health Unit has been unable to determine any spikes in asthma in the last two years in Camden Local Government Area and is unable to assist in determining if there is a link between asthma and the increased prevalence of the aphid and sooty mould. There are limitations on the information that can be extracted from the health data which is routinely collected and available.

Should you have any further queries, please contact me at the Public Health Unit on telephone 8778-0855.

Yours sincerely,



John Birkett
Senior Environmental Health Officer
Date: 12th August, 2016

2017 Community Sponsorship Program Summary of Allocations/Recommendations - SAC Approvals January to June 2017										
Event	Description	In-kind Requested	Monetary Requested	Multi Year Requested	Approved by SAC	Recommended Monetary to expend Budget (from SAC)	Total Recommended Actual	Total Recommended in Kind	Previous Allocations (2016) Monetary & in Kind	Risk/ Low, Medium, High
Armadillo Food & Wine Festival	A food and wine festival held in the Mount Arrian Botanic Gardens	Nil	\$30,000	✓	✓	\$3,000 Single Year	\$3,000 Single Year	Nil	Nil	High
Carols in the Garden	**DATE 2016 Application** Received October 2016 Community Carols event held in the Mount Arrian Botanic Gardens	Nil	\$5,000 - \$10,000	✓	✓	\$2,000 Single Year	\$2,000 Single Year	Nil	Nil	High
ANZAC Day Services	ANZAC Day dawn service and main service	Nil	\$30,000 (\$10,000 over 3 years)	✓	✓	\$5,000 Single Year	\$10,000 Single Year	Nil	\$10,000 monetary from ANZAC Centenary Budget 2016	High
Comden Meals of Wheels (Comden Lunches)	Celebratory lunch for all those turning 100 or older in the Mascot Area	Nil	\$2,000	✓	✓	\$2,000.00	\$2,000.00	Nil	\$75 in kind = Hire fee of the gallery room at Civic Centre (late application)	High
Comden Show	Agricultural show held over 2 days	\$11,000 = Hire of Onslow Oval for period of 2 weeks, cleaning of toilets, grading of Show ground track, road closure fee, maintenance works etc	\$9,000	✓	✓	\$9,000 for by fold brochure	\$9,000.00	\$4,000 Hire fees, cleaning, grading, road closure fee, waste removal Upon calculation of the support requested, the total in-kind value is closer to \$5,000 rather than the \$11,000 estimated by the Comden Show Society in their application. It is proposed to fund all in-kind requested items.	\$1,000 Monetary \$1,000 in kind = Hire, Cleaning, grading, Road Closure Fee & Maintenance	High
Mascot BMX Club	Pre events for NSW BMX state titles	\$400 = to cover the cost of the bins as stated in the Expenditure table	\$4,000	✓	✓	Nil	\$2,000.00	\$400 Special Event Bins x25 (\$502.50)	\$1,000 monetary + \$268 in-kind (20 bins)	High
Mascot Lions ANZAC Run	Charitable 5km or 10km run / walk	Nil	\$4,000	✓	✓	\$4,000.00	\$4,000.00	Nil	\$4,000	High
NSW JRU Under 12 State Championship	NSW Junior Rugby state championships during the long weekend	Special Event Bins x25, 20 barricades, 20 traffic management poles, 400 Visitor Information Packs	\$5,000	✓	✓	Nil	\$2,000.00	\$800 Special Event Bins x25 (\$320.50) 35 Barricades (Free) 20 traffic management poles (TBC) 400 Visitor Information Packs (\$400)	\$1,300 Monetary \$300 in kind = 20 special event bins, barricades and 400 Visitor Information Packs (late application)	High
St Pauls Fete	Annual School Fete	\$250 = to cover all associated costs involved with Council (road closure fee and bins)	Nil	✓	✓	Nil	Nil	\$250 Special Event Bins x10 (\$145) Road Closure Fee (\$107.50)	x10 bins & x6 barricades	High
							\$19,000.00	\$36,000.00	\$7,450.00	
								\$13,207.50 short fall (can be adjusted in quarterly review)		
			Total minimum Monetary Requested							
			Total minimum In Kind Requested							