



**PONDICHERRY PRECINCT
PLANNING PROPOSAL**

**PONDICHERRY (PART) PRECINCT
TRANCHE 41**

JULY 2020



PONDICHERRY (PART) PRECINCT PLANNING PROPOSAL

JULY 2020

Prepared for: **Greenfields Development Company No.2**

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- 5. Aboriginal Heritage, Kelleher Nightingale, April 2020
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EXECUTIVE SUMMARY

This Planning Proposal has been prepared on behalf of Greenfields Development Company No.2 Pty Ltd (GDC), which has development rights over the land owned by Leppington Pastoral Company Pty Ltd. The Planning Proposal seeks to rezone land for urban development within the Camden Local Government Area (LGA) within the Pondicherry Precinct of the *South West Growth Area* (SWGA). Pondicherry is currently undergoing rezoning through the State Government's Precinct Planning process; however, this report relates to a part of the Pondicherry Precinct. This Planning Proposal is seeking a Part Precinct rezoning through a Council led Gateway rezoning process to fast-track an outcome to ensure housing supply by the Oran Park Project is maintained to respond to market demands. The rezoning site is referred to as Tranche 41 of the Pondicherry (Part) Precinct.

Tranche 41 comprises 41.28ha of land and will accommodate approximately 1,500 people, forming a natural extension of the Oran Park project which offers a high level of self-containment through a range of living options, schools, shops, community facilities and services, open space and employment opportunities.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and guidelines published by the *NSW Department of Planning, Industry & Environment* (NSW DPIE), namely 'A Guide to Preparing Planning Proposals' (August 2016) to ensure all matters requiring consideration are appropriately addressed. The proposal will require amendment to the *Camden Local Environmental Plan 2010* (CLEP 2010), facilitated through an amendment under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP).

THE PROPOSAL

The Tranche 41 site is currently zoned *RU1 Primary Production* under the CLEP 2010 and is subject to a minimum lot size control of 40ha and a maximum building height control of 9.5m. The existing land use is agricultural including dairy farming and crop production. The site is characteristic of the surrounding land uses to the north, east and west which continue to retain a rural character. This proposal seeks to rezone the site to urban development typical of areas of the Growth Centre already rezoned, including *R2 Low Density Residential* and *E2 Environmental Conservation* as well as providing appropriate controls relating to minimum lot size, height, density and biodiversity.

The rezoning of Tranche 41 will provide approximately 470 lots equating to a population of approximately 1,500 persons. It is expected that the site will provide a broad mix of housing types ranging from traditional detached residential lots (primarily 300-600m²) with opportunity for some smaller compact and attached housing lots (125-300m²). The residential development will be supported by pedestrian and cycle links to the existing and future surrounding neighbourhoods and approximately 3.9ha of local open space and 2.44ha of riparian corridors.

Major road connections to Oran Park and The Northern Road will ensure the site is highly accessible to cars, public transport and pedestrian/cyclists.

The site adjoins the future North-South Rail corridor with planning of the Precinct to acknowledge and respond to this future major transport infrastructure.

The key masterplanning objectives of the Pondicherry Precinct which are espoused within Tranche 41 are:

- to build the urban structure and form upon the sites unique character by responding to the natural features of the landscape including topography, watercourses, riparian corridors, native vegetation and geotechnical conditions;
- to ensure the provision of a range of housing types that offer great diversity and affordability, supported by a network of local and regional roads, and walking and cycling paths that connect to places people want to go;
- to develop planning controls to enable the development of an environmentally, economically and socially sustainable community.

Tranche 41 will comprise predominantly low-density residential development providing attractive streetscapes structured around well-connected walkable neighbourhoods and local open space providing intimate opportunities for community building and local resident interaction. The location and scope of the Tranche 41 rezoning has been deliberate to leverage the amenity provided through Oran Park while limiting the rezoning considerations with the intent to allow for a timely assessment and rezoning through Council and the NSW DPIE.

The site is strategically suited for residential development, noting the following:

- It is a discrete area bounded by an existing urban area (Oran Park) and the Precinct boundary to the south and south-east, major road infrastructure (The Northern Road) to the west and the future North-South Rail Corridor to the east.
- The site adjoins an existing residential area and benefits from the retail, employment and recreational opportunities and amenity of Oran Park.
- There are no physical or environmental constraints that would prevent rezoning and development of the site.
- It is able to be serviced through augmentation of the existing surrounding trunk networks, including sewer, water, electrical and telecommunications.
- The site is within the SWGA and the Western City District which is being comprehensively planned to accommodate the growth of Sydney.
- The rezoning and development of the site will support the Government's investment in infrastructure and will result in better utilisation of the land.
- The site has proximity to an extensive regional road network and is well located to leverage the opportunities presented by the Western Sydney Airport and the Western Sydney Employment Area (WSEA).
- It is well positioned to capitalise on the availability of new and existing infrastructure including: The Northern Road and Camden Valley Way upgrades; the connection of Gregory Hills Drive to Campbelltown Train Station and the northbound entry to the M5/Hume Highway; and the Leppington train station located 7.5km to the north-east.

SITE SPECIFIC CONTEXT

A site analysis supported by extensive technical studies has identified the site as being suitable for development due to the following site-specific opportunities:

- Retention of key creek lines and green links as identified on site and envisaged through the Oran Park precinct planning process.
- Retention of significant vegetation within riparian corridors.
- Improvement of water quality, water flow and stormwater management.
- Opportunities for a diverse mix of low-density residential housing types.
- Meaningful integration via road, pedestrian, cycle and green links with the surrounding existing and future communities.
- Provision of a sub-arterial road connection to The Northern Road via the signalised intersection currently under construction as part of the upgrade works.
- Effective integration of the existing TransGrid 330kV Powerline and easement including provision of both public and private uses.
- Effective management of noise to both The Northern Road and the future North-South Rail corridor.
- The site is serviceable from existing surrounding trunk networks, including sewer, water, electrical, gas and telecommunications.

Due to Tranche 41 siting within a portion of the wider Pondicherry Precinct there has been a need to ensure the design considers integration with not only Oran Park to the south, but also the wider precinct. In this regard the site is ideally located to form a smaller rezoning area due to the fixed boundaries of The Northern Road, the creek corridors and the future North-South Rail corridor. This is supported by good access from Oran Park and The Northern Road.

CONCLUSION

This Planning Proposal provides the strategic framework through which the Tranche 41 site will support delivery of the broader objectives for redevelopment within the Camden LGA and SWGA focused on the delivery of new housing. The rezoning achieves the objectives of the *Region Plan*, the *Western City District Plan* as well as Camden Council's *Draft Local Strategic Planning Statement*.

Tranche 41 forms part of the wider Pondicherry Precinct and has been designed to integrate with the design and planning being undertaken concurrently with this rezoning submission. The Tranche 41 site is ideally suited to form a Part Precinct rezoning and will allow the landowner to respond to the demonstrated market demand for new housing while the more complex environmental considerations of the wider precinct can be resolved. The Tranche 41 Draft ILP responds to both the built and natural environment and provides a sufficient degree of certainty to enable consideration of the change in land use.

The outcome from the review of the sites strategic context along with the site specific analyses and merit provides confidence that the site has the capacity and suitability to be rezoned for urban purposes.

1. INTRODUCTION

This Planning Proposal has been prepared on behalf of Greenfields Development Company No.2 Pty Ltd (GDC), which has development rights over the land owned by Leppington Pastoral Company Pty Ltd. This Planning Proposal seeks Council support to rezone land for urban development within the Pondicherry Precinct of the SWGA, located in the Camden LGA. Pondicherry is currently undergoing rezoning through the State Government's Precinct Planning process, with this report relating only to a part of the Pondicherry Precinct. This Planning Proposal is seeking a Part Precinct rezoning through a Council led Gateway rezoning process in pursuit of a fast-tracked outcome to maintain housing supply by the Oran Park Project in response to market demand. The rezoning site is referred to as Tranche 41 of the Pondicherry (Part) Precinct.

Tranche 41 comprises 41.28ha of land and will accommodate approximately 1,500 people, forming a natural extension of the Oran Park project which offers a high level of self-containment through a range of living options, schools, shops, community facilities and services, open space and employment opportunities.

1.1 Pondicherry Precinct

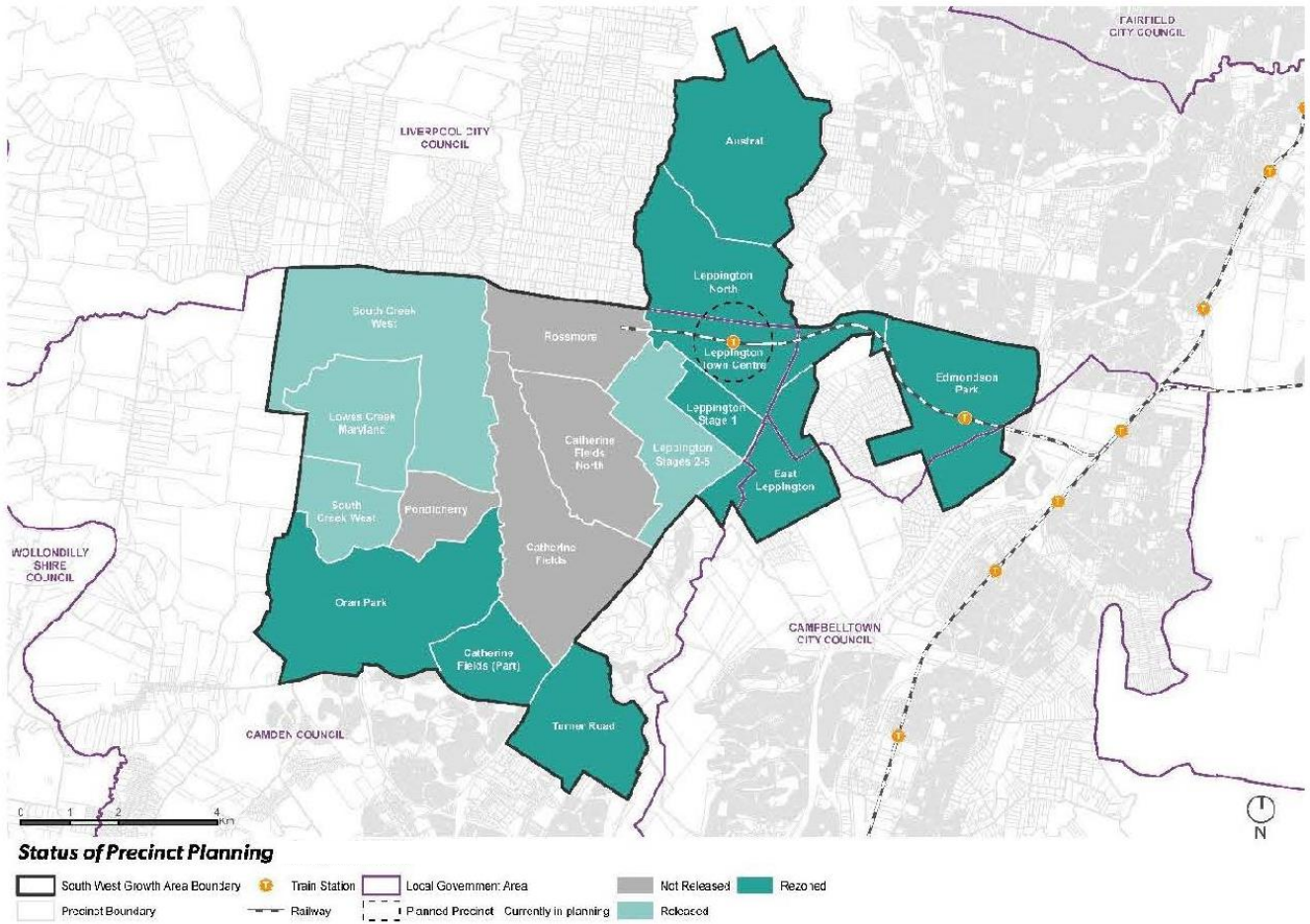
The Pondicherry Precinct is located within the central-west portion of the SWGA within the suburb of Oran Park in the Camden LGA. The Precinct adjoins the existing Oran Park Precinct to the south, South Creek to the east and the Northern Road to the west. The northern boundary adjoins existing farmland which forms part of the future South Creek West Precinct.

The precinct is one of 14 precincts in the SWGA, of which eight have been rezoned under Growth Centres SEPP for urban development (Figure 1). Those rezoned Precincts include Oran Park, Catherine Fields (Part), Turner Road, East Leppington, Edmondson Park, Leppington, and Austral and Leppington North, and have undergone significant development transforming the areas into new communities supported by investment in infrastructure including road upgrades, the South West Rail Link to Leppington Station, and utilities including water, sewer, and electricity.

The Precinct encompasses approximately 235ha of existing rural land and is located approximately 30km south-west of Parramatta and 10km to the south of the Western Sydney Aerotropolis.

The Precinct comprises scattered rural workers dwellings with no public roads or social infrastructure within the Precinct.

Figure 1: Status of Precinct Planning in the South West Growth Area (NSW DPIE)



1.2 Precinct Planning Process

The Precinct Planning process is underway for the Pondicherry Precinct. This was instigated by GDC after a Voluntary Planning Agreement (VPA) was signed with the Minister for Planning on April 4, 2018 to accelerate the release of the Pondicherry Precinct.

Rezoning of the remainder of the Pondicherry Precinct not covered by this Planning Proposal will continue through the NSW DPIE Precinct Planning process.

1.3 Pondicherry Precinct Context and Surrounds

The Pondicherry Precinct adjoins the established and rapidly developing Oran Park Precinct to the south. Oran Park was rezoned in 2007 and includes a town centre, schools, sporting and community facilities and future employment lands. Pondicherry also adjoins the South Creek West, Lowes Creek Maryland and Catherine Park Precincts and forms a logical extension of the Oran Park Precinct bordered by South Creek to the east and The Northern Road to the west.

The Strategic Centre of Narellan is located approximately 6km to the south of Pondicherry and includes the largest shopping centre in the area. The Western Sydney Aerotropolis is located approximately 10km to the north and Leppington Railway Station is approximately 7km to the north-east of the Precinct.

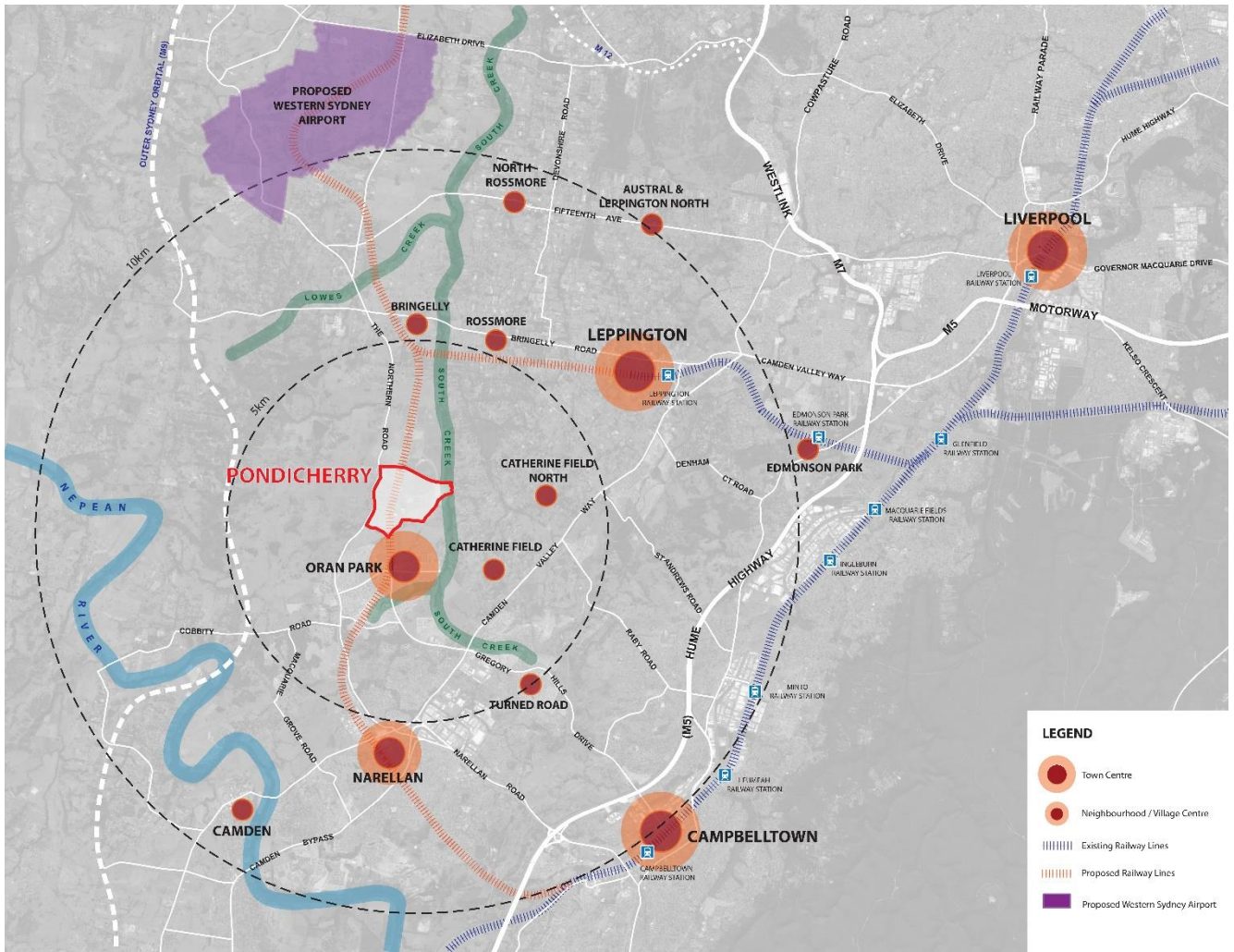
Pondicherry is well serviced by major transport infrastructure including the nearby and recently upgraded Camden Valley Way to the east and the Northern Road to the west which is currently undergoing upgrade works. The extension of Gregory Hills Drive also provides a direct regional road link to Campbelltown Train Station and the northbound entry to the Hume Highway. The South West Rail Link is also now operational with Leppington Station situated approximately 7.5km north east of the site accessed via Camden Valley Way.

The Precinct is traversed by the proposed North-South Rail Corridor which is proposed to extend from St Marys in the north to Macarthur in the south, via the Western Sydney Airport. Railway Stations in the vicinity of Pondicherry are proposed in the South Creek West Precinct (north) and the Oran Park Precinct (south). The proposed M9 Outer Sydney Orbital is situated approximately 3km to the west of the Precinct.

The release of the *Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan – Stage 1: Initial Precincts* in August 2018 and the more recent *Western Sydney Aerotropolis Planning Package* recently on exhibition signifies a growing focus on the opportunities the Western Sydney Airport will bring to the region, including a high level of employment to support the residential population. The Aerotropolis, once it is fully developed, will serve as a key employment destination for the SWGA community.

The regional location and context of the Pondicherry site is shown in Figure 2 over.

Figure 2: Regional Location and Context



1.4 Pondicherry (Part) Precinct – Tranche 41

1.4.1 Site Description and Context

Tranche 41 forms part of the Pondicherry Precinct and has been designed to integrate with the design and planning being undertaken concurrently with this rezoning submission. The Tranche 41 site is ideally suited to form a Part Precinct rezoning and will allow the landowner to respond to the demonstrated market demand for new housing while the more complex planning considerations of the wider precinct are resolved. This Tranche 41 rezoning is being pursued outside of the PAP process through the submission of a Planning Proposal to Council. The remainder of the Pondicherry Precinct will be rezoned through the ongoing Precinct Planning process with the NSW DPIE.

The site adjoins Oran Park to the south, The Northern Road to the west, grazing land to the north and existing grazing land and the future North-South Rail Line corridor to the east. The site is undulating in form and generally falls to the south-east towards a creek corridor which straddles the Oran Park / Pondicherry precinct boundary (Anthony Creek). Some steeply sloping land is located adjoining The Northern Road in the south-west corner of the site.

The Northern Road is currently being upgraded to a four-lane dual road, with works scheduled for completion prior to rezoning. The works include construction of a four-way signalised intersection providing the main source of access to the Tranche 41 site (Marylands Link Road No.1).

The site includes an existing TransGrid 330kV Powerline and 60m wide easement, including two stanchions. An Endeavour Energy 132kV Powerline and variable width easement also follows the alignment of The Northern Road.

The Tranche 41 land subject to this proposed rezoning incorporates eight Land Titles with a total area of approximately 41ha (refer Figure 5). The Land Titles subject to this proposal include:

- Lot 11 DP1229416
- Lot 4, 5, 6 DP1223563
- Lot 50 DP1232523

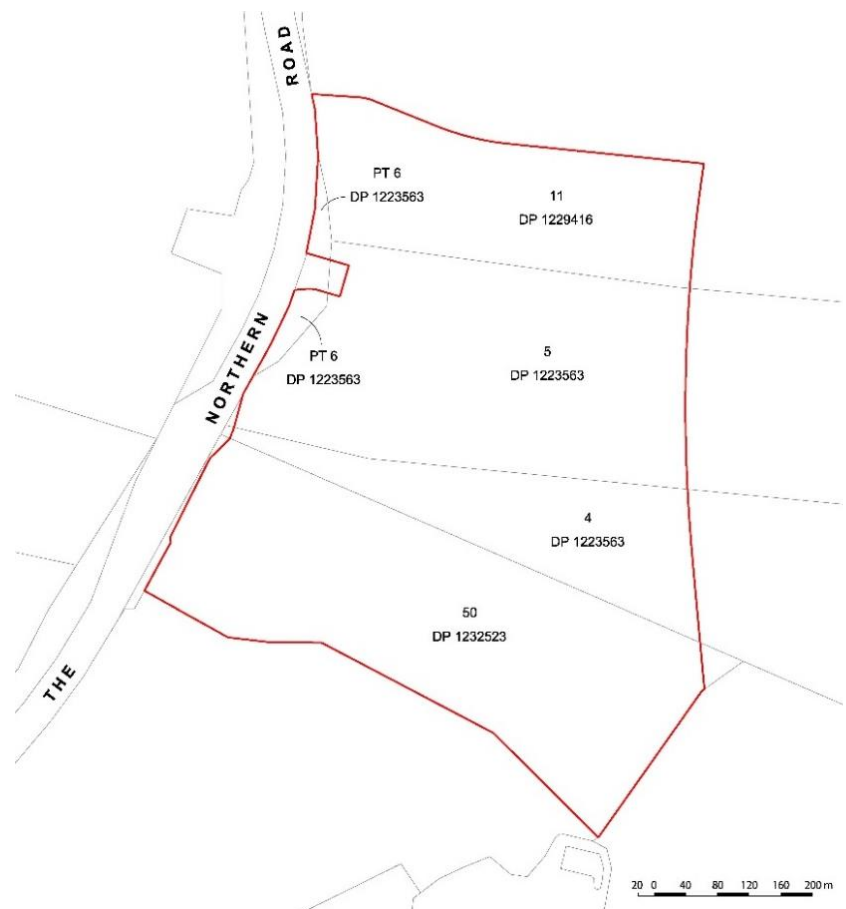


Figure 3: Land Subject to the Planning Proposal

1.4.2 Existing Conditions

The Tranche 41 site is currently zoned *RU1 Primary Production* under the CLEP 2010 and is subject to a minimum lot size control of 40ha and a maximum building height control of 9.5m. The existing land uses within the site are agricultural including dairy farming and crop production with private access roads and driveways present. The site is typical of the surrounding land uses to the north, east and west which continue to retain a rural character.

A series of studies have been undertaken to provide an understanding of the existing constraints and opportunities including:

- Topography, geotechnical conditions and land capability;
- Natural environment and biodiversity;
- Watercourses, riparian areas, flooding and bushfire; and
- Landscape character and heritage.

The outcomes of these studies have been analysed through a masterplanning process to reveal the complex interrelationship of factors to inform the range of land uses suitable for the site.

The key features of the Tranche 41 site include:

- **Topography:** The wider Pondicherry Precinct is characterised by a low central ridgeline running from the western side of the Northern Road in a south-east / north-west direction. This ridge traverses the north-west portion of the Tranche 41 site adjacent The Northern Road signalised intersection where the site is at its highest (approx.110 AHD). The Tranche 41 site slopes from this high point towards the east and the category three Anthony Creek which forms the Oran Park / Pondicherry Precinct boundary. The site includes steeper sloping land (7%+) within the south-western portion, which flattens to gently sloping land toward the creek line (approx. 84 AHD). The low ridgeline sits comfortably below the surrounding prominent district ridgelines of the Scenic Hills to the east and the ridgeline west of The Northern Road inclusive of the heritage homestead and curtilages of Denbigh and Maryland.
- **Biodiversity:** Biodiversity Certification under the *Biodiversity Conservation Act 2016* (BC Act 2016) commenced on 25 August 2017. The BC Act replaced the *Threatened Species Conservation Act 1995* (TSC Act). Biodiversity certification under the TSC Act was conferred on the Growth Centres SEPP in December 2007 and confirmed in July 2008 through an amendment to the TSC Act. The Biodiversity certification negates the requirement for impact assessment on threatened species under the BC Act, thus turning off the requirements for tests of significance or triggering the Biodiversity Offsets Scheme on all certified land within the North West and South West Growth Centre. Notwithstanding, the Masterplanning process requires that the biodiversity values of the site be investigated to determine if any site features are worthy of retention within the future urban environment. The site is characterised by sparse paddock and hollow bearing trees of the *Cumberland Plain Woodland* (CPW) and *River Flat Eucalypt Forest* (RFEF) communities with the majority of those located within or adjacent to the creek lines defined within the Oran Park Precinct. The site has been highly disturbed due to the ongoing farming operations which includes cattle grazing and crop growing.
- **Watercourses:** The southern and south-eastern boundaries of the site are defined by creek corridors identified as part of the Oran Park Precinct Planning process and rezoning. These corridors are zoned *E2 Environmental Conservation* with the precinct boundary generally following the centre of the creek lines. The most significant is the Category three stream of Anthony's Creek located in the south-eastern corner of the site.
- **Heritage:** The subject site has a historical connection to 'Maryland' as the two were part of the same holding until 1940. The two properties are however physically separated by The Northern Road, which is currently undergoing further widening to form a major arterial road. Maryland and its curtilage are currently listed as a heritage item of local significance under the Camden LEP 2010 and is subject of a nomination to be listed on the NSW Heritage Register. Planning for the restoration and adaptive re-use of the Maryland Homestead will form part of the Lowes Creek Maryland Precinct rezoning, which is awaiting finalisation. Significant urban development will be located between the Maryland Homestead curtilage and the Tranche 41 site, with only a small portion of the northern area of Tranche 41 likely to be visible from the Maryland Homestead. Accordingly, it is concluded that the investigations do not consider this residential development to pose any impact on the Heritage significance of the Homestead and curtilage.

1.5 Purpose of this Report

This Planning Proposal has been prepared to support an amendment to the CLEP 2010 and the Growth Centres SEPP for the Tranche 41 site as part of the Pondicherry Precinct of the SWGA. The proposed rezoning will facilitate redevelopment to accommodate additional residential land uses intended to assist in meeting the housing targets for Camden, the Western City District and the South West Growth Area. The rezoning is being pursued through a Council led Planning Proposal to reduce the size and complexity of the rezoning and allow the Oran Park Project to respond to market demands for new housing while the more complex considerations of the wider precinct can be resolved as part of the existing Precinct Planning process with the NSW DPIE.

This Planning Proposal has become necessary due to the heightened demand for housing supply by the residential market. The rezoning site is known as Tranche 41 of the Pondicherry (Part) Precinct.

The Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and guidelines published by the *NSW Department of Planning, Industry & Environment* (NSW DPIE), namely 'A Guide to Preparing Planning Proposals' (August 2016) to ensure all matters requiring consideration are appropriately addressed.

1.6 Consultant Project Team

The preparation of this report and supporting technical studies has involved the collaboration of a multi-disciplinary team, in consultation with Camden Council and NSW DPIE to ensure all relevant issues have been addressed at the concept Masterplanning phase. The documentation submitted in support of this planning proposal is identified in Table 1 below, noting that the required supporting studies for submission with the Planning Proposal were agreed with Camden Council prior to preparation and submission of the proposal. This Planning Proposal should be read in conjunction with these technical reports.

Table 1: Supporting Documentation

Report	Author	Revision	Date
Social Infrastructure	Elton Consulting	1.3	28/04/2020
Geotechnical Investigation	Douglas Partners	R.003.Rev0	29/01/2020
Salinity Investigations	Douglas Partners	R.002.Rev0	29/01/2020
Site Contamination Investigations	Douglas Partners	R.001.Rev0	29/01/2020
Aboriginal Heritage	Kelleher Nightingale		03/04/2020 & 29/06/2020
Stormwater Management and Flooding	Calibre Consulting	C	30/06/2020
Ecology	Eco Logical Australia		21/01/2020
Riparian Corridor Assessment	Eco Logical Australia		19/12/2019
Bushfire	Eco Logical Australia	2	21/01/2020
Traffic	Positive Traffic	2	April 2020
Servicing Infrastructure	Calibre Consulting	A	26/02/2020
Air Quality Assessment	Astute Environmental	R1-1	09/03/2020
Noise Assessment	WSP	1	12/03/2020

When preparing the reports for Tranche 41, specialist consultants have reviewed the draft reports prepared for Pondicherry and used them as the basis of analysis for Tranche 41. Where necessary, the Tranche 41 analysis has been updated or revised to account for changes in standards or physical site conditions since the Pondicherry draft reports were prepared.

2. STRATEGIC AND STATUTORY PLANNING FRAMEWORK

2.1 Statutory Planning Framework

2.1.1 NSW Environmental Planning and Assessment Act 1979

The *NSW Environmental Planning and Assessment Act 1979* (EP&A Act) the *NSW Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) provide the statutory planning context for environmental assessment and approval in NSW. Clause 275 and 276 in the EP&A Regulation relate to the release of land in the growth centres for urban development and the preparation of a development code to provide guidelines (in conjunction with the relevant growth centre structure plan) to assist the environmental planning of precincts. In accordance with Clause 276(1) of the EP&A Regulation the Minister for Planning released the land in Pondicherry in April 2018.

In acknowledgment of the above and the location of the site within the SWGA Pondicherry Precinct, this report has been prepared in review of all matters requiring consideration through either a Precinct Planning Process or a Council led Planning Proposal. Accordingly, this Part Precinct Planning Proposal is being made to Council and has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and the guidelines published by the *NSW Department of Planning, Industry & Environment* (NSW DPIE), namely 'A Guide to Preparing Planning Proposals' (August 2016).

SPECIAL INFRASTRUCTURE CONTRIBUTIONS

Under Clauses 7.22 through 7.31 of the EP&A Act a Special Infrastructure Contribution (SIC) Plan was established for the Growth Centres. It provides for one-off financial contributions payable by any developer or landowner in the Growth Centres who is developing or subdividing land in a manner triggered by the provisions of the plan. The SIC contributes to the funding of regional infrastructure required for development within the NWGA and SWGA.

The Tranche 41 site does not include any land identified for the development of regional infrastructure to service the wider SWGA. Accordingly, the development of the site will include contribution toward regional infrastructure through the existing SIC framework for the SWGA.

SECTION 7.11 DEVELOPER CONTRIBUTIONS

Section 7.11 of the EP&A Act provides the framework for local Councils to prepare and implement a plan to capture payment to fund the provision of local services required by development.

As discussed in *Section 6.2 Local Infrastructure and Developer Contributions*, GDC as the proponent of this Planning Proposal will seek to enter a Voluntary Planning Agreement (VPA) for the delivery of the required local services and infrastructure items. Negotiations of the VPA are anticipated to continue through the process of rezoning, with a letter of offer presented to Council in due course following Council's initial review and in-principle support to the intention of this Planning Proposal.

SECTION 9.1 DIRECTIONS BY THE MINISTER

Section 9.1 Directions of the EP&A Act require Councils to address a range of matters when seeking to rezone land with an LEP. There is no statutory requirement for the Directions to be considered during Precinct Planning. Nevertheless, as the site of this Council led Planning Proposal is within the SWGA the Directions have been addressed as part of this submission, with the Draft ILP and associated documentation found to be consistent with the relevant directions, as discussed in *Section 7.3.2 Section B – Relationship to Strategic Planning Framework*.

2.1.2 State Environmental Planning Policies

STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

The Growth Centres SEPP governs the release of land for development in the Growth Centres of Sydney and establishes the broad planning controls required to oversee the development of the Growth Centres.

The aims of the SEPP are to:

- a) co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area,
- b) to enable the Minister from time to time to designate land in growth centres as ready for release for development,
- c) to provide for comprehensive planning for growth centres,
- d) to enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity,
- e) to provide controls for the sustainability of land in growth centres that has conservation value,
- f) to provide for the orderly and economic provision of infrastructure in and to growth centres,
- g) to provide development controls in order to protect the health of the waterways in growth centres,
- h) to protect and enhance land with natural and cultural heritage value,
- i) to provide land use and development controls that will contribute to the conservation of biodiversity.

Further the Growth Centre SEPP outlines development controls for:

- determining development applications prior to and after the finalisation of the Precinct Planning Process;
- flood prone land and major creeks lands;
- clearing native vegetation; and
- cultural heritage landscape areas.

This Planning Proposal seeks amendment to the Growth Centres SEPP to establish the future zoning and development provisions for the Part Precinct. Specifically, the proposal seeks to zone the land in accordance with the *Growth Centres SEPP, Appendix 9 Camden Growth Centres Precinct Plan*.

OTHER RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES

All other SEPP's considered as part of the planning proposal process are discussed in *Section 7.3.2 Section B – Relationship to Strategic Planning Framework, Table 10 SEPP Review*.

2.1.3 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) seeks to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

Biodiversity Certification under the *Biodiversity Conservation Act 2016* (BC Act 2016) commenced on 25 August 2017 and negates the requirement for impact assessment on threatened species, thus turning off the requirements for tests of significance or triggering the Biodiversity Offsets Scheme on all certified land within the North West and South West Growth Centre.

The site is wholly contained on certified land.

2.1.4 Other State Legislation

Additional key pieces of legislation to be considered in the rezoning process include:

- National Park and Wildlife Act 1974;
- Heritage Act 1977;
- Rural Fires Act 1997; and
- Water Management Act 2000.

These Acts have been considered by the relevant specialist consultants where appropriate.

2.2 State and Regional Planning Strategies

2.2.1 Greater Sydney Region Plan

In March 2018 the NSW Government through the Greater Sydney Commission released the *Greater Sydney Region Plan A Metropolis of Three Cities* (the Region Plan), which proposes to refocus the planning for the Greater Sydney Region through the establishment of a polycentric Sydney. The Region Plan sets objectives and actions based on five key areas, including *Infrastructure and Collaboration, Liveability, Productivity and Sustainability*.

The Region Plan delivers a high-level regional plan for Sydney that sets the future growth of the Sydney Region with a focus on providing people with access to jobs within reach of liveable and walkable neighbourhoods. This is set on a backdrop of a City expanding from the current 4.7 million population to 8 million people over the next 40 years. The *Region Plan* introduces the notion of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City.

The *Region Plan* is centred around ten key directions, which are to be used to guide future strategic planning decisions, including planning proposals. The directions are categorised under the plans Planning Priorities for *Productivity, Liveability, and Sustainability* and form the broad strategic criteria to deliver the three Cities notion.

A detailed response to all Infrastructure and Collaboration; Liveability; Productivity; and Sustainability priorities in the Region Plan is included in Section 7.3.2 *Section B – Relationship to Strategic Planning Framework of this proposal*.

2.2.2 Western City District Plan

The Greater Sydney Commission released the final five District Plans in March 2018, including the *Western City District Plan* which incorporates the Pondicherry Precinct, and maps the 20-year vision for the Western District of Greater Sydney as follows:

The vision for Greater Sydney as a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City and a 30-minute city – means residents in the Western City District will have quicker and easier access to a wider range of jobs, housing types and activities. This vision will improve the District's lifestyle and environmental assets.

The Western City District covers the LGA of Camden, Campbelltown, Liverpool, Wollondilly, Blue Mountains, Fairfield, Hawkesbury and Penrith, with a current population of over 1.07 million people living in the district. This population is estimated to grow to over 1.5 million by 2036, representing growth of approximately 464,450 people annually.

A key purpose of the *Western City District Plan* is to inform the preparation of planning proposals. The District Priorities for *Collaboration, Productivity, Liveability, and Sustainability* form the criteria of assessing how proposals respond to the District Plan. The delivery of new housing and associated open space and biodiversity corridors proposed in this Planning Proposal are consistent with the intended objectives, priorities and actions of the District Plan.

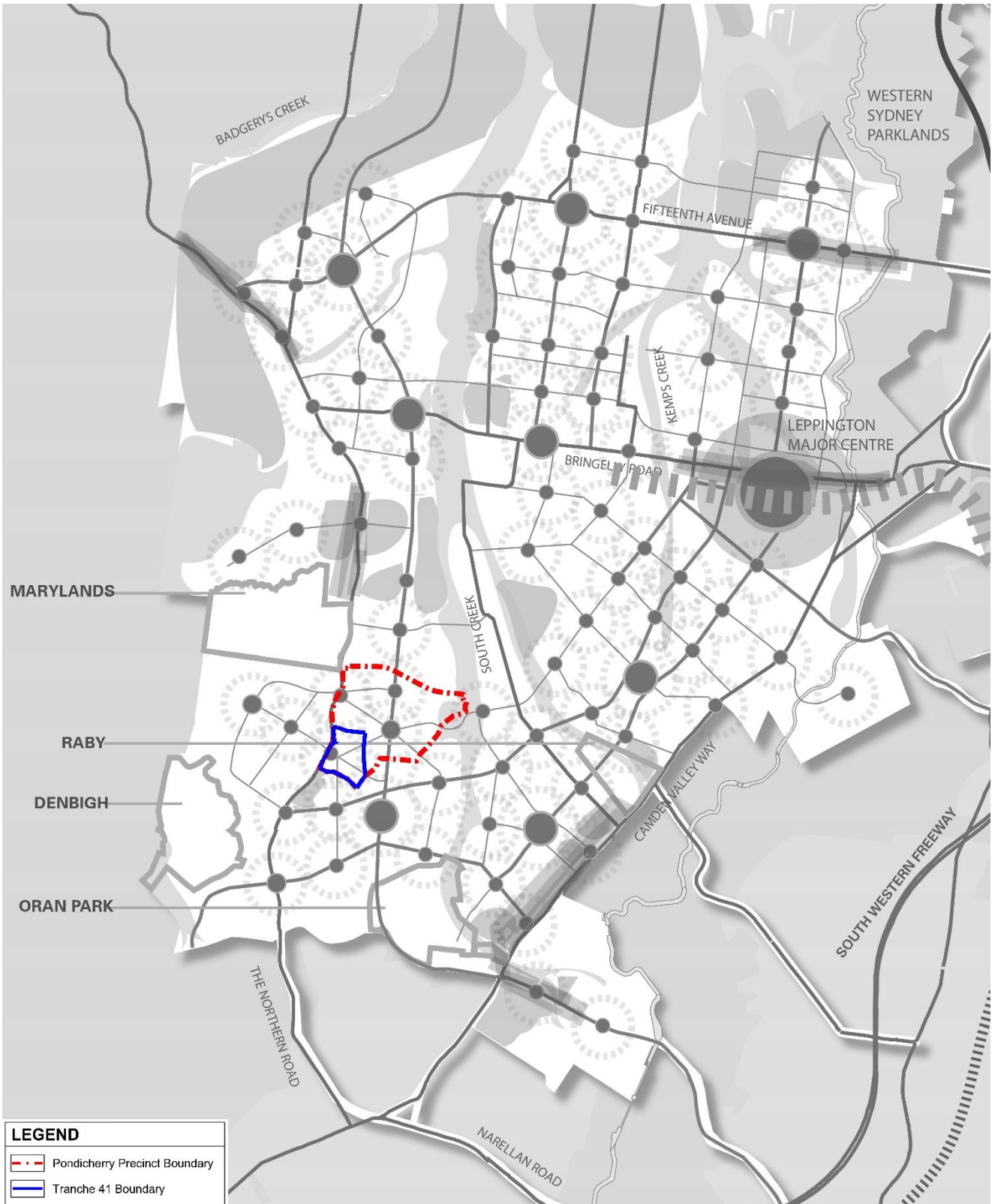
A detailed response to all Infrastructure and Collaboration; Liveability; Productivity; and Sustainability priorities in the *Western City District Plan* is included in Section 7.3.2 *Section B – Relationship to Strategic Planning Framework of this proposal*.

2.2.3 South West Growth Centre Structure Plan

The Growth Centres Structure Plan was prepared by the then Department of Planning in 2005 and provides an important guide to the detailed planning of the Growth Centre Precincts. At the time of preparation, the Structure Plan and associated documents, anticipated over 110,000 new dwellings would be delivered in the South West Growth Centre over the following 25 to 30 years. The Structure Plan acts as a starting point for the Precinct Planning Process and identifies key site constraints, opportunities for different land uses and development as well as setting residential dwelling and population targets.

Figure 6 below identifies the location of the Tranche 41 Part Precinct along with the remaining Pondicherry Precinct, in context to the Structure Plan.

Figure 4: South West Growth Centre Structure Plan



2.3 Local Planning Framework

2.3.1 Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) is a 20-year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how Camden Local Government Area (Camden LGA) will change to meet the community's needs over the next 20 years. The LSPS implements the strategic direction of the *Region Plan* and *Western City District Plan* at the local level by setting clear local priorities for the jobs, homes, services and parks that the Camden community will require over the next 20 years. The LSPS sets short, medium and long-term actions linked to the local priorities, to deliver on the community's future vision.

The future community of Tranche 41 will leverage the amenity provided within Oran Park, which is identified as a Town Centre within the Centres hierarchy of the Camden LSPS. A detailed response to all Infrastructure and Collaboration; Liveability; Productivity; and Sustainability Local priorities in the LSPS is included in Section 7.3.2 *Section B – Relationship to Strategic Planning Framework* of this proposal.

2.3.2 Camden Local Environmental Plan 2010

Under the *Camden Local Environmental Plan 2010* (CLEP) the site is zoned *RU1 Primary Production*. Upon amendment to the Growth Centres SEPP as requested through this Planning Proposal, the Planning Controls in the *Camden Growth Centre Precinct Plan* will come into force. At this time the planning controls in the CLEP will no longer apply to the land, in a similar manner as other zoned precincts of the South West Priority Growth Area.

It is acknowledged that Camden Council is currently undertaking a process of amending the CLEP to improve its alignment with the State Government's priorities as outlined in the Western City District Plan and the Camden LSPS. The intended outcomes of this planning proposal and specifically the rezoning of land in accordance with the Growth Centres SEPP do not alter or impact the amendments envisaged to the CLEP.

2.3.3 Dedication of Constrained Lands Policy

In March 2020 Council adopted the *Dedication of Constrained Lands Policy* which seeks to provide a framework for the dedication to Council of land which, through the development process will be constrained by infrastructure or is required for environmental purposes. Through the Draft ILP this Planning Proposal seeks to dedicate to Council land containing a riparian corridor and land containing a 330kV transmission easement and which forms part of the open space network.

The areas being dedicated will also form part of a Voluntary Planning Agreement, to be negotiated with Council prior to dedication. Details of the land and works to be included in the VPA and how they relate to the wider Pondicherry Precinct are included in *Section 6.2 Local Infrastructure and Developer Contributions*. Through this process the developer is required to demonstrate that the land being dedicated will provide a Material Public Benefit, based on the following factors:

- The quality of the land and its interface with the urban environment.
- The range of encumbrances restricting community use and enjoyment of the land.
- Recognition of cultural landscapes.
- Retention of significant view lines.
- Protection of a significant environmental feature of the land.
- Providing linkages between areas of open space that are unencumbered by the power easement at regular intervals along the easement corridor.
- Use for an appropriate community purpose, such as pedestrian connections, shared pathways, off-leash dog areas, lookouts/viewing platforms, active recreation spaces, natural play spaces, signage, public art, interpretative uses, technological uses and native places.
- If the land is contaminated, as defined by cl. 7 of SEPP 55 – Remediation of Land, Council is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the land is to be used or developed. If the land requires remediation to make it suitable for the proposed use the remediation is to be completed prior to the use and be at the expense of the developer or owner.

ENVIRONMENTAL LAND

The proposed riparian corridors will be delivered in accordance with a Vegetation Management Plan (VMP) to be produced as part of a future Development Application. The VMP will be detailed in accordance with the Riparian assessment conducted by Eco Logical Australia included with this report and will facilitate the revegetation of these environmentally sensitive and culturally significant corridors. A suitable maintenance period will also be established within the VMP to ensure the intended outcomes are achieved including the provision of enhanced water quality and biodiversity and improved habitat resources and connectivity for the site to assist native fauna adapt to changes in the environment resulting from development.

The local road network identified in the Draft ILP also seeks to maximise opportunity for visual connection to the surrounding culturally significant riparian corridors. Sharepaths will also be included within the corridors ensuring this land can perform both an ecological and biodiversity function, while encouraging community enjoyment and connection to the surrounding land uses.

INFRASTRUCTURE LAND

A characteristic of the Oran Park and Pondicherry projects is the existence of the TransGrid 330kV Transmission Line and associated 60m wide easement. GDC through discussions with both Council and TransGrid have produced a Masterplan for delivery of this land across the two projects, with portions of the easement being developed in private ownership and portions proposed for delivery in public ownership where it is logical to do so and justifiably delivers a material public benefit. The Masterplan produced and utilised in the discussions to date (including updates to correspond with the Tranche 41 Draft ILP) is included as Appendix F.

The Draft ILP has been produced in response to the site features and in a manner which draws community benefit where it is justified. This includes through the provision of open space to the central and eastern portions of the easement, where benefit to the overall urban structure, open space and movement network is demonstrated. Further discussion of this overall community benefit and justification for the Draft ILP layout and design is included in *Section 4.4 Draft Indicative Layout Plan*. It is this land which is sought for embellishment and dedication to Council in accordance with Council's *Dedication of Constrained Lands Policy*, with further details to be provided as required as part of the VPA negotiations following Council acceptance of the Draft ILP.

Through production of the Draft ILP it was considered the western portion of the easement did not form a clear nexus with the wider open space network and as such is provided in private ownership. This portion of the easement is proposed for delivery in accordance with established precedents set within the Oran Park and Oran Park South projects where private ownership of the easement has been established through the subdivision design and approval process. An example consent and associated relevant approved plan for the Oran Park South, Tranche 34/3 Subdivision (DC 1413/2017) are included as part of Appendix F, with additional details provided in *Section 4.4.7 Development on and Adjacent an Electricity Easement, Figure 21: Transmission Easement (Private Ownership)* of this report and the proposed *Draft Pondicherry (Part) Precinct Schedule* included as Appendix D.

As demonstrated through Figure 21, it is envisaged that the portion of the Tranche 41 easement to be retained in private ownership will be subdivided into two private lots each with a standard 'low density residential' lot providing access to the street. This ensures the streetscape character is unaltered through the retention of the easement in private ownership and that the ownership of the easement is limited to as few as possible.

3. SITE INVESTIGATIONS AND MASTERPLANNING OUTCOMES

GDC has undertaken extensive research and assessment to determine the suitability and capacity of the site for development and to inform the design of the Indicative Layout Plan. The studies submitted with this proposal have been formed by those produced for the wider Pondicherry Precinct and adapted or summarised where needed to specifically relate to the Tranche 41 site.

The analysis provides a summary of the key findings provided in the Supporting Technical Studies included as Appendix F with commentary demonstrating how the Indicative Layout Plan design responds to the studies. The Indicative Layout Plan is included as Appendix B.

3.1 Housing Market Analysis

The *Region Plan* establishes the NSW Government vision for Sydney through the delivery of a 30-minute city to provide better access to jobs, schools, and health care within close distance to people’s homes. The Plan aims to provide 725,000 new homes and 817,000 additional jobs across the Sydney metropolitan region for the forecasted 1.7 million new residents by 2036.

A key direction of the Plan is the timely delivery and well-planned greenfield precincts such as the Pondicherry Precinct of which Tranche 41 is located.

The Pondicherry Precinct is located between two major centres, being Oran Park to the south and the planned South Creek West Precinct to the north, both of which are anticipated to include a future train station as part of the North-South Rail Line. This geographical location encourages predominantly low-density residential development with medium and higher density housing more suited to these major transport and commercial centres to the north and south. The wider Pondicherry precinct may also include medium density and possibly some higher density residential development toward the eastern portion of the site including around the activity nodes of the district playing fields and local retail centre.

Wider Pondicherry will provide a range a housing types of varying densities consistent with the recommendations of the Pondicherry Precinct Housing Market Assessment (Macroplan 2019). This assessment indicates an indicative lot mix as demonstrated in Table 2 below. The total number of dwellings estimated in the below table equates to a density range of between 16-18 dwelling/ha and will be confirmed as the Pondicherry Precinct rezoning progresses in the coming months. As discussed above, the number of lots <300m² are anticipated to be delivered throughout the broader Pondicherry Precinct.

Table 2: Indicative Lot Mix, Pondicherry Precinct

Dwelling Format	Lot Size (m ²)	Proportion (% of total)	Estimated Total Number of dwellings
Very Large Lots	600+	9-10%	240 – 260
Large Lots	500-599	12-13%	330 – 360
Standard Lots	400-499	26-27%	670 – 720
Small Lots	300-399	24-25%	620 – 670
Very Small Lots	<300	13-15%	330 – 350
Medium Density Lots	Includes 125 (attached – 200 (semi-detached)	11-12%	310 – 340
Total			2,500 – 2,700

Key findings from the Macroplan 2019 assessment include:

- Camden’s population growth between 2012 and 2017 averaged 7.3% per annum, exceeding Greater Sydney which grew on average 1.9% per annum.
- The ABS defined Cobbitty-Leppington ‘SA2’ area (which extends from Bringelly Road in the north to Oran Park Drive and Cobbitty Road in the south and the LGA boundaries to the east and west) experienced much stronger population growth averaging 23.4% per annum between 2012 and 2017.

- The Cobbitty-Leppington 'SA2' area demographic profile indicates an inflow of young families and young professional couples and a profile somewhat younger than the Camden LGA. A quarter of the population comprised children aged 0-14 (25%), while persons aged 30-39 were the second largest cohort (19.4%) followed by persons aged 20-29 (16.9%). The growth rate of these cohorts surpassed that observed in both Camden and Greater Sydney and is expected to maintain the catchments young age profile.
- As seen across Australia there is also a considerable proportion of elderly population (12.6% in the Cobbitty-Leppington 'SA2' area) and is likely to exceed the profile associated with 'aging in place' indicating that retiree age households are moving into the Camden LGA. This is likely through the purchase of established houses at lower price points than suburbs located closer to inner Sydney and the purchase of smaller lot housing and retirement living housing in the area.
- The largest source of inward migration to Camden include (highest to lowest): Campbelltown; Liverpool; Fairfield; Canterbury Bankstown; and Blacktown.
- In order for the Camden LGA to meet the population growth projections espoused through the *Region Plan* and *Western City District Plan* an annual growth rate of 5.2% is required through to 2036. Based on the Department's expected household size (2.96 persons per dwelling) this translates into the need for additional supply of 2,430 dwellings per annum.
- Traditional families including couples with children are the most prevalent household type in the Camden LGA at 48.1% and in the Cobbitty-Leppington 'SA2' area at 49.1% which is much higher than the Greater Sydney average of 37.4%. Couples with no children was the next largest household type constituting 24.4% of households in the Camden LGA and 27.8% in the Cobbitty-Leppington 'SA2' area.
- Based on a review of surrounding suburbs sharing similar characteristics (including Camden, Oran Park, Harrington Park, Narellan, Currans Hill and Gregory Hills) the household size of Pondicherry is anticipated in the order of 3.2 and 3.3 persons per household. This household size furthers the narrative of the Cobbitty-Leppington 'SA2' area being favoured by families establishing in the area as the south-west continues its development.
- Household ownership within the Camden LGA (78%) and Cobbitty-Leppington 'SA2' area (74%) is substantially higher than Greater Sydney (64%).
- Household income distribution in the Cobbitty-Leppington 'SA2' area indicates greenfield projects are being favoured by moderate income households with 68% earning more than \$78,000 per annum.
- According to RP data (2019), the median house price in Oran Park is approximately \$763,000 which is 20% cheaper than Greater Sydney at \$955,000. When considering that the average annual income for residents in the Cobbitty-Leppington 'SA2' area (\$109,512) is approximately 20% higher than the Sydney average (\$91,000), home ownership is an attractive proposition in the region.
- The most popular lot size within the Camden LGA during FY17/18 was between 300-449m² (42.1%). Observations also indicate that sales of lots larger than 600m² have reduced from the year earlier while smaller lots <300m² have increased substantially. Whilst this change in the composition of lots has occurred and is leading to smaller median lot sizes over time, demand for larger lots 600m²+ remains an important lot type within the Camden LGA equating to 16.6% of demand.

3.2 Landscape Character

Tranche 41 comprises a predominantly open pastoral landscape with gently undulating topography divided by rural fencing and dotted paddock trees. The Pondicherry Precinct is characterised by a low central ridgeline running from the western side of the Northern Road in a south-east / north-west direction. This ridge traverses the north-west portion of Tranche 41, adjacent to The Northern Road signalled intersection where the site is at its highest (approx.110 AHD). Tranche 41 slopes from this high point towards the south and east and the category three Anthony Creek which defines the Oran Park / Pondicherry Precinct boundary. The site includes steeper sloping land (7%+) within the south-western portion, which flattens to gently sloping land toward the creek line (approx. 84 AHD). The low ridgeline sits comfortably below the surrounding prominent district ridgelines of the Scenic Hills and Badgally Hill to the east and the ridgeline west of The Northern Road inclusive of the heritage homestead and curtilages of Denbigh and Maryland.

Native vegetation within Tranche 41 consists of scattered remnant and regrowth eucalypts of vegetation communities of the Cumberland Plain Woodland (CPW) and River Flat Eucalypt Forest (RFEF) inclusive of several hollows.

The site forms a discrete area bounded by the existing urban area of Oran Park to the south and south-east, major regional road infrastructure of The Northern Road to the west, existing farmland to the north and the future North-South Rail Corridor to the east. The southern and south-eastern Precinct boundaries also include riparian corridors as defined within the Oran Park Precinct. The site features include a 330kV TransGrid powerline and associated 60m wide easement traversing the southern portion of the site and a 132kV Endeavour Energy powerline and associated variable width easement adjoining The Northern Road.

Tranche 41 is lower than The Northern Road and is most visible from the north-west portions of Oran Park and particularly the future Employment land directly south of the Precinct boundary. The dense riparian vegetation along Anthony Creek screens the site from Oran Park to the south-east. To the north, the higher portions the site will be visible until further development of the Pondicherry, South Creek West and Lowes Creek Maryland Precincts occurs. In the context of the Growth Centre and surrounding Precincts to be developed over time, the development of Tranche 41 will ultimately have a negligible impact on the landscape character of the area forming a natural extension of the existing urban environment of Oran Park.

3.3 Social Infrastructure

Elton Consulting has produced a Social Infrastructure Assessment for the Tranche 41 rezoning area, with the objectives to identify the social infrastructure needed to support the future community and consider the adequacy of the social infrastructure proposed within the Draft ILP. The assessment is conducted in the context of the adjoining Precincts, in particular the remaining Pondicherry Precinct and the established Oran Park Precinct, with an appreciation for the future growth expected through the delivery of the Aerotropolis and ultimately the Western City espoused as part of the current State Government Planning.

3.3.1 Demographic Context

In order to understand the potential needs for social infrastructure Elton undertook a review of the demographic context of the area. Elton concluded that given the site's location and development characteristics it is expected the new community will be similar to that of Oran Park and therefore will likely have the following demographic characteristics:

- A high proportion of young families and couples at the 'homebuilder' stage of life.
- Fewer older residents and lone person households.
- Low levels of disadvantaged households.
- Relatively high cultural diversity compared to the LGA.

Based on this assessment, the future population will generate specific demand for schools, childcare, playspaces, active and passive recreation opportunities for a range of ages, and family orientated community activities.

3.3.2 Existing Social Infrastructure

Existing facilities and services located within a 2km radius of the site are generally confined to those delivered within Oran Park to the south. Oran Park is a rapidly expanding area identified as a Local Centre in the *Western City District Plan*. When complete the Oran Park Precinct will contain a range of local facilities and open spaces to serve the forecast precinct population with district and sub-regional facilities planned to serve the wider southern catchment of the SWGA.

COMMUNITY AND RECREATIONAL

Existing community facilities within Oran Park include Community Rooms contained within the Oran Park Town Sales and Information Centre, the Oran Park Library and the recently opened Julia Reserve Youth and Recreation Centre. A future district Leisure Centre will also be delivered within the Oran Park Town Centre with design and planning work of this facility currently underway.

OPEN SPACE

Existing open space and recreation facilities within Oran Park include Sir Jack Brabham Reserve (double playing fields with clubhouse and children's playspace), Gardner Reserve (single playing field with clubhouse and children's playspace) and the recently opened Julia Reserve (Skate Park). Future facilities also include Doohan Reserve (two double playing fields, eight netball courts, two multipurpose courts and three playspaces), Ron's Creek Splash Park (a regional recreational facility including youth and junior play areas and waterplay splash park) and the Tranche 28 open space providing an east-west green connection between South Creek and Ron's Creek.

The possible future Lakes Precinct within the eastern portion of the wider Pondicherry Precinct also provides an opportunity for a district level recreational facility. It is expected that the future population of Tranche 41 would be attracted to use these facilities due to their proximity, ease of access via a future sub-arterial road and pedestrian/cycle network and the landscape quality and amenity this open space asset will provide.

EDUCATION

The 2km analysis area is serviced by one public school, Oran Park Public School and one private school, Oran Park Anglican School. Other schools in the area also include Macarthur Anglican High School, located in Cobbitty approximately 2.8km from the site and St Justin's Catholic Parish Primary School and St Benedict's Catholic College, both located in Catherine Park approximately 3.5km from the site.

Future school facilities known for the area include an expansion to the Oran Park Public School, construction of an Oran Park High School on the same site (both due for completion in 2020) and the construction of a new Public School within Oran Park South.

Tertiary education facilities located in Western Sydney include the Western Sydney University campuses of Penrith and Campbelltown, the University of Sydney's agriculture and veterinary campuses in Cobbitty and Bringelly, and the TAFE colleges in Liverpool, Campbelltown and Penrith.

EMERGENCY AND JUSTICE SERVICES

No emergency or justice services currently reside in Oran Park. The nearest Police services are in Narellan or Campbelltown located approximately 6km and 11km from site respectively. The closest ambulance services are in Camden and Campbelltown Hospitals, located approximately 9km and 12km from site respectively. The closest Fire and Rescue Services are in Narellan and Camden located approximately 6km and 9km from site respectively.

The only emergency services currently planned for the Oran Park area include a new Fire and Rescue Station, located at the corner of Dick Johnson Drive and Steward Drive and planned to open in 2020.

HEALTH

There are three hospitals located in the vicinity of Pondicherry, located in the more established urban areas of Camden, Campbelltown and Liverpool, located approximately 9km, 12km and 19km from site respectively. Campbelltown and Liverpool Hospitals are currently undergoing capacity upgrades in preparation for future population growth.

Oran Park has one public health facility, Oran Park Family Health, which is part of the *Integrated Primary and Community Care* (IPCC) centre network. The IPCC network aims to increase community wellbeing and reduce hospital admittance through local disease prevention and interventional care. The IPCC network is supported by the NSW South West Local Health District.

Services provided at Oran Park Family Health include general medicine and family health care, women and men's health, paediatrics and childhood immunisations.

AGED CARE

Oran Park Village is the only Aged Care facility in Oran Park. Oran Park Village is a retirement village that includes a range of private facilities accessible to residents including emergency call services, onsite medical, physiotherapy and professional spaces. Currently there are 71 villas and 16 apartments on site. Oran Park Village is currently being expanded to accommodate an additional 67 new villas and an 80-bed residential age care facility.

A new aged care facility, owned and operated by Thompson Health Care, is proposed to the north-west of the Oran Park Town Centre and will include a 240-bed care facility and a dementia wing.

CHILDCARE

There are currently two long day care and two out of school hours care facilities in the analysis area. The spatial distribution of childcare facilities reflects local demand within the area, influenced by site costs and ease of access for parents. Due to the private nature of childcare services, changes in demand will influence the supply of services and geographical distribution of these services over time.

3.3.3 Future Population

Elton in consultation with the Urban Designers have estimated the future population living in the Pondicherry (Part) Precinct will comprise 1,500 people. This estimate is based on the following assumptions:

- The Site will support the development of approximately 470 residential dwellings consistent with the Planning Proposal.
- The average dwelling occupancy rate will be 3.2 people, with this assumption arrived using:
 - Data from the 2016 Census which indicates average occupancy rates in surrounding areas, including Gregory Hills, Harrington Park and Oran Park, were 3.4 people per dwelling at that time.
 - Findings from the Oran Park resident surveys from December 2016 to May 2019 which show smaller household sizes of 3.2 people per dwelling.
 - DPIE forecasts for Camden LGA which suggest household sizes will decrease slightly into the future from 2.96 in 2016 to 2.86 in 2036.

Elton summarise their findings, stating that the new community is likely to be largely made up of children, young workers and home builders. The major household types will be couples with children and couples without children. The Site will play an important role in supplying homes for larger households. While household size is expected to decrease by 2036, Camden LGA will have higher demand for larger homes than other areas in Sydney. Areas such as Pondicherry, Oran Park and Harrington Park will continue to be desired locations within the LGA.

Social infrastructure which is accessible to residents of all ages, multi-purpose and flexible will help ensure that spaces and activities can adjust to the needs of local residents as they change over time. Similarly, ensuring the Site is well connected to the major centres of Narellan, Camden and Campbelltown will be important for fair and equal access to high level services and facilities.

3.3.4 Social Infrastructure Needs Analysis

Demand for social infrastructure facilities and services has been generated through an analysis of key benchmarks and the idle capacity of existing/proposed infrastructure within the local area. Elton benchmark analysis indicates the future Pondicherry (Part) Precinct community does not generate sufficient demand to justify the development of any community facilities, health or aged care services on site. However, it will generate significant demand for open space and child care services, along with additional primary and high school spaces.

The Elton needs assessment recommendations are summarised in Table 3 below including commentary on how the Draft ILP has responded to the assessment.

Table 3: Social Infrastructure Needs Analysis

Category	Recommended Provision	Comment
Community and recreation facilities	No on-site provision. Contribution to development of additional facilities with community centre and multipurpose meeting space off site.	Residents will have access to facilities in Oran Park, including the Oran Park Library, Julia Reserve Youth and Recreation Centre and the future Leisure Centre. There will be a need for additional facilities with community centre and multipurpose meeting space in the medium to long term.

		An additional Community Centre is proposed in the balance of the Oran Park/Pondicherry projects yet to be delivered which will assist in meeting this additional demand.
Open Space	<p>On-site provision including:</p> <ul style="list-style-type: none"> local open space that provides all residents access within 400m to at least 0.4ha of open space. shared walking and cycling paths that link residents to open space within the site and to open space in Oran Park. open space that is attractive with quality finishings and landscaping, and interesting with a number of different activations. <p>On-site provision of:</p> <ul style="list-style-type: none"> at least one playspace and preferably two which are multifunctional and cater for the needs of a range of age groups from young, to primary and high school aged children. one half court that can be used for informal sporting activities like handball, netball and basketball. <p>Contribution to development of district active space off-site, including playing fields and sport courts.</p>	<p>The site will deliver 2.27ha of passive recreation space and an additional 1.62ha within the powerline easement that can be used for recreational purposes and active transport links (total 3.89ha). The spaces should be designed to incorporate a range of different uses such as a playspace, dog park, kick-around space, and half court.</p> <p>Elton do not recommend sporting facilities be provided within the Tranche 41 site as it is too small to enable the clustering of sport courts (four or more) and sport fields (two or more) which allows more effective use of open space and supports local sporting competition.</p> <p>The site is in close proximity to existing active open space including Sir Jack Brabham Reserve, Gardner Reserve and Doohan Reserve. Further the wider Pondicherry is anticipated to include the delivery of a single playing field co-located with a K-6 Public School and a district level sporting facility. Accordingly, Tranche 41 should make contributions towards the delivery of these future sporting facilities.</p>
Education	No on-site provision.	<p>The Department of Education notes there has been very strong growth in enrolments in the Oran Park Primary School and that as the population grows in the area there will be a need for an additional primary school.</p> <p>The wider Pondicherry is anticipated to include a K-6 Public School along with a possible K-12 Private School co located with the District Playing fields.</p>
Health	No on-site provision.	<p>The Department of Health notes the IPCC, Oran Park Family Health, will meet most local health needs in association with the Camden, Campbelltown and Liverpool public hospitals.</p> <p>Private general practices are also anticipated to respond to the increase in demand, which can be seen with local Medical Centres establishing in the Oran Park Podium, Gregory Hills Corporate Park and Gregory Hills Town Centre.</p>
Childcare	No on-site provision, although we note planning controls would allow the development of childcare centres within the site.	<p>Elton expect that private childcare services, including long day care and out of hours school care, will respond to any increase in demand.</p> <p>Currently there is no allocation within the site to establish a Child Care Centre as it considered that more appropriate locations will be generated within the wider Pondicherry Precinct.</p>
Aged Care	No on-site provision, although we note planning controls would allow the development of aged care facilities within the site.	We expect private aged care services will respond to any increase in demand as is being witnessed through the delivery of aged care facilities in appropriate locations within the Oran Park Precinct.
Emergency Services	No on-site provision.	It is considered that there is more appropriate location for emergency services than the proposed Tranche 41 site.

In summary the Tranche 41 rezoning will deliver conveniently located local open space accessible to all residents, with the additional social infrastructure needs of the community including active playing fields provided within either the Oran Park Precinct, the wider Pondicherry Precinct or the established surrounding urban areas.

3.3.5 Provision of Active and Passive Open Space

The proposed Draft ILP includes the provision of passive open space only, with active open space to be delivered throughout the wider Pondicherry Precinct as detailed throughout this report. The calculation of open space is based on the established benchmarks provided in the Elton Consulting Social Infrastructure Assessment, including the need for 2.83ha of open space per 1,000 people, based on an average occupancy rate of 3.2 people per dwelling. This benchmark includes both passive and active open space which is further split 50:50. The overall open space need for Tranche 41 is therefore 4.26ha.

The proposed delivery of 2.27ha of passive open space therefore ensures an appropriate amount of this form of open space within the Draft ILP. The exclusion of active open space is further justified below:

- The population of Tranche 41 is estimated to be 1,504 people and therefore would not meet the benchmark criteria for a 'sports field' (1,850 people) as detailed in Elton's report (Table 4).
- The topography of the site is gently undulating with relatively few areas capable of accommodating a playing field. The site is further constrained by the fixed major road connections into the site from Oran Park and The Northern Road and the existence of the TransGrid Easement.
- Tranche 41 is located directly adjacent Sir Jack Brabham Reserve ensuring the emerging population has access to local playing fields, including via the proposed sharepath network.
- The active open space requirement for the entire Pondicherry Precinct including Tranche 41 will be delivered through the Pondicherry ILP. The active open space facility is anticipated to include multiple double playing fields, a synthetic field, courts, practice nets, a playspace, clubhouse and grandstand located in a single location providing efficiencies in delivery and operation. The geographical location identified for these facilities is also ideal in that it is naturally flat and will require minimal bulk earthworks.
- Certainty of delivery of the playing fields outside of Tranche 41 can be established as part of the Tranche 41 VPA, refer also to *Section 6.2 Local Infrastructure and Developer Contributions*.

3.4 Land Capability Investigations

Douglas Partners (DP) have prepared a Land Capability Assessment of the Pondicherry release area. The assessment aims to determine whether the land is suitable for and capable of urban development through site investigations involving slope instability, soil erosion risk, geotechnical factors, soil salinity hazard and site contamination.

Subject to good engineering and management practices the assessment indicates that the site is not considered to be constrained such that it would preclude urban development.

3.4.1 Soil

The soil landscapes over the site broadly reflect the underlying geology and topography, with the site divided into two distinct soil landscapes, the Blacktown residual soils present over most of the central and western portion of the site and the South Creek alluvial soils present over the lower lying eastern portion of the site.

The Blacktown soil is a residual soil group associated with the gently undulating slopes and broad rounded crests and ridges of the Wianamatta Group. The unit comprises up to four soil horizons that range from shallow red-brown hard setting sandy clay soils on crests and upper slopes, to deep brown to yellow sand and clay soils overlying grey plastic mottled clay on mid to lower slopes. These soils are typically of low fertility, are moderately reactive and have a generally low wet bearing strength.

The South Creek soil landscapes is an alluvial soil group associated with floodplains, valley flats and drainage depressions of the channels on the Cumberland Plain. Usually flat with incised channels, mainly cleared and is mapped along the main category three Anthony Creek which straddles the Oran Park / Pondicherry Precinct boundary in the south-east corner of the site. Mapping indicates soils associated with this landscape comprise very deep layered sediments over bedrock or relict soils.

Thick residual and erosional soils of the Blacktown Soil Landscapes can be prone to slope instability due to slumping and soil creep, particularly on steep south-facing slopes underlain by shale. However, the majority of the naturally occurring slopes within the site have a gradient less than 15% and, as such, the geotechnical review indicates the risk of hill slope instability is very low.

3.4.2 Geology

The site can be divided into two broad geological units comprising sedimentary rocks and alluvial deposits.

The rolling hills, ridgelines and lower slopes in the northern, western and central portions of the site are underlain by Bringelly Shale of the Triassic age Wianamatta Group. The Bringelly Shale in the vicinity of the site includes an unnamed, fine to medium grained quartz-lithic sandstone member, typically comprises shale, carbonaceous claystone, laminate and some minor coaly bands which weather to form clays of high plasticity.

The lower lying south-eastern portion of the site is generally underlain by Quaternary alluvial deposits of the Nepean River which are mainly derived from weathering of Permian and Triassic bedrock and typically comprise grey-brown, medium grained quartz sand with layers of silt and humic clay.

3.4.3 Geotechnical Constraints

Assessment of the urban capability of the study area has been carried out on the basis of geotechnical considerations, specifically risk of slope instability, soil erodibility and foundation conditions.

DP did not identify any landslide or creep activity within the steeper hillsides of the site with any minor slope instability to be addressed by good engineering practices.

Erosion hazard was considered within usually accepted limits which would be managed by good engineering and land management practices. Localised waterlogging will also be addressed through engineering management practices applicable to erosion control.

3.4.4 Salinity Hazard Assessment

The assessment identified site soils which exhibit characteristics ranging from mildly aggressive to concrete, mildly to moderately aggressivity to steel, moderate to occasionally very saline materials and highly sodic soils. DP identify these characteristics as naturally occurring features of the local landscape and are not significant impediments to urban development provided appropriate remediation or management techniques are employed.

Salinity and aggressivity is described as affecting the durability of concrete and steel by causing premature breakdown of concrete and corrosion of steel. This has impacts on the longevity of structures in contact with these materials and require management practices to limit such adverse effects.

Sodic soils are described as having low permeability potentially creating perched water tables, seepage in cut faces or ponding in flat open areas. In addition, sodic soils tend to erode when exposed. Management of sodic soils is therefore required to limit these adverse effects.

The assessment provides a range of preliminary management strategies to limit the effects of those soil characteristics with the potential to impact development. DP also identify the need for the Salinity Management Plan to be updated based on the results of more detailed testing at each stage of development.

Groundwater studies were not undertaken as part of the study, however DP noted that only one test pit exhibited groundwater (at a depth of 2.9m) as part of the geotechnical and salinity investigations.

3.4.5 Contamination Risk

The Preliminary Site Investigation (PSI) included a historical aerial photograph review and detailed site walk over, with five Areas of Environmental Concern (AEC) identified within the Tranche 41 study area. The AEC's are identified as former market gardens, former building footprint, current and former timber power poles, former dam and stockpiles of waste. Further, DP identified two existing structures (houses and sheds) on the site and that a hazardous material survey should be conducted prior to demolition, with a licensed removal contractor employed if required.

Based on the findings of the investigation, DP consider the potential for contamination constraints excluding the identified AEC's to be low. The potential for contamination constraints for the identified AEC's is considered low to medium. The assessment concludes that further targeted investigation of the site will be required as part of a Detailed Site Investigation (DSI) to inform future subdivision proposals, with an unexpected finds protocol also to be established in order to ensure due process is carried out in the event of a possible contamination find not previously anticipated.

3.5 Aboriginal Heritage

An assessment of the Aboriginal Cultural Heritage values of the wider Pondicherry Precinct has been undertaken by Kelleher Nightingale Consulting. This assessment included a full consultation process with 34 registered Aboriginal stakeholders and concluded with the production of the report titled *Pondicherry Release Land Rezoning, South West Priority Growth Area: Aboriginal Heritage Assessment (2018)*, KNC. The assessment was based on the Protocol for Aboriginal Stakeholder Involvement in the *Assessment of Aboriginal Heritage* in the *Sydney Growth Centres*, and the requirements of the *NSW DPIE* [formerly Office of Environment and Heritage (OEH)] requirements and guidelines relating to the assessment of Aboriginal heritage in NSW.

The study methodology included the review of past investigations and records, identifying and assessing Aboriginal cultural heritage values and finally, the development of land use and management options to inform future development layouts for the precinct. The assessment identified five Aboriginal archaeological sites and two areas of potential archaeological deposit (PAD) within the wider Pondicherry Precinct as a result of archaeological field survey. Sites consisted of open context artefact sites and registered/previously identified locations of PAD. The sites were identified as displaying scientific significance ranging from low to moderate. In summary, the assessment determined that:

- All sites containing Aboriginal objects would be harmed by future development of the Pondicherry Priority Precinct according to the Draft ILP. An Aboriginal Heritage Impact Permit (AHIP) would be required prior to conducting any activity which may harm an Aboriginal object.
- Mitigation measures (salvage excavation) would be required for all sites of moderate archaeological or high cultural value. An AHIP would be required prior to undertaking any mitigation activities.
- Consultation with registered Aboriginal stakeholders for the study area is ongoing and should continue in relation to future development activities within the study area. Consultation for seeking an AHIP should be undertaken in accordance with section 60 of the National Parks and Wildlife Regulation 2019 and DPIE Aboriginal cultural heritage consultation requirements for proponents 2010.

The assessment determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of Tranche 41 or the Pondicherry Precinct.

3.5.1 Aboriginal Heritage Assessment Relating to Tranche 41

Two Aboriginal archaeological sites containing Aboriginal objects were identified within the Tranche 41 rezoning area as a result of the Pondicherry Release Land Rezoning Aboriginal heritage assessment. These include registered sites PAD 2038-6 (45-5-4035) and OPR-9 (45-5-3367). The location of these in the context of the Draft ILP is shown in Figure 5 below.

PAD 2038-6 (45-5-4035)

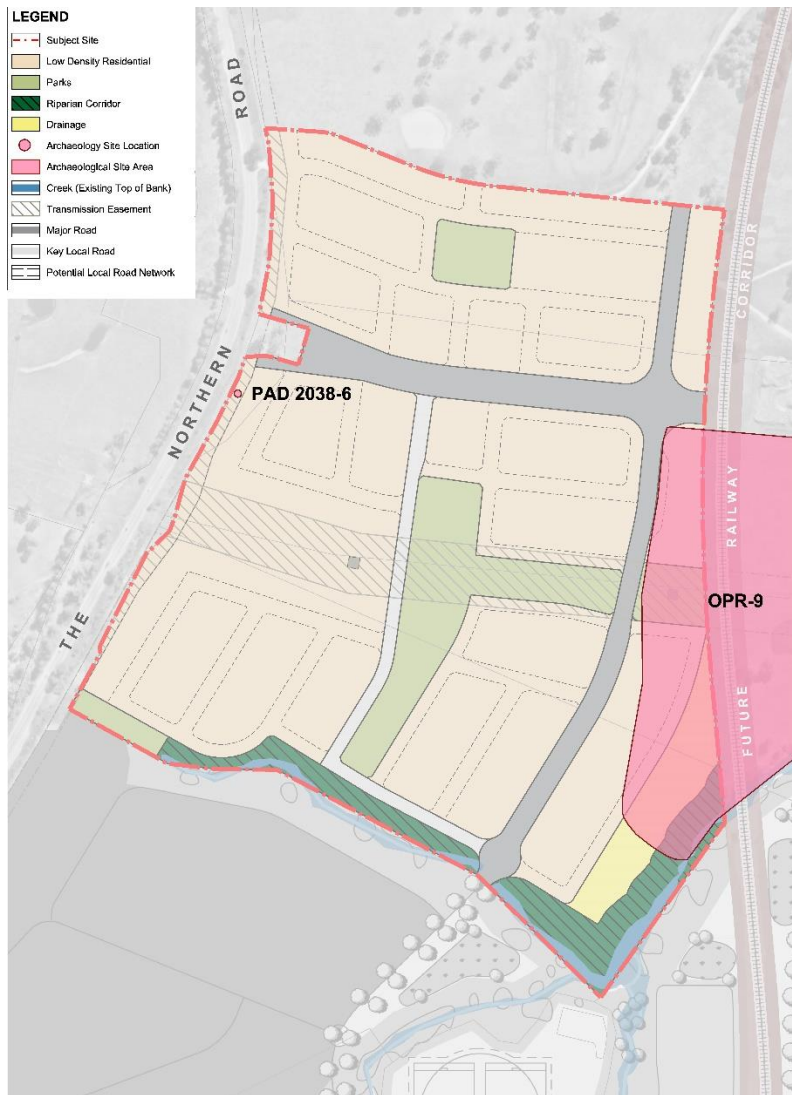
This site comprises an area of potential archaeological deposit (PAD) adjacent to The Northern Road located along the western boundary of the Tranche 41 rezoning area. The site was assessed as displaying some (low to nil) archaeological significance due to more recent disturbance at the PAD location confirmed during archaeological survey, at the PAD location.

OPR-9 (45-5-3367)

This site comprises a low-density artefact scatter situated on the slopes and creek flats adjacent to Anthony Creek located along the south and eastern boundaries of the Tranche 41 rezoning area. The site was assessed as displaying moderate archaeological significance, with moderate potential for intact subsurface archaeological deposit.

Based on the findings of the investigation and the proposed rezoning of the site for residential development, archaeological sites PAD 2038-6 and OPR-9 will be impacted by future development. An AHIP will be required prior to the commencement of works affecting both archaeological sites, with OPR-9 also requiring archaeological mitigation in the form of salvage excavation prior to any impacts. It is acknowledged in the assessment that the consultation process with the 34 registered Aboriginal stakeholders is ongoing and is to continue as part of any AHIP preparation. In this regard the Planning Proposal is submitted accompanied by a letter produced by Kelleher Nightingale dated 29 June 2020 providing a project update to the consulted Aboriginal stakeholders. The update includes a description of the Tranche 41 site and the desire to rezone this land separately to the wider Pondicherry Precinct and that a draft Cultural Heritage Assessment Report (CHAR) specific to Tranche 41 will be issued for review in the coming weeks.

Figure 5: Areas of Aboriginal Cultural Heritage



3.6 European Heritage

There are no sites of European Heritage significance located within the study area. The investigations relating to the Maryland Homestead and curtilage, as the nearest item of significance, were undertaken as part of the Lowes Creek Maryland Precinct. The Lowes Creek Maryland Indicative Layout Plan provides residential development between the Maryland curtilage and The Northern Road and is consequently closer than the Tranche 41 Part Precinct site area. Accordingly, it is concluded that the investigations do not consider this residential development to pose any impact on the Heritage significance of the Homestead and curtilage.

In consideration of the above it was determined with Council that there be no additional European Heritage investigations undertaken as part of this rezoning proposal.

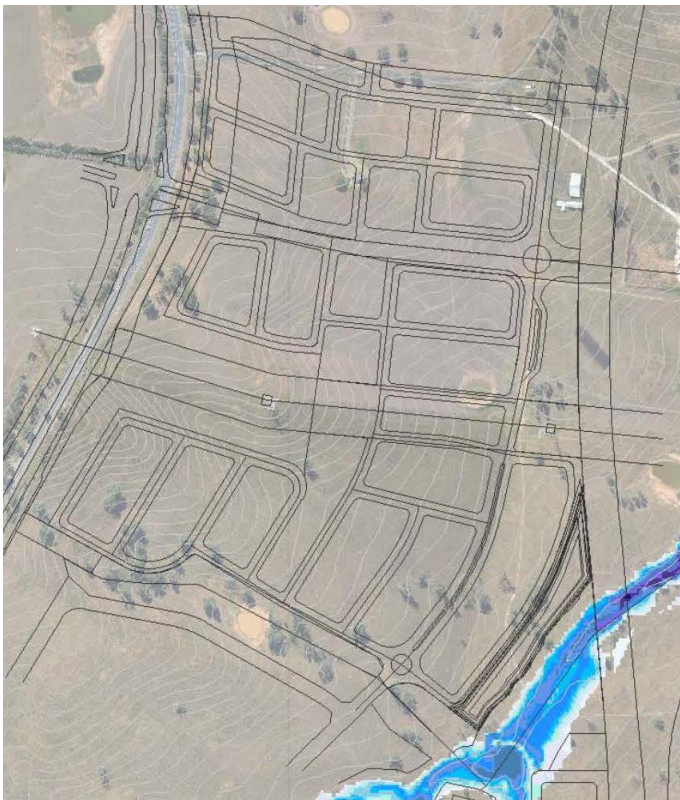
3.7 Water Cycle Management and Flooding

A Water Cycle Management study has been produced by Calibre Consulting. The purpose of the study was to provide a stormwater management strategy that ensures the future development adequately considers and manages the quantity and quality of water leaving the site and the impacts of flooding within local tributaries.

The majority of the Tranche 41 site drains south-east towards Anthony Creek and ultimately South Creek, with a small catchment also draining to the north and ultimately towards Lowes Creek. The Draft ILP has been produced to include one drainage basin in the south-east adjoining Anthony Creek and one temporary basin in the north, located outside the Part Precinct boundary. The stormwater strategy requires that both water cycle management basins be designed to attenuate their respective catchments between the 2 year and 100 year ARI storm events, with water quality targets achieving the Camden Council *Engineering Design Specification* and Camden Growth Centre DCP requirements.

The Calibre reports also reviewed the impacts of flooding on the site and concludes that the 100 year ARI flows from the site are conveyed within the Anthony Creek corridor, with the existing terrain levels of Tranche 41 located above the major creek flood levels. Accordingly a freeboard of 600mm above the 100 year ARI level can be achieved through the development. The 1% AEP flood depths within Anthony Creek are shown in Figure 6 below.

Figure 6: 1% AEP Flood Depths



3.8 Biodiversity

Eco Logical Australia has undertaken an assessment of the biodiversity values of the site including the likely presence of threatened species, endangered ecological communities, vegetation conditions and habitat values, as well as the Draft ILP consistency with the Growth Centres Biodiversity Certification and Strategic Assessment.

3.8.1 Growth Centres Biodiversity Certification

Land within the South West Growth Centre was 'biodiversity certified' by the order of the *NSW Minister for the Environment* under the *Threatened Species Conservation Act 1995*. This Act has been superseded by the *Biodiversity Conservation Act 2016* (BC Act 2016) however biodiversity certification remains in place. Biodiversity certification negates the requirement for impact assessment on threatened species under the BC Act, thus turning off the requirements for tests of significance or triggering the Biodiversity Offsets Scheme on all certified land within the North West and South West Growth Centre.

This strategic approach to the conservation of species and communities listed under the BC Act has been undertaken to streamline the development process and to ensure that the areas of highest conservation value have been identified and conserved. Further the (Draft) Growth Centres Conservation Plan (2007) assessed native vegetation across the entire Growth Centres area and identified areas of Existing Native Vegetation (ENV) which is subject to ground truthing at the time of rezoning.

The entire Tranche 41 site is biodiversity certified, with ground truthing also confirming that the site does not contain any areas of ENV reflecting the mapping undertaken in association with the Growth Centres Conservation Plan.

Notwithstanding the Masterplanning process requires, through the Growth Centres Development Code 2006 that the biodiversity values of the site be investigated to determine if any site features are worthy of retention within the future urban environment. The site is characterised by sparse paddock and hollow bearing trees of the Cumberland Plain Woodland (CPW) and River Flat Eucalypt Forest (RFEF) communities with the majority of those located within or adjacent to the creek lines defined within the Oran Park Precinct. The site has been highly disturbed due to the ongoing farming operations which includes cattle grazing and crop growing.

3.8.2 Strategic Assessment under the EPBC Act

In 2012, the Commonwealth Minister for the Environment announced that the program of development activities within the Growth Centres was approved under the *EPBC Act* Strategic Assessment process. Specifically, all actions associated with the development of the Western Sydney Growth Centres as described in the *Sydney Growth Centres Strategic Assessment Program Report* (Nov 2010) have been assessed at the strategic level and approved in regard to their impact on the following matters of National Environmental Significance (NES):

- World Heritage Properties
- National Heritage Places
- Wetlands of International Importance
- Listed threatened species and communities
- Listed migratory species

These decisions indicate that the Commonwealth is satisfied that the conservation and development outcomes that will be achieved through the Western Sydney Growth Centres Program will satisfy their requirements for environmental protection under the *EPBC Act*. Provided that development activity proceeds in accordance with the Growth Centres requirements (such as the Biodiversity Certification Order, the Growth Centres SEPP and DCPs, Growth Centres Development Code etc.) then there is no requirement to assess the impact of urban development activities within the South West Growth Centre on the above-listed matters of NES and therefore no referral of activities to the Commonwealth Department of Environment is required.

3.8.3 Flora and Fauna

The field survey confirmed the presence of two native vegetation communities:

- Shale Plains Woodland, which forms part of *Cumberland Plain Woodland* a critically endangered ecological community under the BC Act and EPBC Act; and
- Alluvial Woodland, which forms part of *River Flat Eucalypt Forest* an endangered ecological community under the BC Act.

The patches of Shale Plains Woodland were in poor condition having been significantly thinned, with the mid and ground-storeys generally absent due to historical clearing, intense high pressure cropping and extensive long-term cattle grazing. The noxious weed *Lycium ferocissimum* (African Boxthorn) was the predominant mid-storey plant and introduced pasture grasses or weeds dominated the ground-storey. Cumberland Plain Woodland was dominated by *Eucalyptus moluccana* (Grey Box) and *E. tereticornis* (Forest Red Gum), with *E. crebra* (Narrow-leaved Ironbark) occurring less frequently.

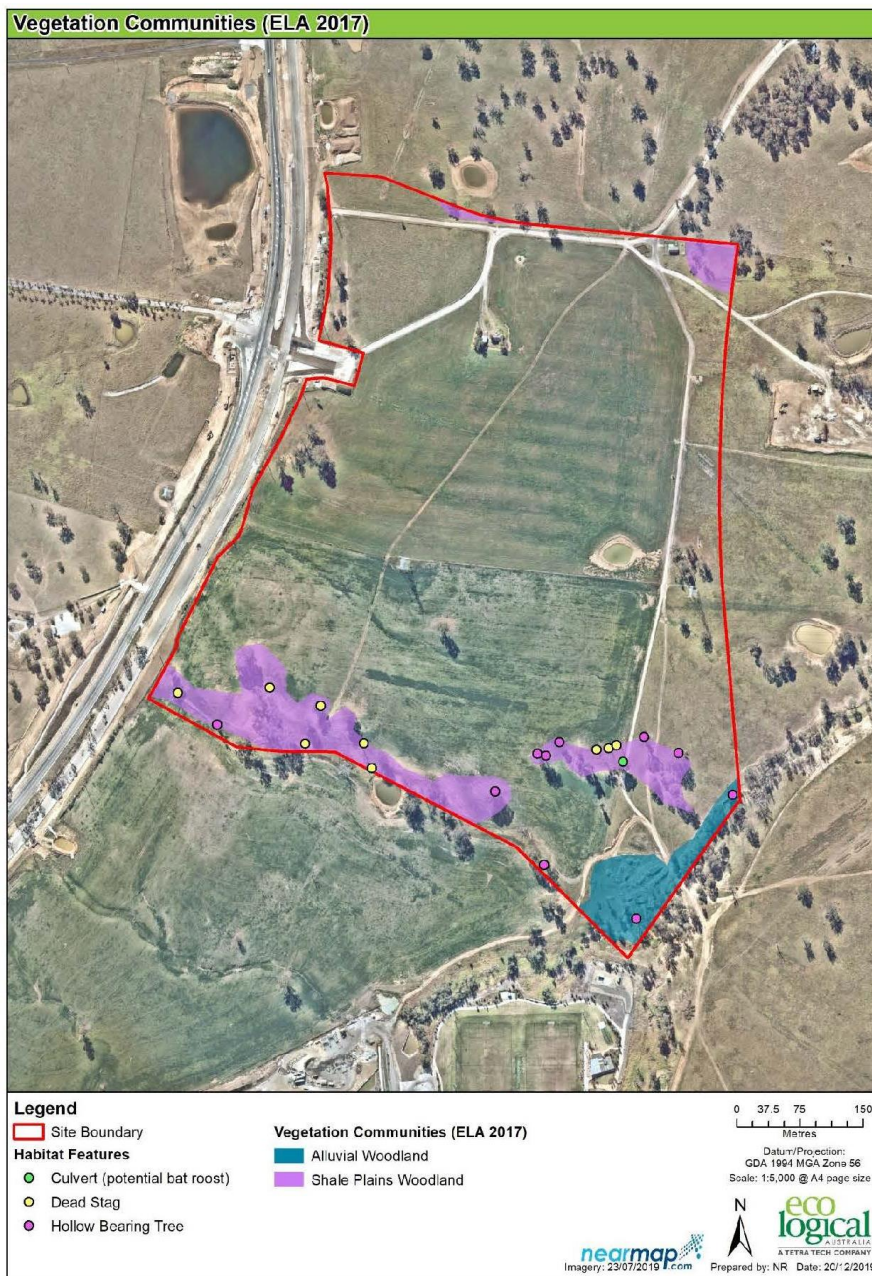
The patches of Alluvial Woodland were in moderate condition. The community was dominated by *Casuarina glauca* (Swamp Oak), *E. tereticornis* (Forest Red Gum) and occasional *Eucalyptus amplifolia* (Cabbage Gum). *Bursaria spinosa* (Blackthorn) was present in the mid-storey, along with numerous weed species, including *Olea europaea* subsp. *cuspidata* (African Olive) and *Lantana camara* (Lantana). The ground-storey was dominated by weeds including *Bryophyllum delagoense* (Mother of Millions), *Asparagus aethiopicus* (Asparagus Fern) and *Tradescantia fluminensis* (Trad). The community had been heavily traversed by cattle in places.

During site validation, leaf litter at the base of several *E. tereticornis* was searched for Cumberland Plain Land Snails, but none were detected. A large variety of native birds were also recorded on across the site (28 species in total), though the assessment indicates that none were threatened.

The study area is likely to provide foraging habitat for threatened microchiropteran bats (microbats) as well as roosting/breeding habitat for forest birds. Hollow-bearing trees within 100 – 200 m of water bodies, including farm dams, can provide habitat for *Myotis macropus* (Southern Myotis), Eastern Freetail Bat (*Mormopterus norfolkensis*) and Greater Broad-nosed Bat (*Scoteanax rueppellii*).

The vegetation communities and habitat features identified during site validation are demonstrated in Figure 7 below.

Figure 7: Validated Vegetation Communities & Habitat Features (Eco Logical Australia 2020)

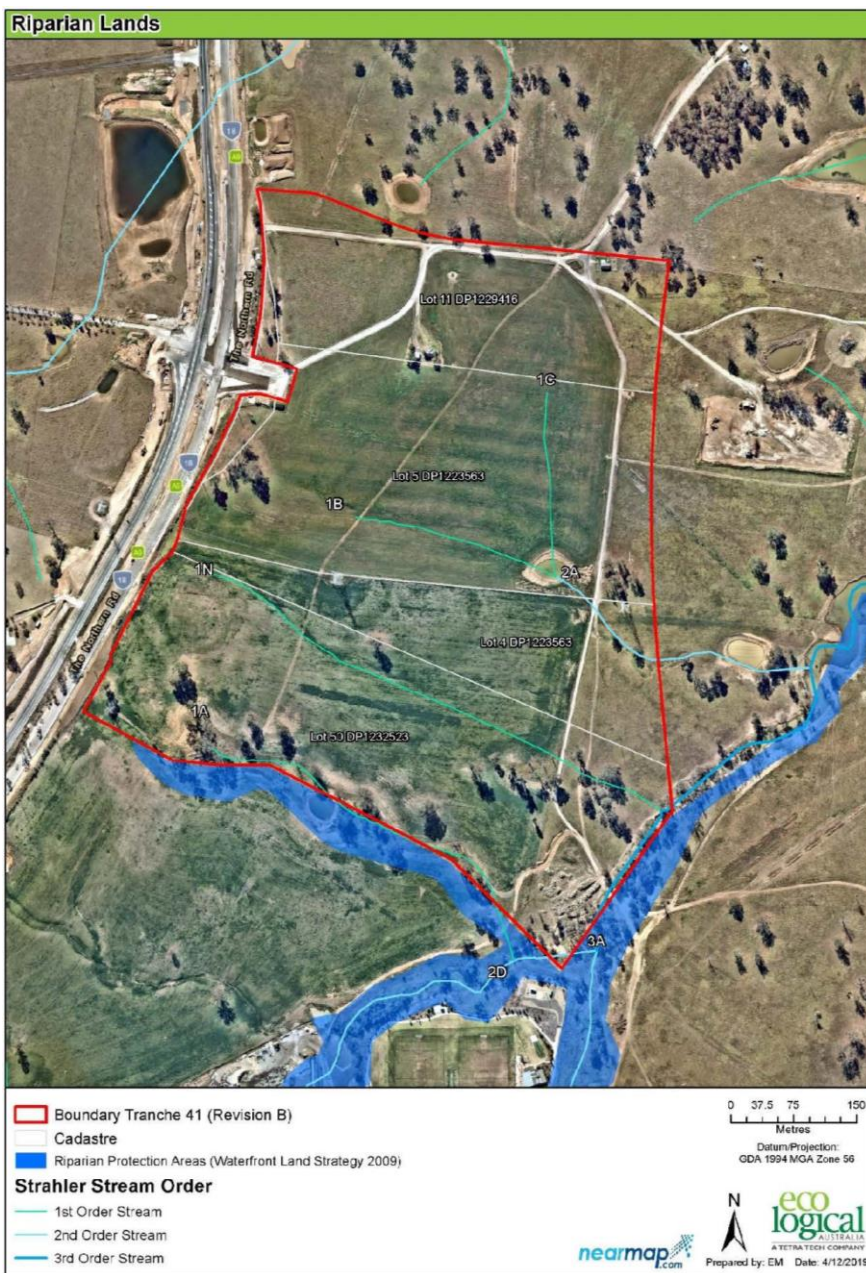


The biodiversity assessment recognises that the site is relatively unconstrained from a terrestrial ecology perspective and is wholly biodiversity certified. The assessment recommends retention of the sites hollow bearing trees and stags which form important fauna habitat. This will be achieved through the proposed zoning and creation of riparian corridors to the southern and south-eastern boundaries reflecting the zoned corridors of Oran Park. The restoration of riparian corridors proposed through the ILP will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development. These corridors also provide the opportunity for the provision of nest boxes and relocation of lost hollows due to development, with such recommendations to be made during the development application process.

3.9 Riparian Corridors

A riparian corridor assessment has been undertaken by Eco Logical Australia, with the principles of the relevant legislation to provide for the sustainable and integrated management of waterways across the state. Results of the onsite investigations confirm the site as being highly disturbed due to the ongoing farming operations which includes cattle grazing and crop growing.

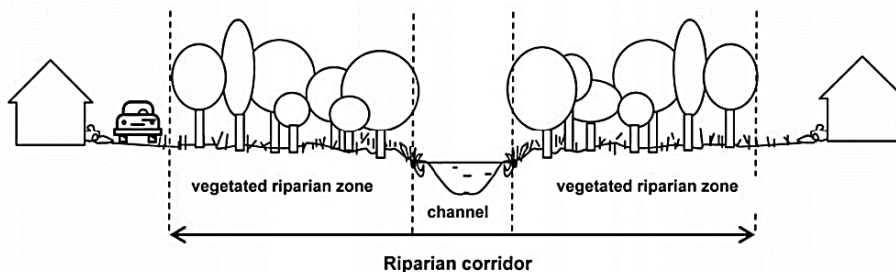
Figure 8: Strahler Stream Order & Reach Numbers (Hydroline)



Eco Logical Australia assessment included review of the DPI Hydroline Spatial Data in accordance with the Strahler method of stream order as documented in the in the Natural Resources Access Regulator (NRAR) *Guidelines for Controlled Activities on Waterfront Land – Riparian Corridors*. Site inspections were then carried out to validate the stream order and determine those watercourses which met the definition of a ‘river’ including defined bed and banks, under the Water Management Act (WM Act). This assessment concluded that only the 3rd Order Stream (3A) and the small section of the 2nd Order Stream (2D) in the south east corner of the site had a distinctive bed and bank and could therefore be defined as a ‘river’. Refer to Figure 8 above for the Stream Order Classification of Tranche 41 based on the DPI Hydroline Spatial Data, including the identified Oran Park Riparian Protection Areas.

In accordance with NRAR’s *Guidelines for Controlled Activities on waterfront land—Riparian corridors*, riparian corridors are to provide a Vegetated Riparian Zone (VRZ) adjacent to the channel to provide a transition zone between the terrestrial environment and watercourse. This vegetated zone helps maintain and improve the ecological functions of a watercourse whilst providing habitat for terrestrial flora and fauna. The VRZ plus the channel (bed and banks of the watercourse to the highest bank) constitute the ‘riparian corridor’ (refer to Figure 9 below).

Figure 9: Riparian Corridor (NRAR, 2018).



The riparian corridor widths, including mapped top of bank have been provided by Eco Logical Australia to inform the ILP including provision of a 3rd Order Riparian Corridor along the south-east boundary of the site (Anthony Creek). Notwithstanding Eco Logical Australia’s on-site validation process did not identify the southern hydroline as being defined as a ‘river’ by presenting defined bed and banks, the Draft ILP proposes to provide a riparian corridor along this watercourse reflecting the mapped Oran Park Riparian Protection Areas (refer to Figure 8 above). This ensure continuity between the two precincts providing increased opportunity for enhancing the natural terrestrial environment and cultural significant watercourses and riparian areas. Provision of a riparian corridor along this boundary also provides a natural barrier between the Tranche 41 residential development and the proposed employment land within Oran Park to the south.

3.10 Bushfire

An assessment of the current and future bushfire risk within Tranche 41 was undertaken by Eco Logical Australia (ELA). The assessment considered the key bushfire design issues including site vegetation communities and slope and the influence these have on bushfire behaviour. Although not yet enacted (anticipated March 2020) the assessment has been conducted in accordance with *Planning for Bush Fire Protection 2019* (PBP 2019) ensuring this assessment for rezoning will more closely correspond with the assessment to be conducted at the Development Application stage. The assessment identifies the minimum and recommended bushfire requirements for residential subdivision development within Tranche 41 to achieve compliance with the relevant legislation and related polices.

PBP requires the assessment of bushfire protection measures associated with a planning proposal for a residential subdivision development as listed and discussed below:

- Asset Protection Zones (APZ)
- Access
- Water Supply and other utilities
- Building Construction Standards

- Landscaping
- Emergency Management Planning
- Environmental Issues

PBP specifies minimum perimeter road widths of 8.0m. Measures for Bushfire Risk Management are outlined in the Camden Growth Centre DCP and will be required to be implemented during the development phase. As a minimum, this would include preparation of a Bushfire Protection Assessment in accordance with PBP 2019 for development of land identified as bushfire prone on the *Camden Bushfire Prone Land Map*.

3.10.1 Asset Protection Zones

APZs are a key component of bushfire planning and can have a significant impact on planning for future urban areas. APZs for the proposed development have been determined utilising the vegetation and slope characteristics of the site. In consultation with the Biodiversity consultant (Eco Logical Australia) the assessment identifies the existing and future vegetation community of the southern riparian corridor to include 'woodland' formation, while the south-eastern riparian corridor will consist of a 'forest' formation. The effective slope of the sites surrounding bushfire hazards are identified as falling into the PBP slope category '>0-5 degrees downslope'. The site is also adjoined by unmanaged grasslands to the north and east as part of the existing farming operations. Under PBP this bushfire hazard is identified as 'grassland', with the assessment noting it as being temporary in nature and will be removed once future development of the land occurs.

The assessment also acknowledges the public reserves as being classified as 'managed land' and therefore not posing a bushfire threat to the future community. This includes the identified public reserves including those sections contained within the 330kV Powerline Easement and the land dedicated for drainage.

The APZs required for the site are detailed in the Table 4 below.

Table 4: Bushfire hazard assessment and APZ requirements

Direction from development boundary	Slope	Vegetation	APZ (PBP 2019)	Comment
North	>0-5 Degree Downslope	Grassland	12m	Temporary APZ provided within adjoining lands
North-East / East	>0-5 Degree Downslope	Grassland	12m	Temporary APZ provided within adjoining lands
South-East	>0-5 Degree Downslope	Forest	29m	APZ provided within boundaries of subject land utilising proposed access roads
South	>0-5 Degree Downslope	Woodland	16m	APZ provided within boundaries of subject land utilising proposed access roads

3.10.2 Access Provisions

PBP 2019 requires that dual access/egress provisions be made for all subdivision of bushfire prone land. The subdivision is assessed as being able to accommodate dual access/egress with connections available to The Northern Road and the South Circuit extension from Oran Park. Further assessment will be required at the Development Application stage relative to the extent of the subdivision proposal and the surrounding development at the time.

3.10.3 Building Construction Standards

The APZ assessment demonstrates a maximum BAL-29 construction can be achieved by all lots within the proposed development, with lower BALs (19, 12.5 and LOW) able to be achieved as separation distance from the hazard increases. The BAL assessment and associated Building Construction Standards will be assessed further at the Development Application stage, once a final development and dwelling footprint is determined.

3.11 Traffic

A Traffic and Access Assessment Report has been prepared by Positive Traffic to assess the transport and access needs of the Tranche 41 site area. The study considers all modes of urban transport including walking, cycling, public transport and cars.

Tranche 41 adjoins The Northern Road to the west which is currently subject to a significant corridor expansion to provide additional capacity to support the Western Sydney International Airport and the growing community of western Sydney. The upgrade forms a significant piece of the Australian and State Governments, *Western Sydney Infrastructure Plan* which has committed \$4.1 billion in funding for new and improved roads within the western Sydney region.

As part of this upgrade several intersections are being constructed which will service the future development adjoining The Northern Road and which were assessed as part of the upgrade design and approval process. This assessment was undertaken by Sinclair Knight Merz (SKM) with one of the intersections located adjoining the Tranche 41 site area, identified as Marylands Link Road No.1. After assuming redevelopment of all lands along The Northern Road corridor, the SKM report found that in 2036, all proposed intersections along the corridor (including Maryland Link Road No.1) would operate at a Level of Service D or better during both the AM and PM weekday periods. Accordingly, the proposed Tranche 41 development and associated traffic impacts have already been assessed and are fully accounted for in the upgrade works currently being undertaken along The Northern Road.

Internally the Tranche 41 site also includes the extension of the South Circuit collector road from within the Oran Park Precinct which will continue in a north-south direction for the length of Tranche 41 and beyond as part of the design for the wider Pondicherry Precinct. This collector road will be bus capable and include an off-road share path for its length ensuring the site is appropriately designed to maximise opportunities for alternative modes of transport. Maryland Link Road No.1 will also be bus capable and include both off-road share paths and on-road cycle lanes to both carriageways.

The Draft ILP and associated traffic and transport network will cater for the traffic demand of the development. The public transport routes of the east-west sub-arterial road and north-south collector road link with the wider arterial network of The Northern Road and provide convenient access to the employment opportunities and amenity provided in Oran Park and ultimately the Leppington Major Centre. Further, the bus routes are conveniently located to service the needs of the community encouraging public transport usage.

3.12 Servicing Infrastructure

The Tranche 41 site is currently serviced with infrastructure which reflects the rural nature of the current land use. Certain infrastructure is established within Oran Park and the ongoing upgrade works to The Northern Road, with capacity to service Tranche 41 inherent in those networks.

The primary service providers have been consulted by Calibre Consulting to determine the extent and availability of services from the known surrounding networks and the necessary infrastructure improvements to meet the future demands of the Precinct. The primary service providers are:

- Sydney Water – Potable Water and Wastewater;
- Endeavour Energy – Electricity;
- Jemena – Natural Gas; and
- NBN – Telecommunications.

Preliminary investigations have shown that all services can be provided to the subject site in an orderly and efficient manner, allowing development to proceed. A review of each of the required servicing infrastructure is provided below.

WATER

Water services will be provided via the Narellan Reservoir until the Oran Park Reservoir is complete, which is anticipated to occur in 2022. Reticulation can be provided through connection to the trunk mains being constructed along The Northern Road and through augmentation and extension of those constructed within Oran Park to the south.

WASTEWATER

Wastewater from the site will ultimately drain to the future South Creek treatment plant expected to be constructed no earlier than 2026. Prior to this, there are a number of feasible wastewater options that are available to service the subject site which involve connection to the existing infrastructure delivered in Oran Park.

Calibre acknowledge the site is split into two catchments and identify the need for a possible interim arrangement to service the northern catchment with multiple options available depending on the timing and staging of development.

ELECTRICITY

Endeavour Energy has confirmed the availability of Electricity to the site however note the existing network capacity was limited and could be reached prior to a formal request for connection. In the circumstance capacity was exhausted prior to Tranche 41 being developed a new 11kV feeder would be required to the site with multiple options available depending on the timing and staging of development.

GAS

Jemena have confirmed availability of gas to the site, with the current nearest gas main connection located at the corner of Peter Brock Drive and Oran Park Drive. It is likely that this main will be extended closer to the Pondicherry Tranche 41 site prior to development.

TELECOMMUNICATIONS

NBN were contacted to confirm timing and servicing of the subject site. NBN advised that timing and dates cannot be issued to developers, however as the service is currently being rolled out to surrounding areas, the subject site will be near the footprint of existing network and there be no issues in servicing the subject site. Should there be any issues or delays with the NBN service, existing fibre optic arrangements with Opticom can be extended to Tranche 41.

3.13 Air Quality

Astute Environmental Consulting was commissioned to assess the potential for odour impacts from existing sources on the Tranche 41 site area. Astute Environmental has utilised the previous assessment produced by Pacific Environment Limited (2017) for the wider Pondicherry Precinct which identified ten uses in the vicinity which had the potential to cause an odour impact. Of those ten uses Astute Environmental consider four locations to potentially impact the Tranche 41 site area. Those uses include a Resource Recovery and Recycling Facility (Hi-Quality Waste) located on The Northern Road and three uses currently operating as part of the farming activities across the wider Pondicherry Precinct.

The Resource Recovery and Recycling Facility is subject to an EPA license which would manage any impacts emanating from the source. The farm operations include the centre pivot of an irrigation arm, silage pits and a wood chipping facility. GDC have confirmed that the landowner utilises the silage pit as a measure of last resort which have not been used since at least 2018. Greenfields have also confirmed that the wood chipping operation is no longer operational.

Astute Environmental conclude that the potential sources of impact present only a low risk to the future Tranche 41 subdivision, with no restrictions to development necessary.

3.14 Noise Assessment

WSP conducted an assessment of potential noise impacts affecting the Tranche 41 site area. The potential noise impacts identified include:

- Road traffic noise associated with the upgraded The Northern Road;
- Industrial noise emanating from the Oran Park employment land south of the Tranche 41 site.
- Future rail noise associated with the potential future North-South Rail Line;

- Aircraft noise associated with the Camden Airport and future Western Sydney Airport; and

Noise monitoring was conducted at two locations in the vicinity of the Tranche 41 site to establish the existing background and road traffic noise levels at potential sensitive receivers. The monitoring was conducted in 2017 as part of investigations for the wider Pondicherry Precinct.

WSP note that the North-South Rail line does not currently have any formal status in a planning context with the route having neither funding nor timing approval. Rail noise and vibration impacts have therefore been considered in a semi-quantitative fashion.

ROAD TRAFFIC NOISE – THE NORTHERN ROAD

The assessment of existing conditions and predicted traffic volumes along The Northern Road indicate that dwellings within 200m would experience road traffic noise levels requiring mitigation. Mitigation strategies for reducing the road traffic noise impacts have been recommended and include use of noise barriers to The Northern Road, the use of built form as a barrier including two storey dwellings, acoustic treatments of building facades and acoustically optimising the subdivision layout including the use of service roads to maximise the buffer distance to future dwellings.

The Draft ILP has been produced in consideration of the noise assessment and impacts from the Northern Road. The Draft ILP provides opportunity for the construction of a noise wall south of the east-west sub-arterial road and provides a service road with an approximately 60m buffer north of the east-west sub-arterial road. Both of these design outcomes are influenced by acoustic considerations along with site topography and preferred landscape design outcomes.

INDUSTRIAL NOISE

Camden Council's *Environmental Noise Policy* includes several provisions relating to noise intrusion from existing and proposed industrial activities.

Existing industrial noise activities within close proximity to the site were assessed to include a recycling facility to the western side of The Northern Road (761 The Northern Road). Observations made during noise monitoring indicated that the operations were inaudible at the site boundary of the Pondicherry site, and inaudible from the boundary of the recycling facility boundary itself. WSP assessment therefore indicates that there are no existing industrial activities which are expected to generate an identifiable impact on the Tranche 41 site.

WSP has also undertaken an assessment of the known future industrial activities which may have an impact on the Tranche 41 site. This includes the employment land to be located adjoining the riparian corridor to the south of the precinct boundary with Oran Park. Whilst not currently identified as Employment Land within the current zoning or ILP, GDC are pursuing an extension of the existing employment land through a Planning Proposal currently with Council. This employment land inclusive of a perimeter road and the riparian corridor buffer is shown on the proposed Tranche 41 Draft ILP (refer Appendix B). WSP assessment indicates that based on the anticipated offset provided by the riparian corridor and employment land perimeter road the reductions in industrial noise would likely be sufficient to ensure amenity noise levels are achieved at the nearest residential receivers within Tranche 41, with assessments to be conducted at the Development Application stage in accordance with the Camden Growth Centre DCP controls.

PASSIVE RECREATION AREAS

Camden Council's *Environmental Noise Policy* include guidelines for the assessment of noise impacts on passive recreation areas. WSP has reviewed the Draft ILP and determined that the significant offsets of at least 150m between the passive recreation areas and the main noise source of The Northern Road are sufficient to achieve the objectives of the Noise Policy. In this regard WSP conclude that the passive recreation areas have been sensitively located "away from noise sources without compromising the overall functionality of the area".

RAIL NOISE AND VIBRATION

WSP indicate that due to the strategic environmental assessments having not yet been finalised for the North-South Rail line it is not possible to undertake a quantitative assessment of the impacts on the adjoining development. In light of the corridor having been identified however WSP have offered a qualitative assessment of the potential impacts from rail noise and vibration with specific reference to the *Department of Planning: Interim Guideline – Development Near Rail Corridors and Busy Roads* (DNRCBR). The assessment concludes that due to the offsets currently anticipated between the rail line and the future dwellings, mitigation measures included in the dwelling construction are likely to be sufficient to mitigate noise impacts and a vibration assessment would not likely be required.

AIRCRAFT NOISE

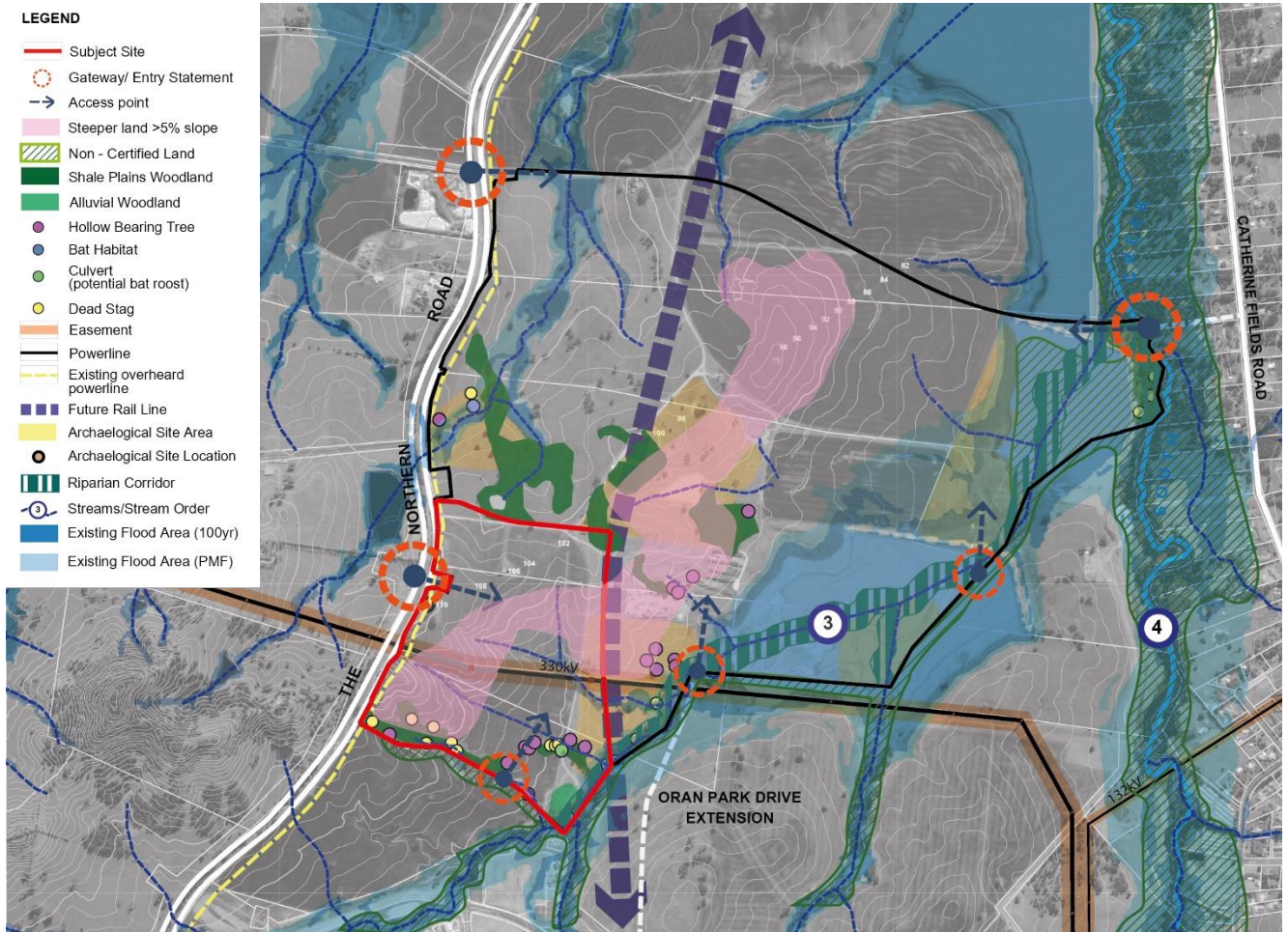
WSP has reviewed the site for potential noise impacts emanating from the Camden Airport, located approximately 5km to the south-west and the future Western Sydney Airport, located approximately 10km to the north. Aircraft noise impacts are assessed using *Australian Noise Exposure Forecast* (ANEF). Tranche 41 is located outside the ANEF 20 noise contour for both airports ensuring no restrictions on noise sensitive developments and no specific acoustic treatment for aircraft noise is required.

3.15 Summary of Constraints and Opportunities

Design+Planning has considered the issues arising from the technical studies and has prepared a consolidated map (Figure 10 over) showing the key site opportunities and constraints. These key site opportunities and constraints have informed the preparation of the Draft ILP and are also noted below:

- Landform, ridgelines, high points and drainage;
- Remnant vegetation and cultural significant creek lines and corridors including their floodplain;
- Proximity to Oran Park Town and the interface with the adjoining urban areas;
- Access to the site from the constructed signalised intersection to The Northern Road, along with the wider strategic transport network planning including the delivery of a Sub-Arterial Road within the site;
- Existing powerline easements, including those owned by TransGrid (located running east-west through the site) and Endeavour Energy (located adjacent The Northern Road) and their respective policies and guidelines for development in proximity to their easements; and
- Proximity of the site to the future North-South Rail Corridor, including the residential interface with this corridor and permeability across the corridor.

Figure 10: Key Site Opportunities and Constraints



4. INDICATIVE LAYOUT PLAN

4.1 Pondicherry Precinct Vision

Pondicherry will deliver a high-quality urban environment following in the footsteps of Oran Park and the principles of community pride, well-being, healthy living and educational excellence. Pondicherry will incorporate a series of thoughtfully planned villages with high local amenity and quality connections to the job opportunities, community and recreational facilities afforded within Oran Park Town and the future Major Centre to the north within the South Creek West Precinct east of The Northern Road.

The urban framework of Pondicherry will respond to the unique characteristics of the existing environment including:

- The retention of existing remnant vegetation and hollow bearing trees where possible;
- Creation of meaningful green-grid connections to South Creek and the local creek networks in Oran Park; and
- Utilising the opportunity of the existing farm dams to provide a unique blue-grid Lakes Precinct as a community focal point of a District nature.

Open space and access to water are among Sydney's greatest assets. As the population expands within Sydney's south-west it is essential that future communities are afforded quality open space areas incorporating, where appropriate high amenity water features which contribute to the blue-green grid, urban heat island offsets and the creation of a strong sense of place. The Lakes Precinct will provide a strong recreational focus including both active and passive uses along with the co-location of a District level sporting facility. The Lakes Precinct will include a Neighbourhood Centre and opportunity for mixed use activities including commercial, residential, civic, recreation, and social infrastructure. The amenity afforded through the expansive Lake system and adjoining open space will be of District appeal and a key attractor for residents, businesses and visitors alike. The bushland setting and backdrop of South Creek further strengthen the Lake Precinct's appeal. This important ecological asset and bushland setting will continue to be preserved and enhanced for community enjoyment. Together, these landscape features will provide a highly attractive and sought-after place to live as residents seek to capture the amenity and healthy living benefits the Lake Precinct presents.

Pondicherry will provide a broad range of dwelling types with a focus on attractive residential streetscapes structured around well connected, walkable neighbourhoods. The high amenity area of the Lake Precinct will also offer the opportunity for estate housing mixed with medium and high-density residential development encouraging housing diversity and a broad socioeconomic mix.

A key aspect of Pondicherry will be the highly walkable urban structure, connected by a network of active pedestrian and cycle paths layered and intertwined with the blue-green grid offered through the local creek corridors, South Creek and the Lake Precinct. The local open spaces also provide intimate opportunities for community building and human interaction.

The future North-South Rail corridor forms part of the planning and design for Pondicherry. Two road and one pedestrian crossing will be delivered providing access across the corridor.

Tranche 41 will include predominantly low-density residential development providing attractive streetscapes structured around well-connected walkable neighbourhoods and local open space providing intimate opportunities for community building and local resident interaction. The site will provide strong visual and physical connections to the remainder of Pondicherry, particularly the Lake Precinct. The location and scope of the Tranche 41 rezoning has been deliberate to leverage the amenity provided through Oran Park while limiting the environmental constraints with the intent to allow for a timely assessment and rezoning through Council and the NSW DPIE.

4.2 Objectives

The primary objective of development throughout the Growth Centre is to achieve an integrated and sustainable urban development which appropriately responds to the residential, retail, employment, educational, service, health, recreational and entertainment needs of the future community.

While Tranche 41 consists of generally low density residential development, the site as located within the wider SWGA will continue to contribute to the delivery of a sustainable and diverse community, of high amenity, with access to employment, education, community and recreational facilities. In this wider context the Oran Park development objectives remain current and continue to guide development of the region. Those development objectives are provided below:

1. To facilitate urban development that meets environmental sustainability objectives.
2. To ensure all development achieves a high standard of urban and architectural design quality.
3. To promote housing that provides a high standard of residential amenity.
4. To ensure housing density targets are met through the provision of a range of housing types that offer greater diversity and affordability.
5. To create walkable neighbourhoods with good access to public transport.
6. To maximise opportunities for local employment and business.
7. To create vibrant, successful town and neighbourhood centres.
8. To provide social infrastructure that is flexible and adaptable.
9. To maximise opportunities for future residents to access and enjoy the outdoors.
10. To protect and enhance riparian corridors, significant trees and vegetation.
11. To ensure the timely delivery of critical infrastructure.
12. To service the future educational needs of the precinct through the delivery of quality places of learning.

4.3 Planning Principles

The Draft ILP is underpinned by robust planning and urban design principles which seek to deliver sustainable and resilient communities and desirable places for people live, work and play. The following principles as reflected in the Draft ILP are based on the specialist consultant input and good design practice:

4.3.1 Land Use

- The precinct structure comprises a series of walkable neighbourhoods focused on an active centre, such as a local park. The site is defined by the culturally significant creek lines and associated remnant vegetation, connections to the existing and future adjoining development areas and the associated major road network; and
- The site is characterised by low density residential development. Diversity of housing is delivered through a mix of low density lot sizes and in the context of the wider locality including the existing and proposed medium and high-density residential developments in close proximity to the Oran Park Town Centre and the future Pondicherry Lake Precinct.

4.3.2 Transport and Access

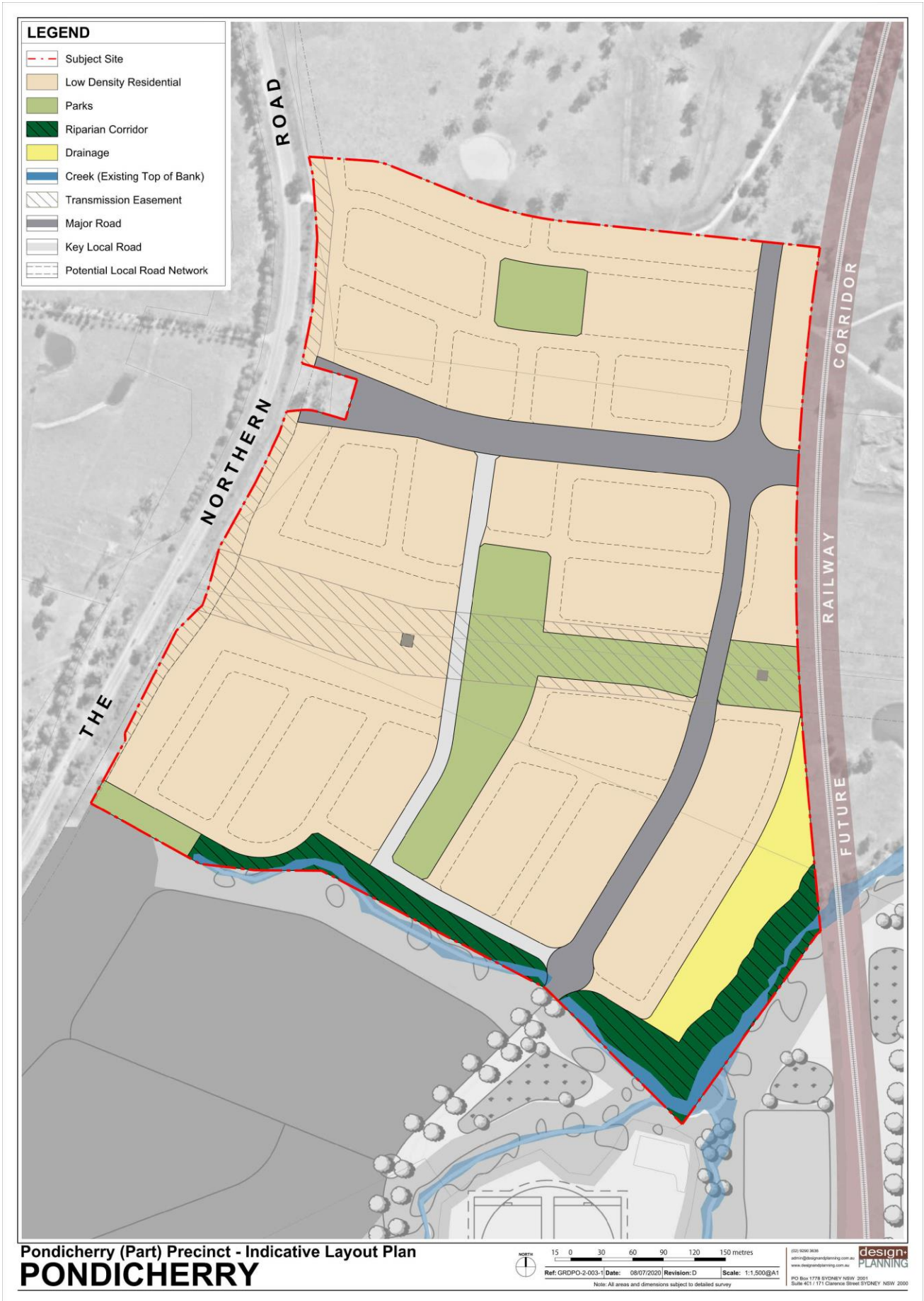
- The road network provides transport options that link Tranche 41 with the surrounding areas including the Oran Park employment area and Town Centre.
- The hierarchy of roads facilitate efficient movement for pedestrians, cyclists and vehicles while minimising conflicts and adverse amenity impacts;
- The road network enables the extension of public transport networks from within Oran Park. The network of bus capable roads ensures all dwellings within the part precinct are within walking distance of a future bus stop;
- The street and open space networks respond to the site topography, with local views directed toward the culturally significant watercourses and existing vegetation;
- Strategic connections to The Northern Road are facilitated in the road network, including on-road cycle ways and sharepaths connecting to the regional network outside the site; and
- Walking and cycling is promoted with convenient and safe connections through the precinct, connecting open spaces and riparian corridors to the wider facilities of Oran Park.

4.3.3 Public Domain and the Natural Environment

- The site is framed by a public domain of streets, open spaces and riparian corridors providing the 'green grid' connecting people and places;
- Neighbourhoods are focused around the open spaces network. Local parks include adjacent local roads ensuring maximum amenity benefit, activity and surveillance of this land;
- Streets are oriented to benefit from views toward the riparian corridors and existing native vegetation;
- The community is linked by an extensive pedestrian and cycle network connecting people where they want to go; and
- Biodiversity is protected through zoning and dedication to Council. These cultural significant corridors are further embellished with locally endemic species as part of the urban development.

The Draft ILP is provided as Figure 11 and included as Appendix B.

Figure 11: Pondicherry Part Precinct Draft ILP



4.4 Draft Indicative Layout Plan

The Draft ILP responds to the opportunities and constraints of the Precinct as investigated and detailed in the specialist consultant reports and on-site investigations. The Draft ILP has been produced in response to the above development objectives, planning principles, the infrastructure needs of the future community and the relevant objectives of the Camden Growth Centre DCP. Discussion of the key features of the ILP is provided in the sections below.

4.4.1 Residential Density and Structure

The Draft ILP will accommodate approximately 470 dwellings with an estimated population of 1,500 people. The Draft ILP provides a residential density of approximately 15 dwellings per hectare with lots ranging in size from 300m² to 510m²+. This low scale residential density will deliver a suburban streetscape character comprising generally detached dwellings with varying lot frontages.

The Tranche 41 lot mix developed as part of the ILP design process has been informed by the experience of residential subdivisions exhibiting similar characteristics within Oran Park and the wider SWGA. This indicative lot mix is provided in Table 5 below and is a refinement of that produced by Macroplan 2019 and based on standard residential lot types delivered throughout Oran Park and other projects within the Growth Centre.

The wider Pondicherry Precinct will achieve an increased density relative to Tranche 41 through the provision of larger areas of medium and high density residential, centred around the activity nodes of the local centre, lake precinct and district open space.

A plan identifying the proposed Housing Typologies is included as Appendix E.

Table 5: Indicative Lot Mix, Tranche 41

Dwelling Format	Lot Type (Width x Depth)	Lot Size (m ²)	Proportion (% of total)	Estimated Total Number of dwellings
Large Lots	17m x 30m	510	16-18%	85
Standard Lots	15m x 30m	450	33-35%	164
	12.5m x 30m	375	30-32%	150
Small Lots	10m x 30m	300	13-15%	71
Total Area				470

The following additional considerations have influenced the ILP layout of land uses:

- Tranche 41 includes the conservation of 2.44ha of riparian corridors and environmental conservation retained in public ownership.
- Creation of 2.27ha of local open space with an additional 1.62ha of open space provided within the TransGrid electrical easement. All residential lots are provided within a 400m walking catchment of the open spaces with each providing opportunity for varied landscape design outcomes targeted at different age groups. One landscaped drainage basin is proposed within the south-eastern corner of Tranche 41 and will also contribute to the amenity of the Precinct.
- Restoration of natural and culturally significant watercourses and riparian areas will be undertaken to ensure the development contributes to the enhancement of water quality and biodiversity.
- Tranche 41 will be delivered with a connected network of pedestrian and cycling paths which direct people where they want to go. This will include multiple connections to local open space, Oran Park to the south, the wider Pondicherry to the north and east and the regional network provided along The Northern Road. On road cycle paths are also proposed to the sub-arterial road connection with The Northern Road ensuring commuter cycling is enhanced through the development.
- A local and district road network linking Tranche 41 with the neighbouring communities. This includes provision of an east-west sub-arterial road off The Northern Road which traverses the future North-South Rail Line and a north-south collector road extending from within Oran Park (South Circuit) through the site and continuing north into the wider

Pondicherry Precinct. A roundabout is proposed where these two major roads meet to ensure traffic flow and safety is maintained.

The allocation of land uses identified on the Drat ILP is provided in Table 6 below, refer also to Figure 12:

Table 6: Land Use Area

Land Use	Areas (ha)	%
Low Density Residential	19.41	47.0%
Local Open Space	2.27	5.5%
Local Open Space (Electrical Easement)	1.62	3.9%
Riparian	2.44	5.9%
Drainage	1.35	3.3%
Electrical Easements (Residential)	2.21	5.4%
Roads	11.98	29.0%
Total Area	41.28	100%

Figure 12: Residential Structure



4.4.2 Movement Network

STREET NETWORK LAYOUT AND DESIGN

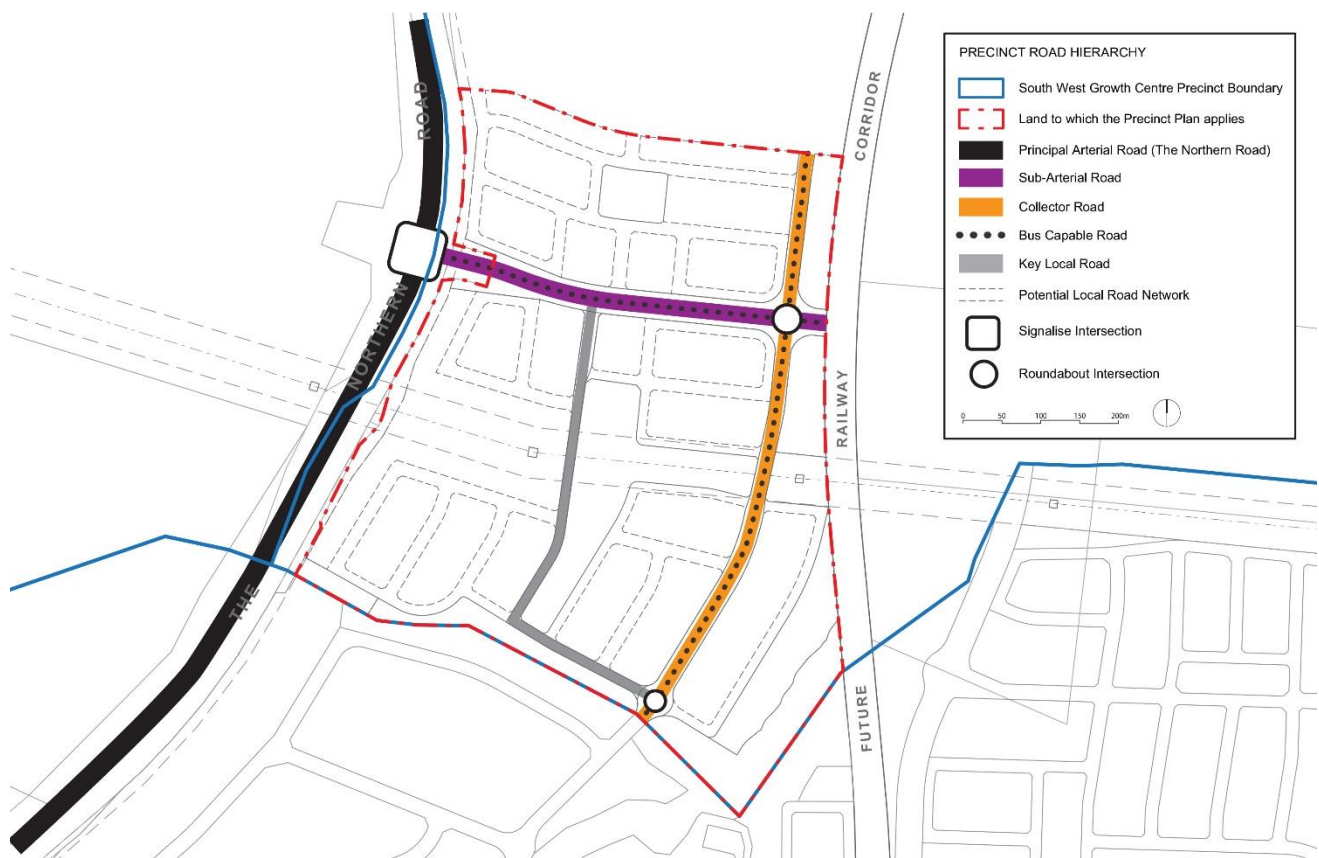
As an extension of the Oran Park project the road layout of the Draft ILP is influenced by the existing street network and hierarchy of the Oran Park ILP, along with the ongoing upgrades to The Northern Road and the now constructed signalised intersection. The site includes a strategically important sub-arterial road (Marylands Link Road No. 1), which ultimately provides access through the site, crossing the North-South Rail corridor and linking with Oran Park Drive providing alternative transport routes to and from Oran Park Town Centre. The Draft ILP also shows the extension of the South Circuit collector road from within the Oran Park Precinct which will continue in a north-south alignment for the length of Tranche 41 and beyond as part of the design for the wider Pondicherry Precinct.

The road network, hierarchy, pedestrian, cyclist and public transport network for the Pondicherry (Part) Precinct will be implemented through the detailed provisions of the *Camden Growth Centres DCP* including the function and cross sections of the road network. There are no anticipated amendments required to the minimum requirements of the Movement Network provisions of the DCP. Key Local Roads and Potential Local Roads are identified on the ILP and will reflect the cross sections delivered within the Oran Park project further emphasising this area as an extension of Oran Park. The local roads will provide opportunity for on street parking and two-way travel, with pedestrian paths to all streets.

In summary the proposed transport network as demonstrated in Figure 13 will:

- Maximise accessibility to the surrounding road network including The Northern Road, Dick Johnson Drive, Oran Park Drive and further onto Camden Valley Way and Gregory Hills Drive;
- Provide a permeable local road network based on a modified grid, with safe, convenient and legible access within and beyond the precinct; and
- Provide convenient and alternate modes of travel to the employment opportunities of Oran Park and the future Local Centre within the South Creek West Precinct to the north.

Figure 13: Road Hierarchy



SERVICE ROADS

The proposed east-west sub-arterial road within the Draft ILP has been designed to be “access denied”, meaning no direct driveway access from a private lot to this street is envisaged. Private property access will therefore be provided from adjacent local streets, either directly or via a shared driveway servicing multiple lots. This approach reflects successful examples delivered along Peter Brock Drive, Oran Park.

PEDESTRIAN AND CYCLE NETWORK

A key feature of the Oran Park project is the extensive pedestrian and cycle network which emphasises the benefits of recreation and healthy living, while also providing active transport options connecting people to the job opportunities, services, community and recreational facilities afforded within the immediate locality.

The Draft ILP promotes walking and cycling through a coordinated and interconnected network of footpaths, sharepaths and on-road cycle ways (to the sub-arterial road). The grid based local road network of the Draft ILP ensures pedestrian permeability is maximised, with local road footpaths connecting with sharepaths provided along the major roads and linking to and within local parks and riparian corridors. Logical connections are made to Oran Park including along major roads and across Anthony Creek, joining with the sharepath network of Jack Brabham Reserve. The Draft ILP pedestrian and cycle network is demonstrated in Figure 14 below.

Figure 14: Pedestrian and Cycle Network

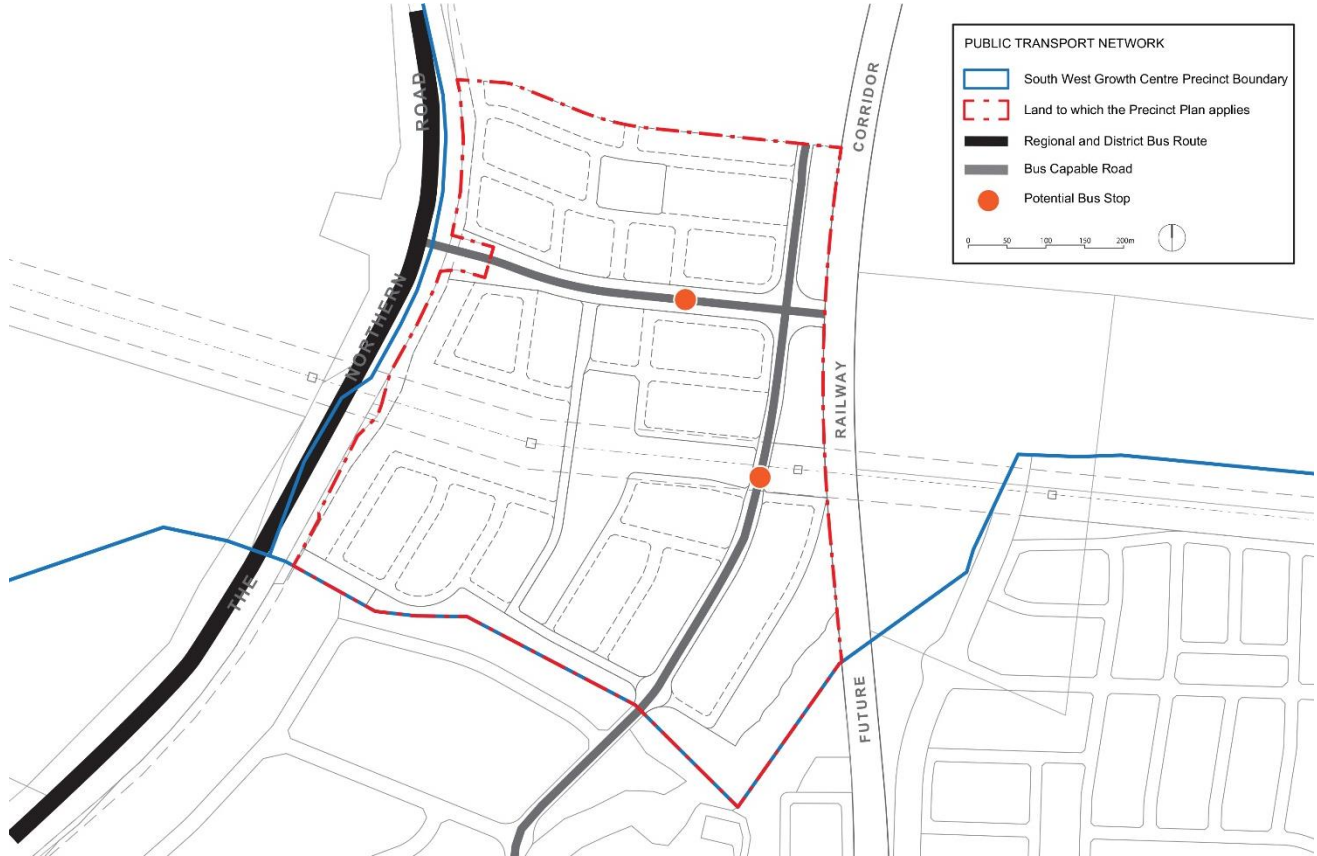


PUBLIC TRANSPORT NETWORK

Tranche 41 will be serviced by regional bus routes along The Northern Road and the expanding routes within Oran Park as it continues to grow and evolve. The east-west sub-arterial road and the north-south collector road have both been identified within the Draft ILP as being bus capable. All residential lots are located within at least 400m of a potential bus stop, including those to be provided on The Northern Road.

The Draft ILP public transport network is identified in Figure 15 below.

Figure 15: Public Transport Network



4.4.3 Open Space Network and Community Facilities

OPEN SPACE NETWORK

The open space network of the Draft ILP responds to the needs assessment and findings of the specialist consultant studies including those relating to social infrastructure provision, riparian and creek corridors, biodiversity and drainage. Further the draft ILP responds to the site characteristics including topography, significant view lines and the existing electrical easements.

A key cultural feature of the SWGA are the creek lines emphasised by local endemic species of Cumberland Plain Woodland and associated biodiversity. The Draft ILP seeks to retain and enhance 2.44ha of key creek lines within the site including their associated biodiversity values and local amenity, while also providing opportunity for active uses through the provision of off road sharepaths.

The large 330kV powerline and associated 60m wide easement forms a feature of the Part Precinct that needs special consideration. The Draft ILP seeks to integrate appropriate sections of the easement into the open space network, providing increased opportunity for community enjoyment of this land and the expansion of the off-road pedestrian and cycle path network.

Local Parks provide intimate opportunities for community building and human interaction forming key focal points within the neighbourhood structure. The Draft ILP provides local roads to the perimeter of the local parks maximising the amenity benefit, activity and surveillance of this land. The needs assessment undertaken by Elton Consulting indicates the site as being suitable for local passive open space only, with the wider Pondicherry Precinct to provide the required balance of active open space including playing fields and associated facilities. The Draft ILP includes delivery of 2.27ha of passive open space and an additional 1.62ha within the powerline easement. The spaces will be designed to incorporate a range of different uses such as a playspace, dog park, kick-around space, and half court in accordance with the needs assessment.

The open space link adjoining The Northern Road and the Oran Park Employment Area provides a key active transport connection to the regional sharepath contained within the verge of The Northern Road. Due to this park being unique in its size and location a concept plan (refer to Figure 16a below) has been produced to provide additional justification for this area being defined as open space within the ILP.

There are several key features of the park which contextually combine to make this a unique passive space for the future community. The space is envisaged to include bench seating, a shelter and some fitness equipment to complement the sharepath connections. The site exhibits level difference between the riparian corridor and The Northern Road, providing a unique vantage point to passively survey the surrounds to the east. Further, the site provides opportunity for both passive (bench seating and shelter) and active (fitness equipment) lunch time activity by workers within the Oran Park Employment Area.

Consideration was given to the extension of the riparian corridor in this location however, to ensure maximum embellishment flexibility an open space land use was preferred. Implementing a riparian zoning would require the area to be fully vegetated with locally endemic Cumberland Plain Woodland species and would not provide opportunity for the uses envisaged in the concept plan. Embellishment as riparian corridor would also impose a bushfire risk on the adjoining lots requiring an amended subdivision design and road layout to that currently envisaged. Further, it is noted that this creek line is not identified as meeting the definition of a 'river' and therefore is not defined as a waterfront land or required to be retained and embellished as riparian corridor. On balance, the definition of this land as local open space in the ILP will maximise the use of this land by the future community.

Figure 16: Concept Design (T41-LP1)



The Draft ILP open space network is demonstrated in Figure 16 below.

Figure 17: Open Space Network



COMMUNITY FACILITIES

Analysis of the demand for community facilities undertaken by Elton Consulting indicates that the provision of such facilities within the Part Precinct is not warranted. This is due to the relatively small site area and corresponding population, with more suitable locations throughout the Oran Park and wider Pondicherry Precincts. Accordingly, the Draft ILP does not envisage the delivery of any community facilities within the site.

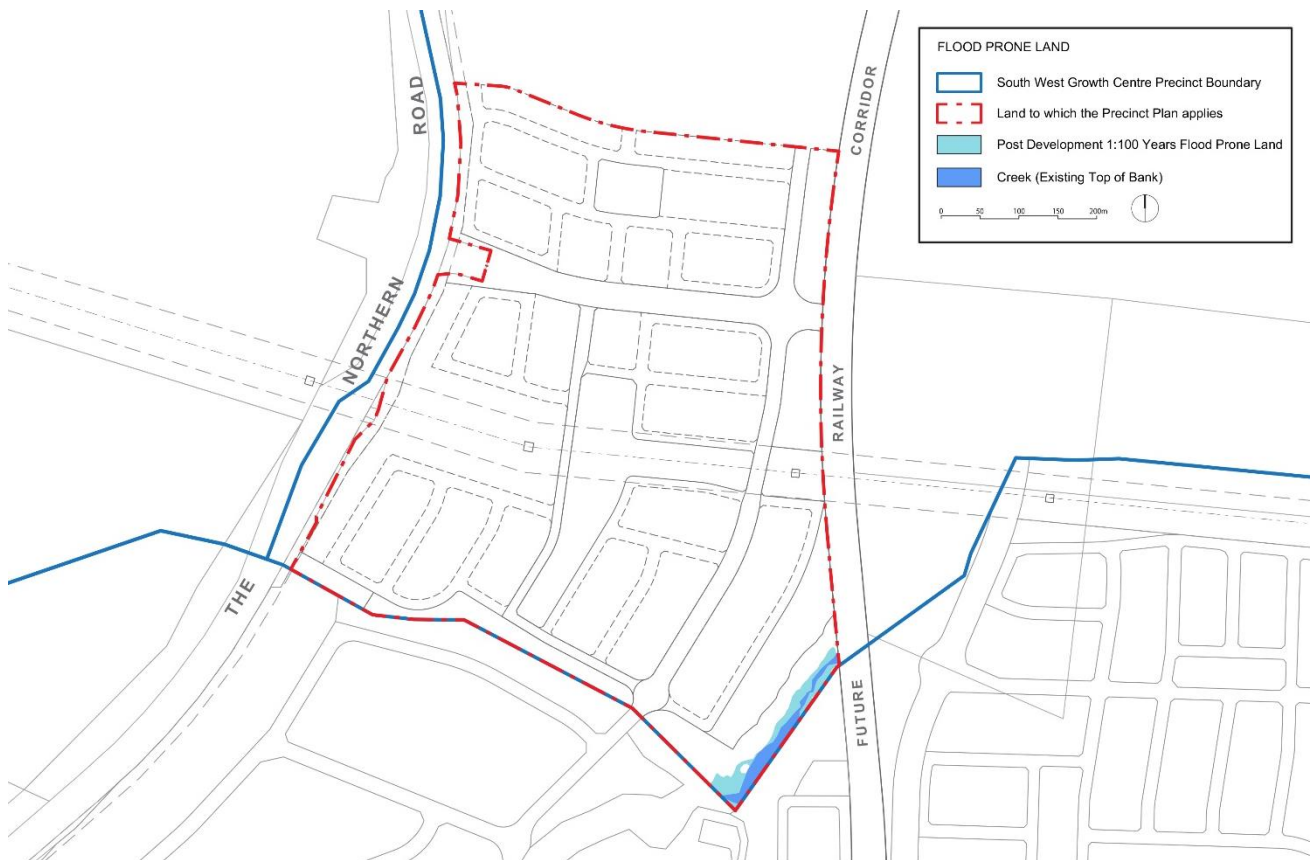
4.4.4 Flooding and Water Cycle Management

The water cycle management strategy adopted for the Draft ILP includes a trunk stormwater management approach, with a dry detention basin located at the low point adjacent the Anthony Creek riparian corridor and incorporates bio-retention to achieve the required water quality targets. The strategy also requires the implementation of a temporary basin outside of the Tranche 41 boundary to cater for the northern catchment of the site, with the permanent basin to be delivered as part of the wider Pondicherry Precinct.

The impact of flooding has also been assessed, with flood extents contained within the riparian corridor.

The Draft ILP responds to the inter-relationship of flood prone land, drainage and riparian corridors with those land uses identified in Figure 17 and 18 below.

Figure 18: Flood Prone Land



4.4.5 Existing Native Vegetation and Ecology

Tranche 41 comprises a predominantly open pastoral landscape with gently undulating topography and patches of native vegetation gathered along creek lines. Existing vegetation will be retained through the implementation of an environmental conservation zone and Native Vegetation Protection Map within the Growth Centres SEPP, with the boundaries determined through on-site investigations and validation. This riparian land is proposed to be dedicated to Council as part of a Voluntary Planning Agreement as discussed further in *Section 6.2 Local Infrastructure and Developer Contributions*.

The location of riparian land is reflected in the Draft ILP as detailed in Figure 19 below.

Figure 19: Water Cycle Management and Ecology



4.4.6 Bushfire Hazard Management

The Draft ILP responds to the bushfire assessment through the provision of perimeter roads to all riparian corridors. Future subdivision design will be required to take into consideration design requirements detailed in the NSW RFS, *Planning for Bushfire Protection 2019*.

Figure 20: Bushfire Prone Land and Asset Protection Zones



4.4.7 Development on and Adjacent an Electricity Easement

The Draft ILP responds to the existing site features of the electrical easements in a manner which draws community benefit where it is justified. This includes through the provision of open space where benefit to the overall urban structure, open space and movement network is demonstrated and conversion to private lots where community benefit is limited.

The Draft ILP achieves this balance with the western portion of the easement not forming any clear nexus with the wider open space network and as such is provided in private ownership. The central and eastern portions of the easement however provide an improved open space and path network with increased east-west permeability and linkages to the surrounding land uses.

The proposed ILP road network adjoining the easement has been designed in consideration of the TransGrid policies and guidelines for development in proximity to their easements.

The proposed *Draft Pondicherry (Part) Precinct Schedule* of the Camden Growth Centres DCP includes controls relating to the development of land near or on electrical easements. These are based on the controls contained within the *Catherine Fields (Part) Precinct Schedule* of the Camden Growth Centres DCP. The below figures have been produced for inclusion in the *Draft Pondicherry (Part) Precinct Schedule* and demonstrate the intent detailed in the Draft ILP.

Figure 21: Transmission Easement (Public Ownership)

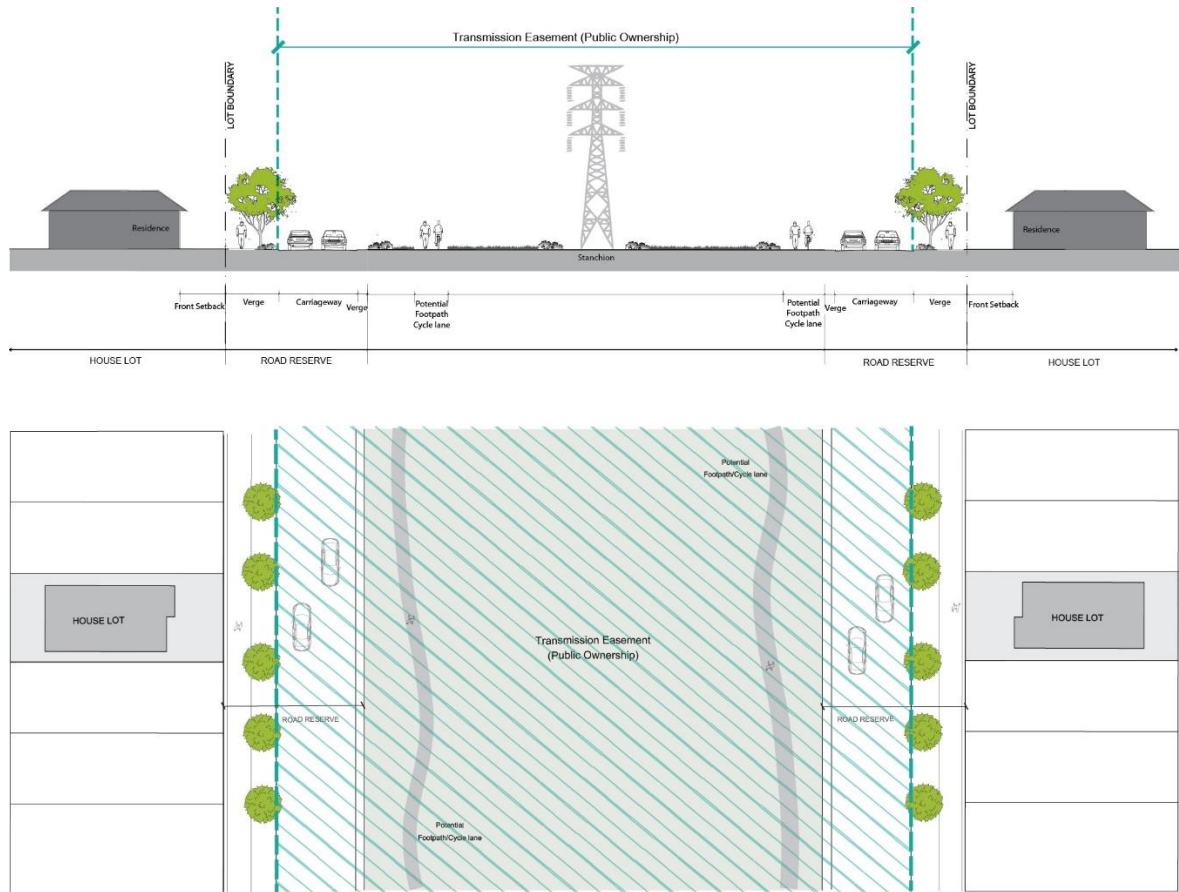
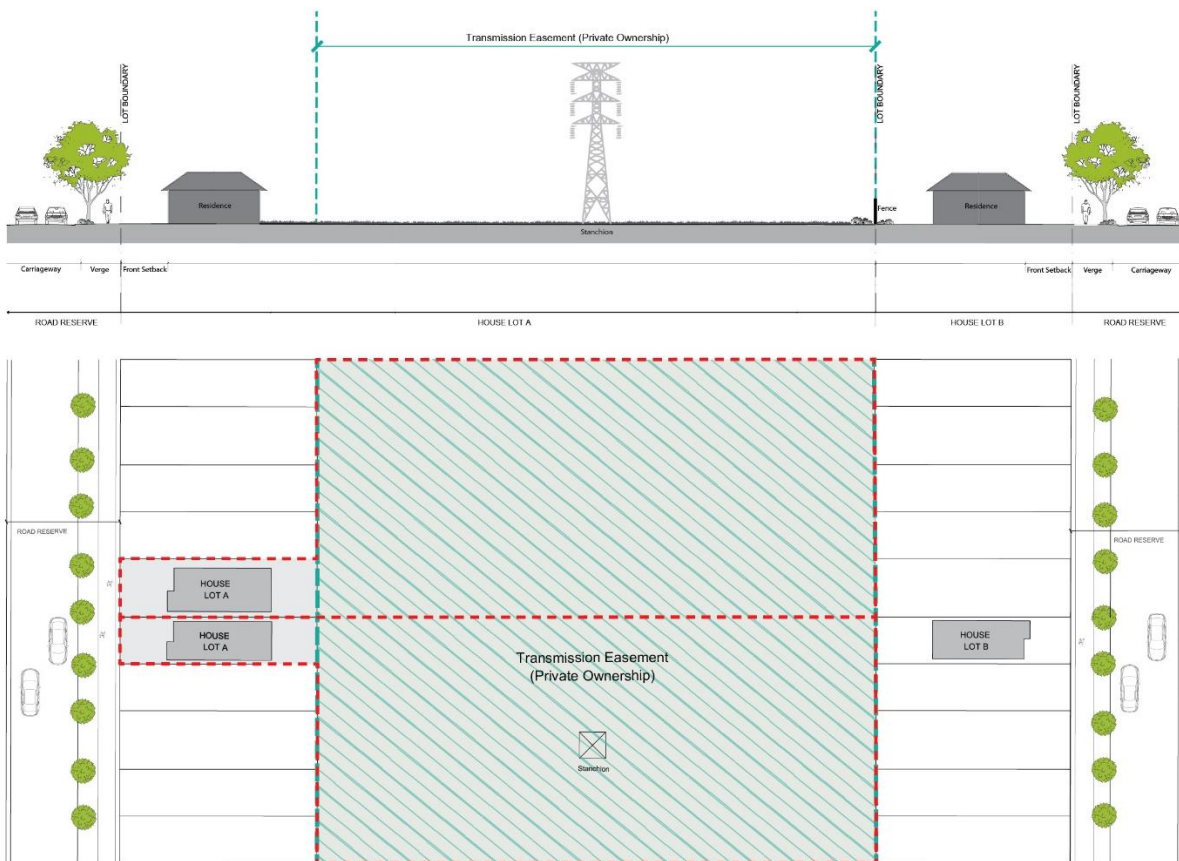


Figure 22: Transmission Easement (Private Ownership)



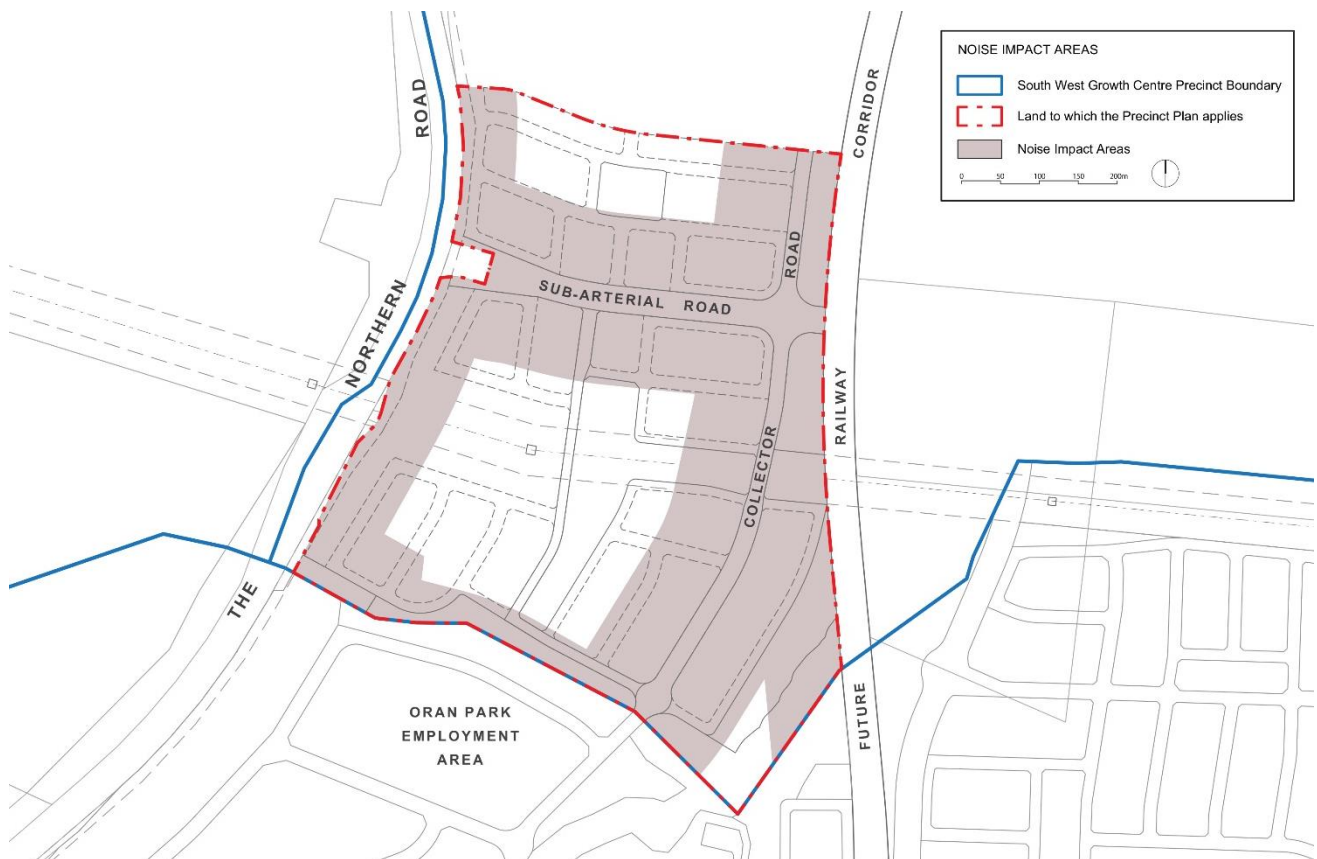
4.4.8 Residential Amenity

The proximity of the site to adjoining noise sources including The Northern Road, the proposed Sub-Arterial and Collector Roads the Oran Park Employment Land and the future North-South Rail corridor have been considered in the layout of the Draft ILP. Mitigation strategies recommended and incorporated into the ILP and future residential development include:

- use of noise barriers to portions of The Northern Road;
- use of built form as a barrier including two storey dwellings and acoustic treatments of building facades; and
- acoustically optimising the subdivision layout including the use of service roads to maximise the buffer distance to future dwellings.

The Camden Growth Centre DCP, *Section 2.3.9 Noise* includes controls relating specifically to noise mitigation including from traffic and rail sources. Assessment of future subdivisions will be required to take into consideration the controls contained within the DCP as they relate to the land identified in Figure 22 below.

Figure 23: Noise Impact Areas



5. CAMDEN GROWTH CENTRE PRECINCTS DCP

Development within the Pondicherry (Part) Precinct will be facilitated through the addition of a site-specific Schedule to the *Camden Growth Centre Precincts Development Control Plan*.

A *Draft Schedule Six – Pondicherry (Part) Precinct* is provided as Appendix D and includes the vision for the Part Precinct, the Indicative Layout Plan, relevant Figures associated with the DCP controls and site specific controls relating to *Public Transport*, the *Open Space and Recreation Network* and *Development near or on TransGrid Electricity Easements*.

There are no amendments sort to the main body of the DCP as part of this Planning Proposal or Drat DCP submission.

6. INFRASTRUCTURE DELIVERY AND DEVELOPER CONTRIBUTIONS

6.1 Regional Infrastructure

A key element of the approach to planning for new urban release areas is infrastructure delivery in line with demand. The delivery of this infrastructure would be the subject of a Voluntary Planning Agreement to ensure the required services are delivered in line with the development of the Precinct.

A Voluntary Planning Agreement will be negotiated as part of the wider Pondicherry rezoning for the appropriate infrastructure items including district level roads and trunk services requirements.

6.1.1 Services Infrastructure

The Pondicherry (Part) Precinct does not require the delivery of any trunk services infrastructure for development to proceed, which is not already planned, constructed or in delivery. This includes infrastructure upgrades along The Northern Road, including potable water, electrical, telecommunications and gas and the availability of services connections to the established Oran Park network. A potable water reservoir is also proposed within the South Creek West Precinct and is currently in the design phase and will be delivered by Sydney Water. Trunk wastewater collection is also available for the southern catchment of the site through connections to existing trunk mains in the Anthony Creek riparian corridor. The servicing infrastructure assessment conducted by Calibre also indicates the availability of options for the collection of wastewater from the northern site catchment subject to timing and delivery of the development. Further discussion of the provision of servicing infrastructure is provided in *Section 3.12 Servicing Infrastructure* and based on this assessment there are no major infrastructure needs generated by the Part Precinct which would require delivery through a Voluntary Planning Agreement.

The limited requirement for infrastructure investment within the Pondicherry (Part) Precinct is a major catalyst for the pursuit of this Planning Proposal and will ensure timely delivery of the development envisaged through the Draft ILP.

6.1.2 Education Facilities

There is no on-site provision of education facilities within the Pondicherry (Part) Precinct. The wider Pondicherry is anticipated to include a K-6 Public School along with a possible K-12 Private School co located with the District Playing fields.

Discussions are ongoing with the Department of Education as part of the rezoning of the wider Pondicherry Precinct.

6.1.3 Emergency Services

There are currently no emergency services proposed for the Pondicherry (Part) Precinct site area, with more suitable locations considered within the wider SWGA.

6.1.4 Child Care Centres

Although the demographic analysis has not identified the need for a Child Care Centre in Tranche 41, there is potential for a Child Care Centre in the south eastern portion of the site with access to the collector road. This will be further explored prior to finalising the Growth Centres DCP Schedule for the site.

6.2 Local Infrastructure and Developer Contributions

The Draft ILP presented with this Planning Proposal includes the provision of various local infrastructure items which would require developer contributions through the course of development. GDC as the proponent of this Planning Proposal will seek to enter a Voluntary Planning Agreement (VPA) for the delivery of those infrastructure items. Negotiations of the VPA are anticipated to continue through the process of rezoning, with a letter of offer presented to Council in due course following Council's initial review and acceptance of the Draft ILP. The items to be included in the VPA offer include:

- The dedication of land and cost of works for delivery of the proposed sub-arterial road;
- The dedication of land and cost of works for delivery of the local passive open spaces;
- The dedication of land and cost of work for delivery of the local passive open space impacted by a transmission easement;
- The dedication of land and cost of works for delivery of the permeant water cycle management drainage basin;
- The dedication of land and cost of works for delivery of riparian corridors;
- Delivery of sharepaths located within the riparian corridors;
- Delivery of bus shelters; and
- Contributions towards community facilities and active open space located outside the Part Precinct boundaries in the larger Pondicherry Precinct. When Pondicherry is rezoned for urban development, any monetary contributions from Tranche 41 will be offset against facilities and open space provided in Pondicherry.

The opportunity for provision of local community facilities within the site is limited, including the delivery of active open space in the form of playing fields. This is due to the population forecast being relatively small and therefore the Precinct not generating sufficient demand for community facilities and playing fields in its own right. The future community will therefore rely on the existing and planned facilities to be delivered as part of the Oran Park project and those to be determined and delivered as part of the remaining Pondicherry Precinct. Contributions towards those community facilities outside the Part Precinct site is also to form part of a VPA offer to Council.

7. THE PLANNING PROPOSAL

7.1 Part 1 – Objectives and Intended Outcomes

The primary objective of this planning proposal is to amend the *Camden Local Environmental Plan 2010* (CLEP) and *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) to enable urban development as envisaged as part of the South West Growth Centre and promoted in the *Region Plan* and the *Western City District Plan*.

The Tranche 41 site comprises a portion of land contained within the Pondicherry Precinct, which is currently subject of a rezoning through the State Government's PAP process. Tranche 41 has been excised from that process to reduce the size and complexity of the rezoning and allow the landowner to respond to the known market demands for new housing.

Tranche 41 forms a logical extension of the existing Oran Park project and comprises 41.28ha of future urban land. An indicative layout plan has been prepared to support the rezoning, informed by the specialist consultant studies produced and discussed in this report. The site will comprise approximately 470 dwellings and a population of 1,500 people within a generally low-density residential development.

7.2 Part 2 – Explanation of Provisions

The above objectives and outcomes will be facilitated through amendments to the Camden LEP and Growth Centres SEPP and associated land use mapping provisions. Details are provided below of the Growth Centre SEPP Mapping amendments required. Corresponding amendments will also be required to the CLEP 2010 Maps extending the area identified as the Growth Centre on those maps. As these CLEP 2010 mapping amendments are purely a consequence of the Growth Centre expansion they are not discussed further in this report.

GROWTH CENTRES SEPP

The following maps form the Growth Centres SEPP, with any required amendment discussed as part of this section of the Planning Proposal:

- Development Control Map: Sheet DVC_003
- Floor Space Ration Map: Sheet FSR_003
- Heritage Map: Sheet HER_003
- Height of Buildings Map: Sheet HOB_003
- Land Application Map: Sheet LAP_003
- Land Reservation Acquisition Map: Sheet LRA_003
- Lot Size Map: Sheet: LSZ_003
- Special Areas Map: SAM_003
- Land Zoning Map: LZN_003
- Native Vegetation Protection Map: NVP_003
- Precinct Boundary Map: PCB_003
- Residential Density Map: RDN_003
- Riparian Protection Area Map: RPN_003

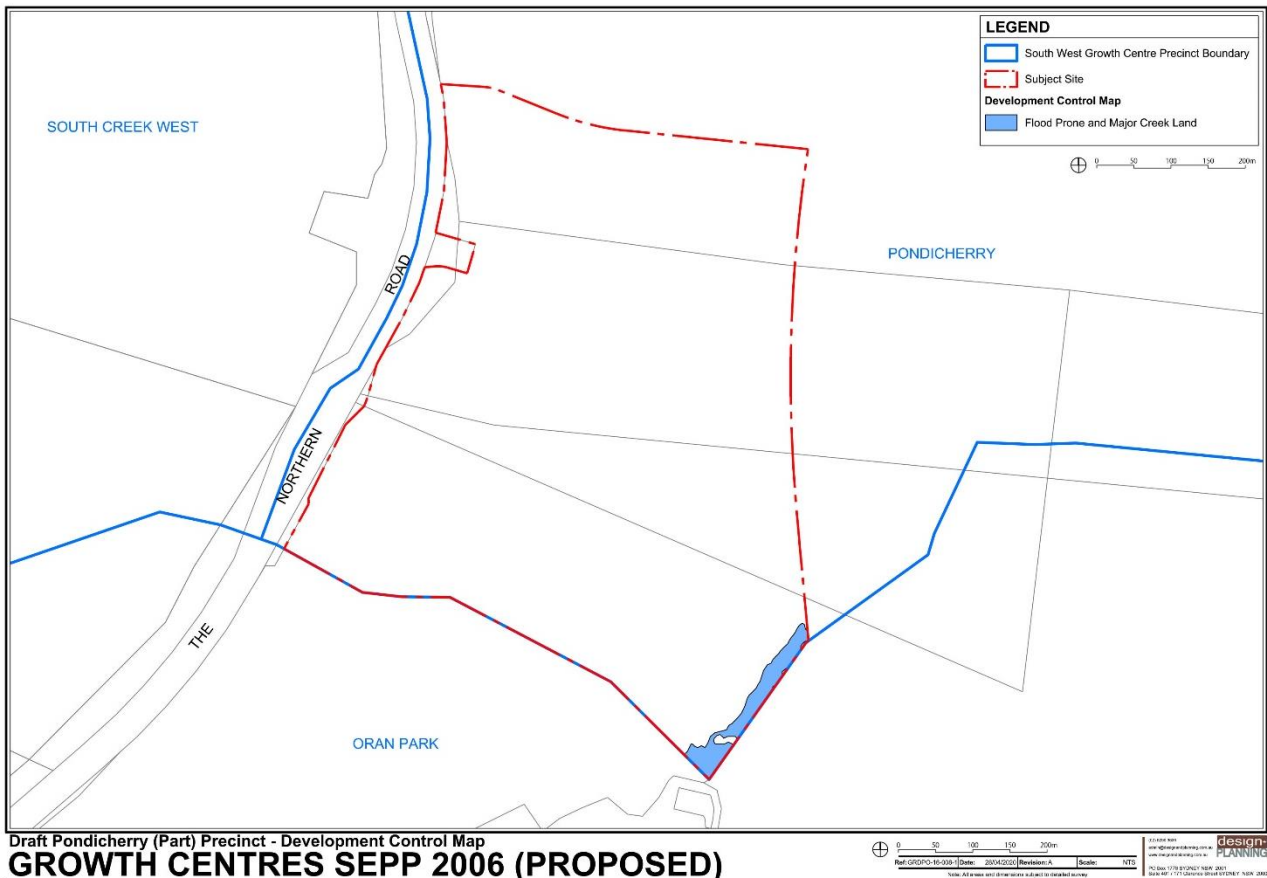
Proposed amendments to SEPP maps are shown in the following pages. For context, controls on land in the adjoining Oran Park Precinct are shown on the maps where relevant and current as of the date of this submission. This is noted due to various Planning Proposals being considered in the area, including for example the proposal to extend the Oran Park Employment Area currently under consideration (pre-Gateway).

7.2.1 Amendment to the Development Control Map

The Development Control Map Sheet DVC_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The Development Control Map identifies land subject to flooding with the relevant development controls found in *Part 5 Development controls – flood prone and major creeks land* which are unaltered by this Planning Proposal.

Figure 22 below (and Appendix C) shows the proposed Development Control Map.

Figure 24: Proposed Development Control Map

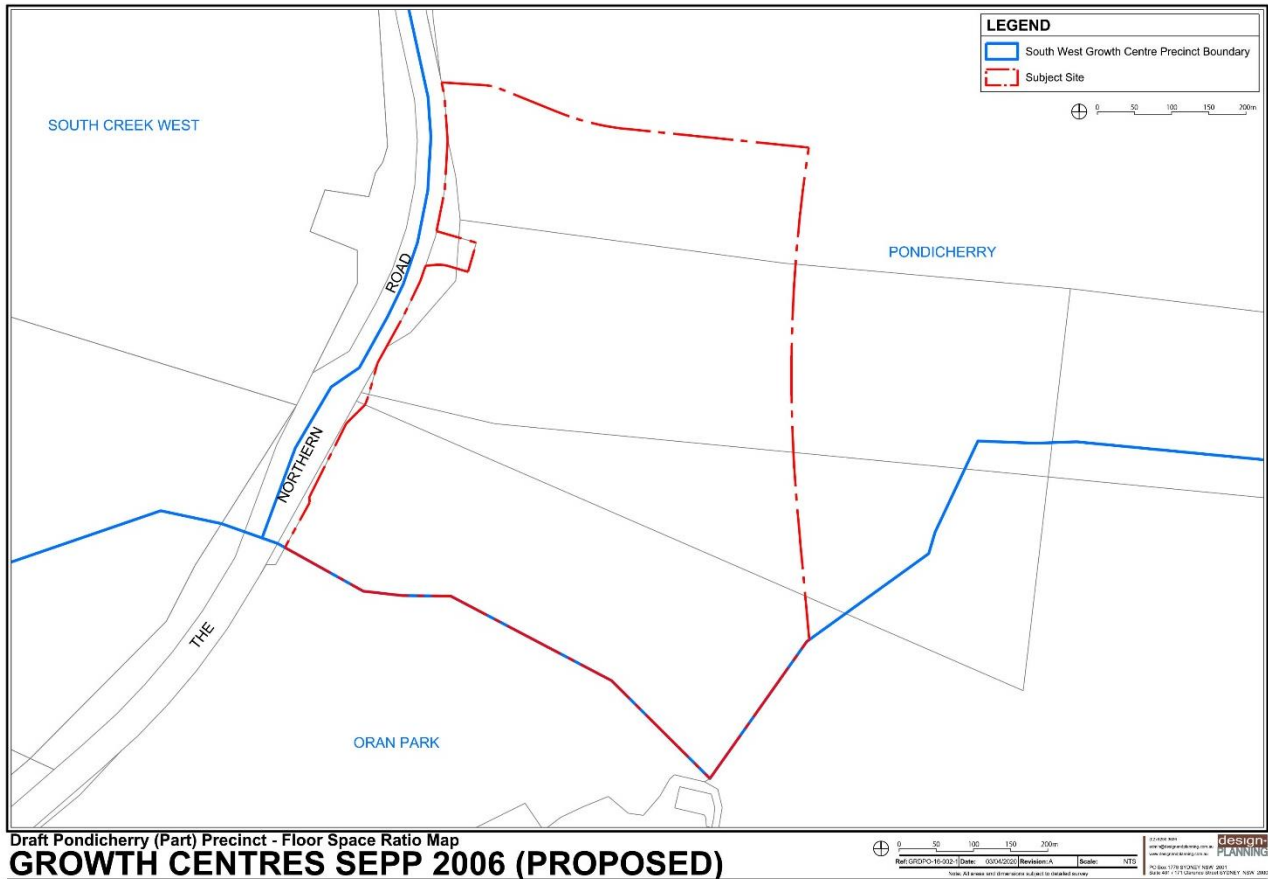


7.2.2 Amendment to the Floor Space Ratio Map

The Floor Space Ratio Map Sheet FSR_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The proposal does not include the provision of a mapped floor space ratio as the proposal includes residential development only, with appropriate controls provided in the DCP to ensure the appropriate massing of residential development is achieved. This approach mirrors that taken for the Oran Park and Catherine Fields Precincts.

Figure 23 below (and Appendix C) shows the proposed Floor Space Ratio Map.

Figure 25: Proposed Floor Space Ratio Map

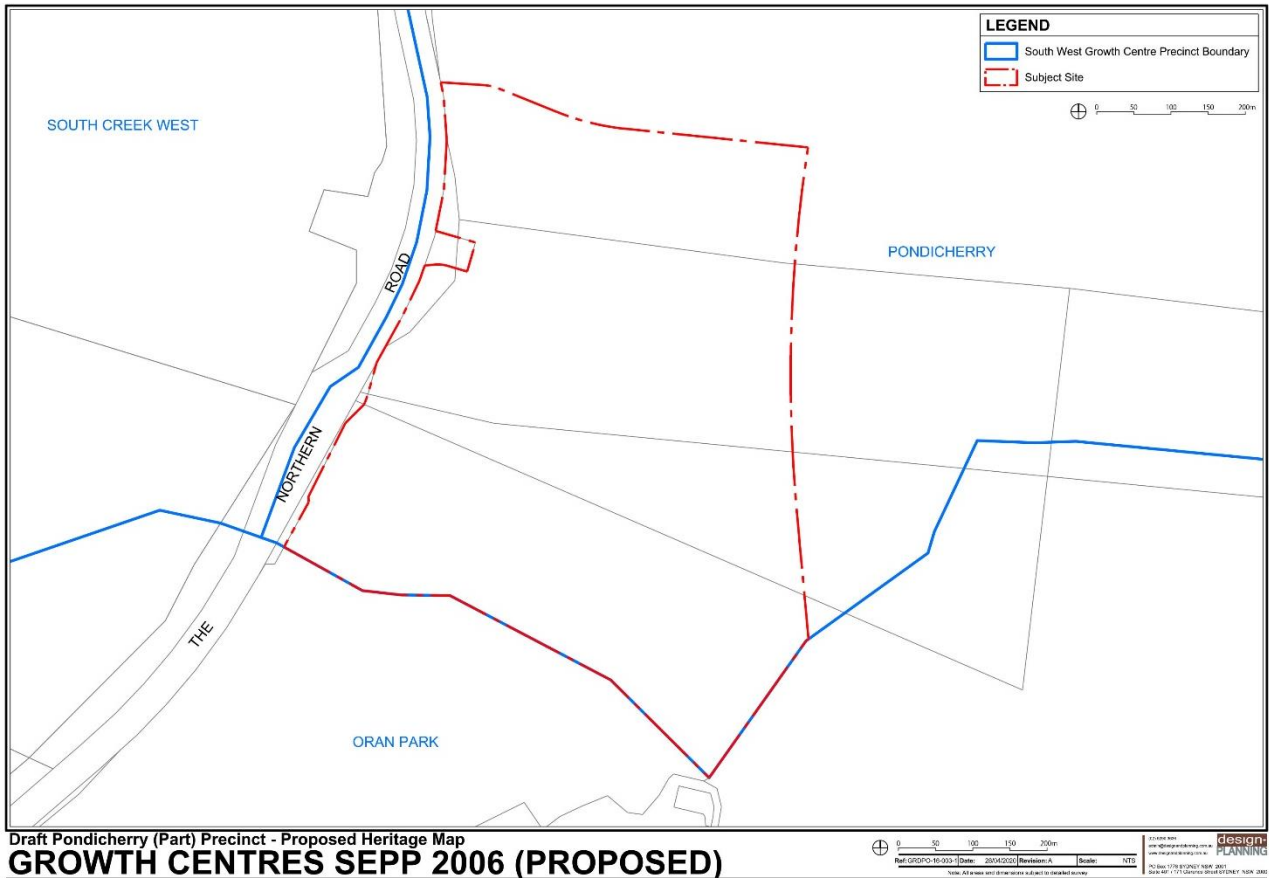


7.2.3 Amendment to the Heritage Map

The Heritage Map Sheet HER_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map does not identify any areas of Heritage significance within the Tranche 41 site area consistent with the finding of the specialist consultant investigations conducted as part of this Planning Proposal submission.

Figure 24 below (and Appendix C) shows the proposed Heritage Map.

Figure 26: Proposed Heritage Map



7.2.4 Amendment to the Height of Buildings Map

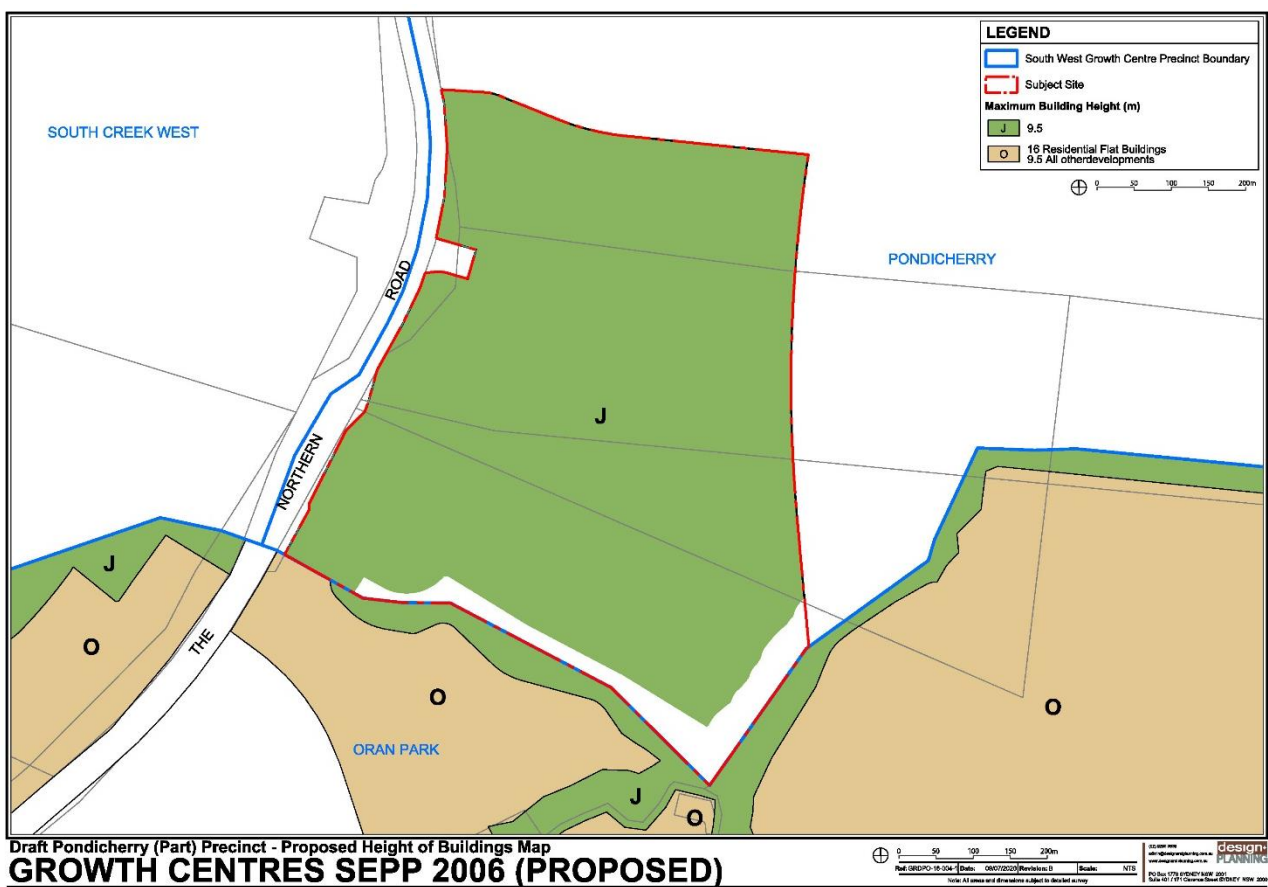
The Height of Buildings Map Sheet HOB_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West.

The proposed maximum building height of 9.5m mirrors that permitted within the Oran Park Precinct for low density residential development. While Oran Park also allows a 16m height limit for Residential Flat Buildings, this is not considered warranted in the context of the outcomes envisaged for the Tranche 41 site as promoted through the ILP.

The Growth Centre SEPP development standards relating to height of buildings are found in *Appendix 9 Camden Growth Centres Precinct Plan, Part 4, Clause 4.3* and are unaltered by this Planning Proposal.

Figure 25 below (and Appendix C) shows the proposed Height of Buildings Map.

Figure 27: Proposed Height of Buildings Map

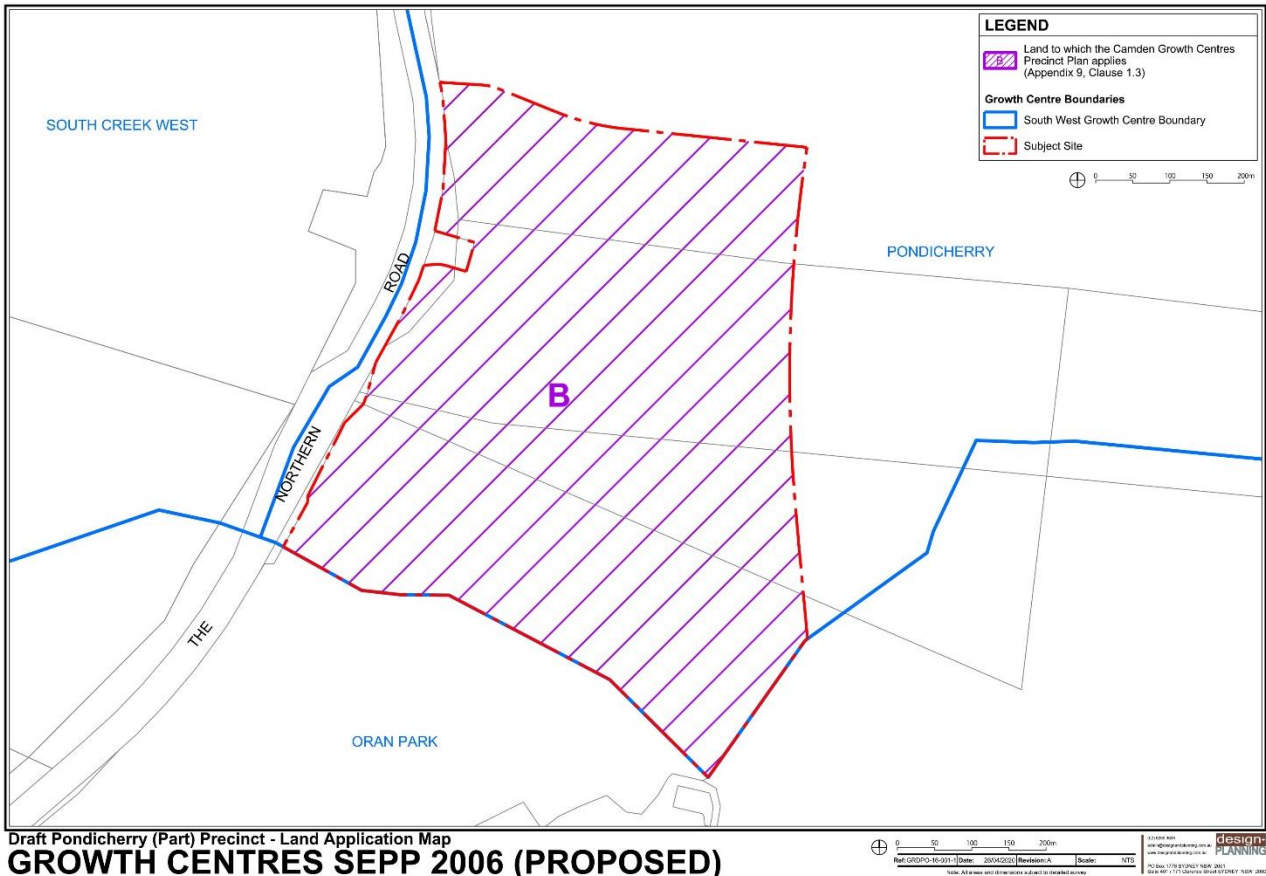


7.2.5 Amendment to the Land Application Map

The Land Application Map Sheet LAP_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The Map identifies Tranche 41 as being *Land to which the Camden Growth Centres Precinct Plan Applies* (Growth Centres SEPP, Appendix 9 Camden Growth Centres Precinct Plan, Clause 1.3).

Figure 26 below (and Appendix C) shows the proposed Land Application Map.

Figure 28: Proposed Land Application Map



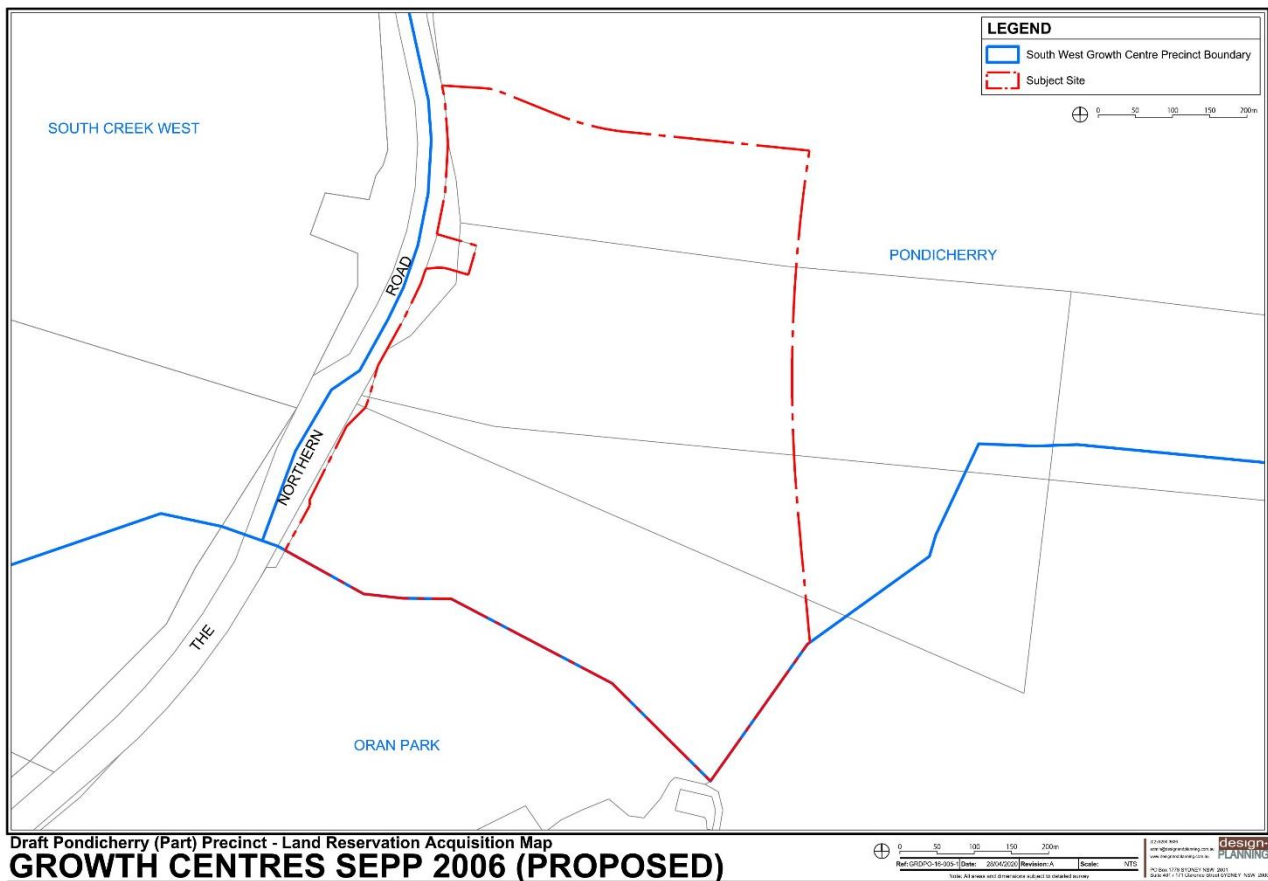
7.2.6 Amendment to the Land Reservation Acquisition Map

The Land Reservation Acquisition Map Sheet LRS_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map does not identify any areas of land for acquisition within the Tranche 41 site area due to the sites proposed zoning regime including *R2 Low Density Residential* and *E2 Environmental Conservation* only. These zones include all proposed land uses, including residential, open space, drainage and riparian with no additional specific zones employed. This zoning regime ensures flexibility in the delivery of residential development, and acknowledges the sufficient controls provided through the Growth Centres SEPP, the DCP and ILP to ensure the outcomes envisaged through this rezoning are achieved.

Further supporting this zoning and the absence of any land identified for acquisition through the Land Reservation Acquisition Map includes the land being retained under single ownership and that the landowner through this Planning Proposal is seeking to enter a Voluntary Planning Agreement with Council for the dedication of public land. In combination these factors ensure the outcomes envisaged through the rezoning will be achieved through the development process, including the inherent requirement for Council and NSW DPIE approvals if modifications are pursued in the future.

Figure 27 below (and Appendix C) shows the proposed Land Reservation Acquisition Map.

Figure 29: Proposed Land Reservation Acquisition Map

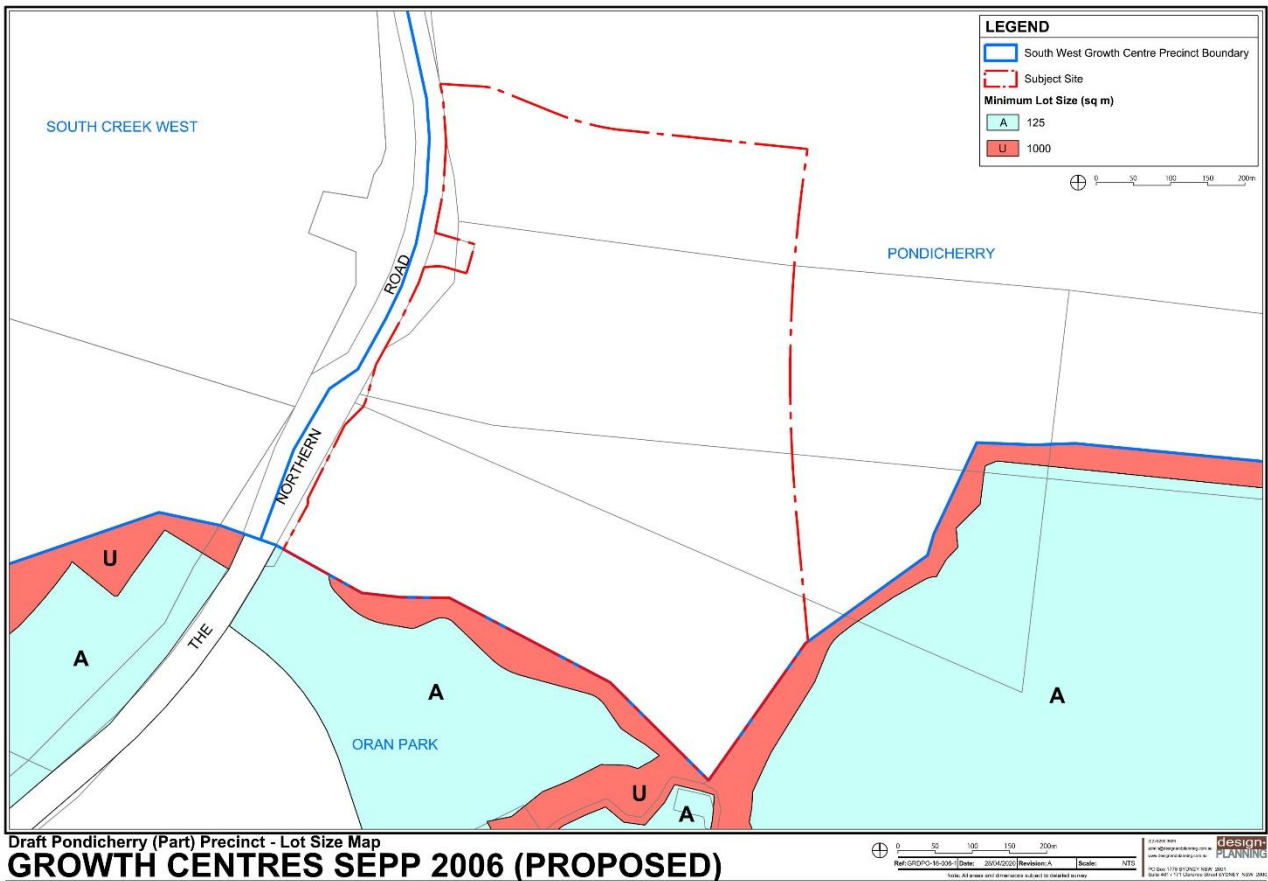


7.2.7 Amendment to the Lot Size Map

The Lot Size Map Sheet LSZ_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The proposal does not include the provision of a mapped minimum lot size category, which is consistent with the approach taken for the Catherine Fields (Part) Precinct. The Growth Centre SEPP development standards relating to lot size are found in *Appendix 9 Camden Growth Centres Precinct Plan, Part 4, Clause 4.1* and are unaltered by this Planning Proposal.

Figure 28 below (and Appendix C) shows the proposed Lot Size Map.

Figure 30: Proposed Lot Size Map

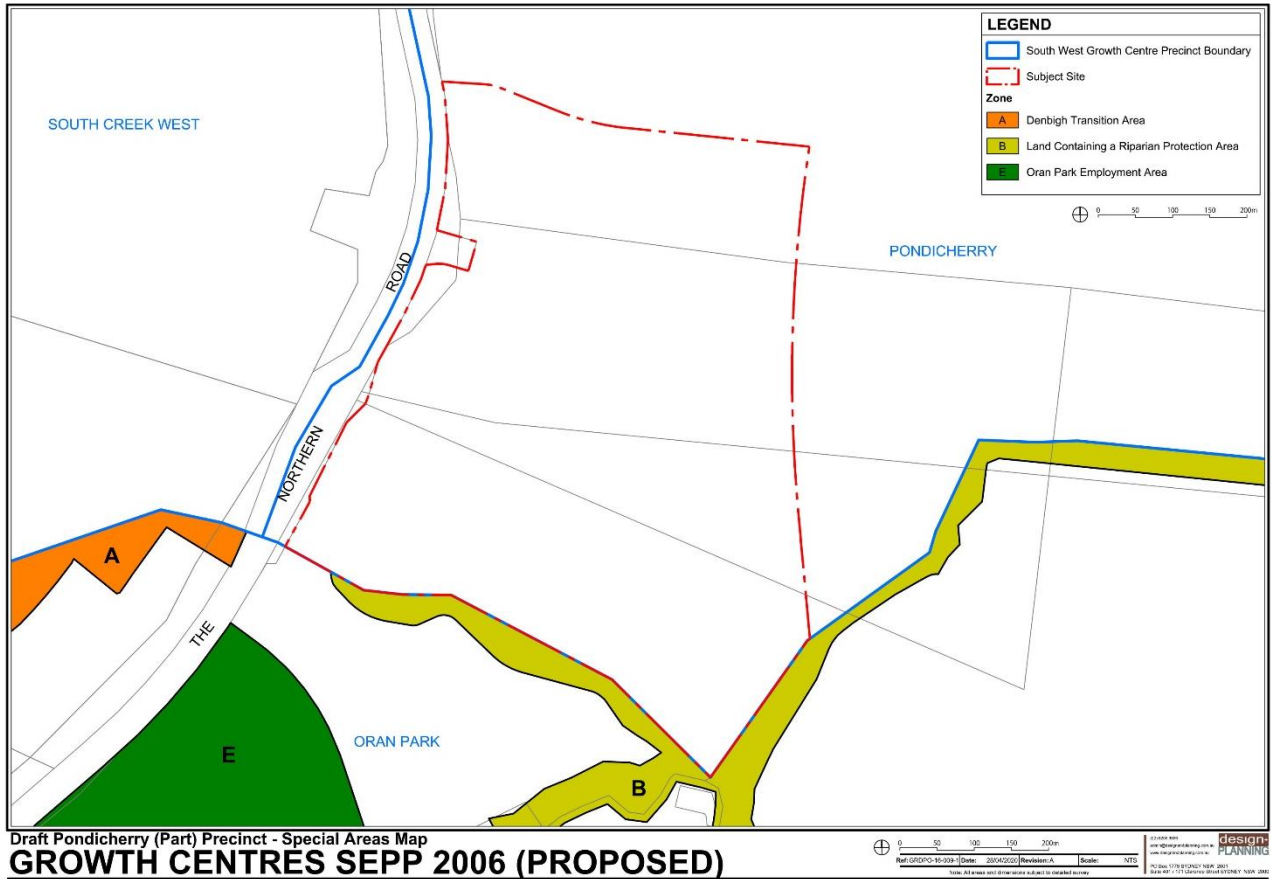


7.2.8 Amendment to the Special Areas Map

The Special Areas Map Sheet SAM_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map does not identify any Special Areas of land within the Tranche 41 site area.

Figure 29 below (and Appendix C) shows the proposed Special Areas Map.

Figure 31: Proposed Special Areas Map



7.2.9 Amendment to the Land Zoning Map

The Land Zoning Map Sheet LZN_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The Growth Centres SEPP, *Appendix 9 Camden Growth Centres Precinct Plan, Part 2 Land Use Table* is unaltered by this Planning Proposal. The proposed land use zones include:

- R2 Low Density Residential; and
- E2 Environmental Conservation.

The proposal includes the provision of *R2 Low Density Residential* to facilitate the residential land use outcomes promoted by the ILP and follows the zoning regimes of other Growth Centre Precincts, namely the Catherine Fields (Part) Precinct. The R2 zone provides flexibility in the delivery of residential development, with sufficient controls provided through the DCP and ILP to ensure the outcomes envisaged through this rezoning are achieved. The types of residential uses acceptable within the *R2 Low Density Residential* zone include:

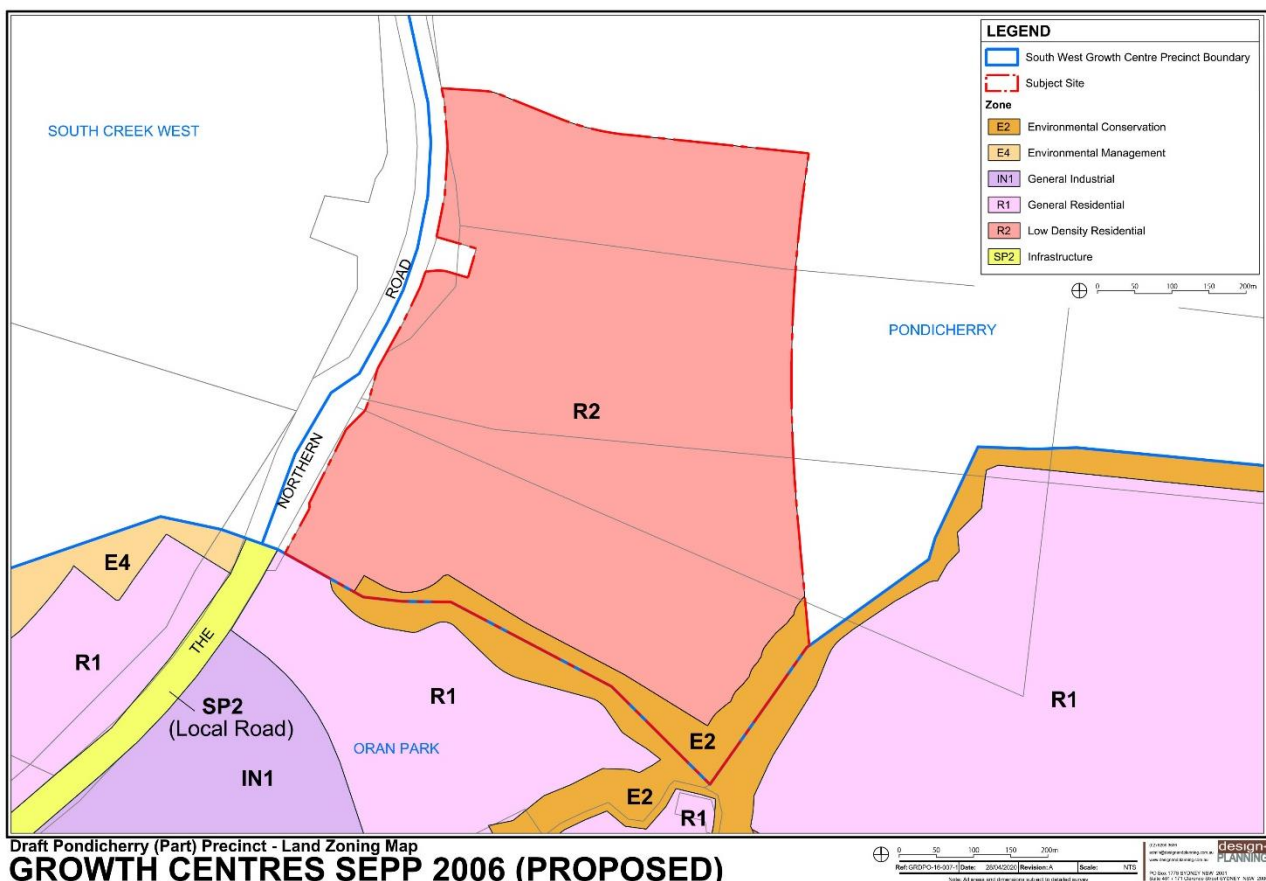
Boarding houses; Dual occupancies; Dwelling houses; Group homes; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; and Studio dwellings.

Attached dwellings, manor homes and multi dwelling housing are also permitted in land zoned *R2 Low Density Residential* in accordance with the locational criteria outlined in clause 6.7 of the *Camden Growth Centres Precinct Plan* of the Growth Centres SEPP.

The *E2 Environmental Conservation* zone follows the riparian protection area and ensures these culturally and ecologically significant corridors are maintained into the future.

Figure 30 below (and Appendix C) shows the proposed Land Zoning Map.

Figure 32: Proposed Land Zoning Map



7.2.10 Amendment to the Native Vegetation Protection Map

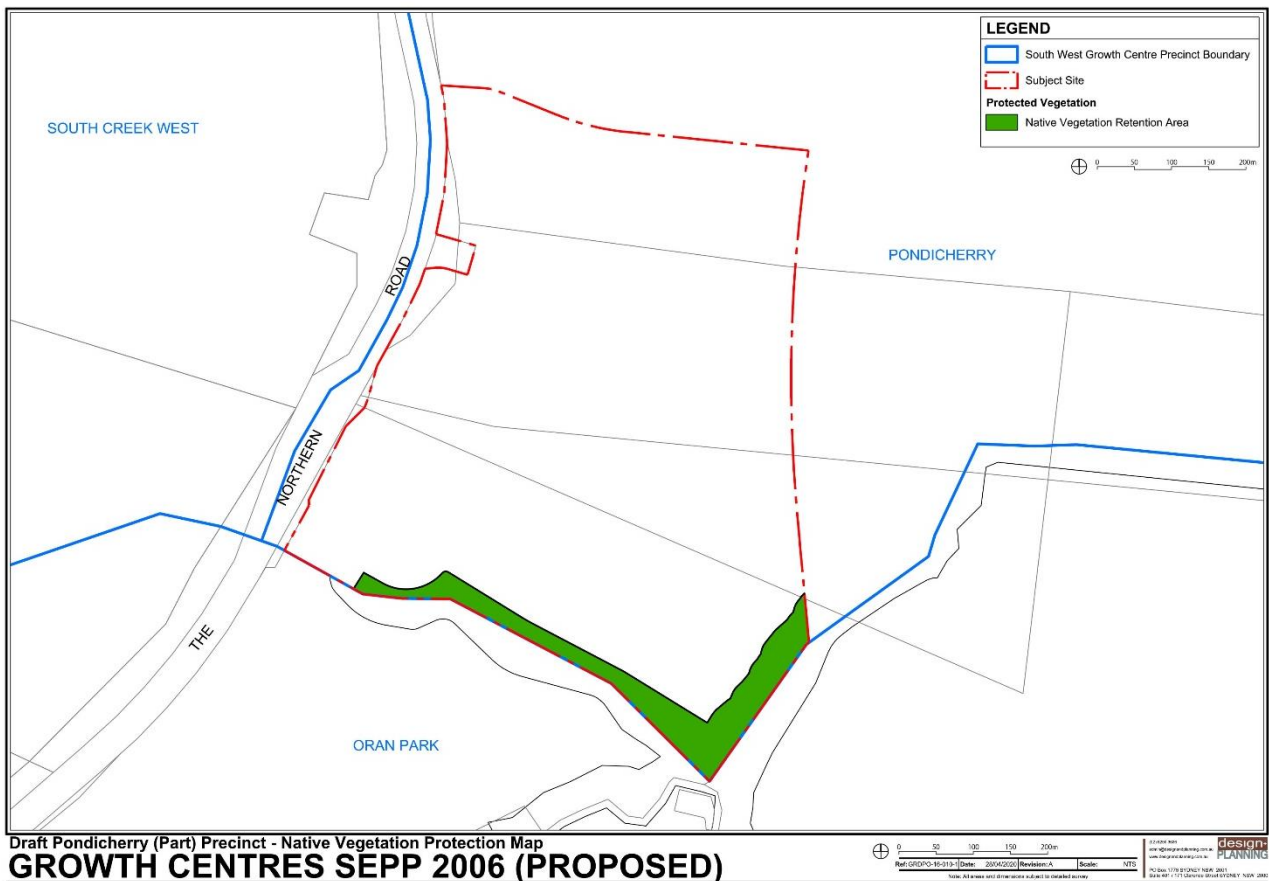
The Native Vegetation Protection Sheet Map NVP_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map identifies the *Existing Native Vegetation Area* and *Native Vegetation Retention Area* for the Precinct, with those areas confined to the Riparian Protection Area.

The mapping of Native Vegetation is consistent with the Growth Centres SEPP, *Appendix 9 Camden Growth Centres Precinct Plan, Part 6, Clause 6.2 and 6.3* which seek to prevent the clearing of certain native vegetation and manage existing native vegetation in accordance with the relevant biodiversity measures of the BC Act 2016.

As detailed by ELA in their biodiversity assessment and discuss in *Section 3.8 Biodiversity* the entire Tranche 41 site area is biodiversity certified, with ground truthing also confirming that the site does not contain any areas of ENV reflecting the mapping undertaken in association with the Growth Centres Conservation Plan

Figure 31 below (and Appendix C) shows the proposed Native Vegetation Projection Map.

Figure 33: Proposed Native Vegetation Protection Map

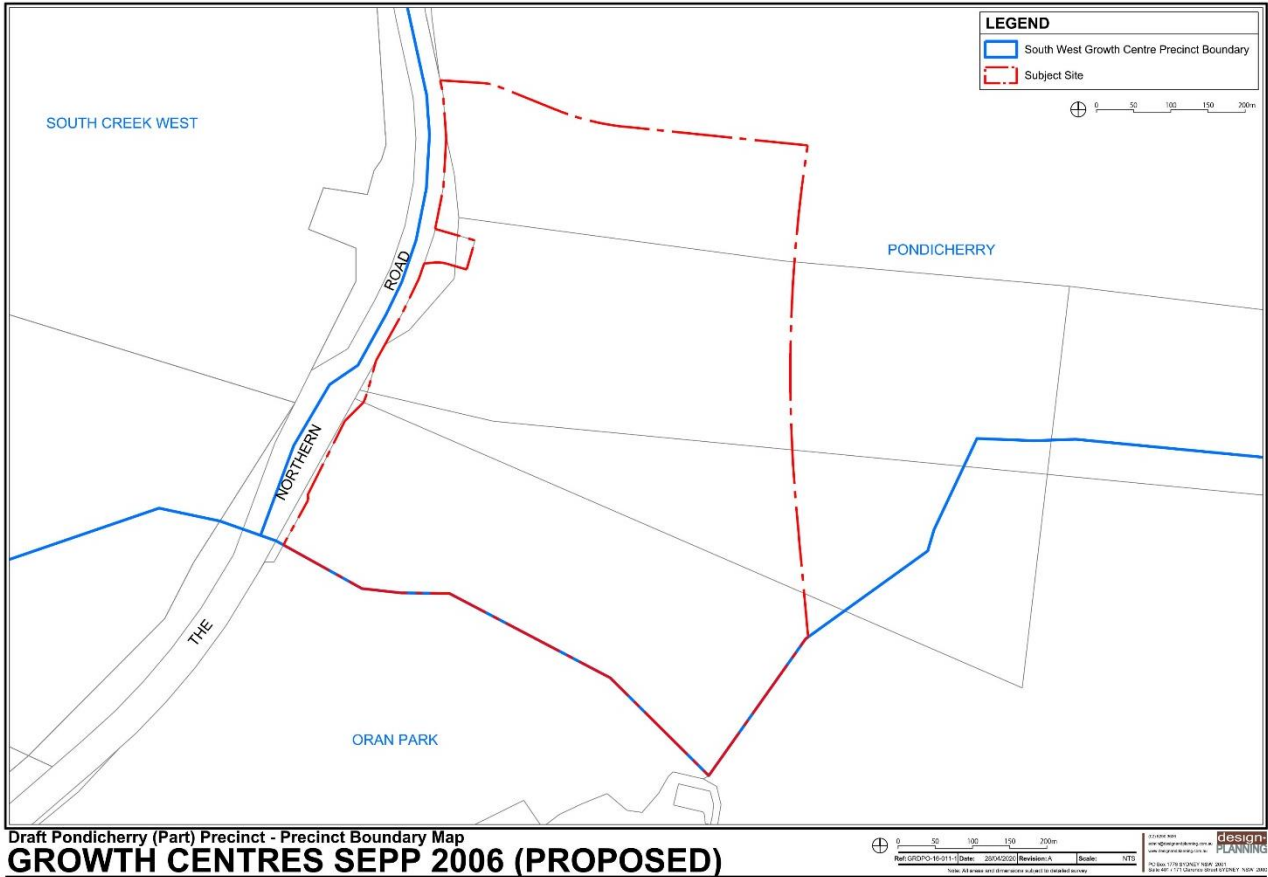


7.2.11 Amendment to the Precinct Boundary Map

The Precinct Boundary Map Sheet PCB_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map identifies the boundary for the Oran Park Precinct, the Pondicherry Precinct and the South Creek West Precinct.

Figure 32 below (and Appendix C) shows the proposed Precinct Boundary Map.

Figure 34: Proposed Special Areas Map



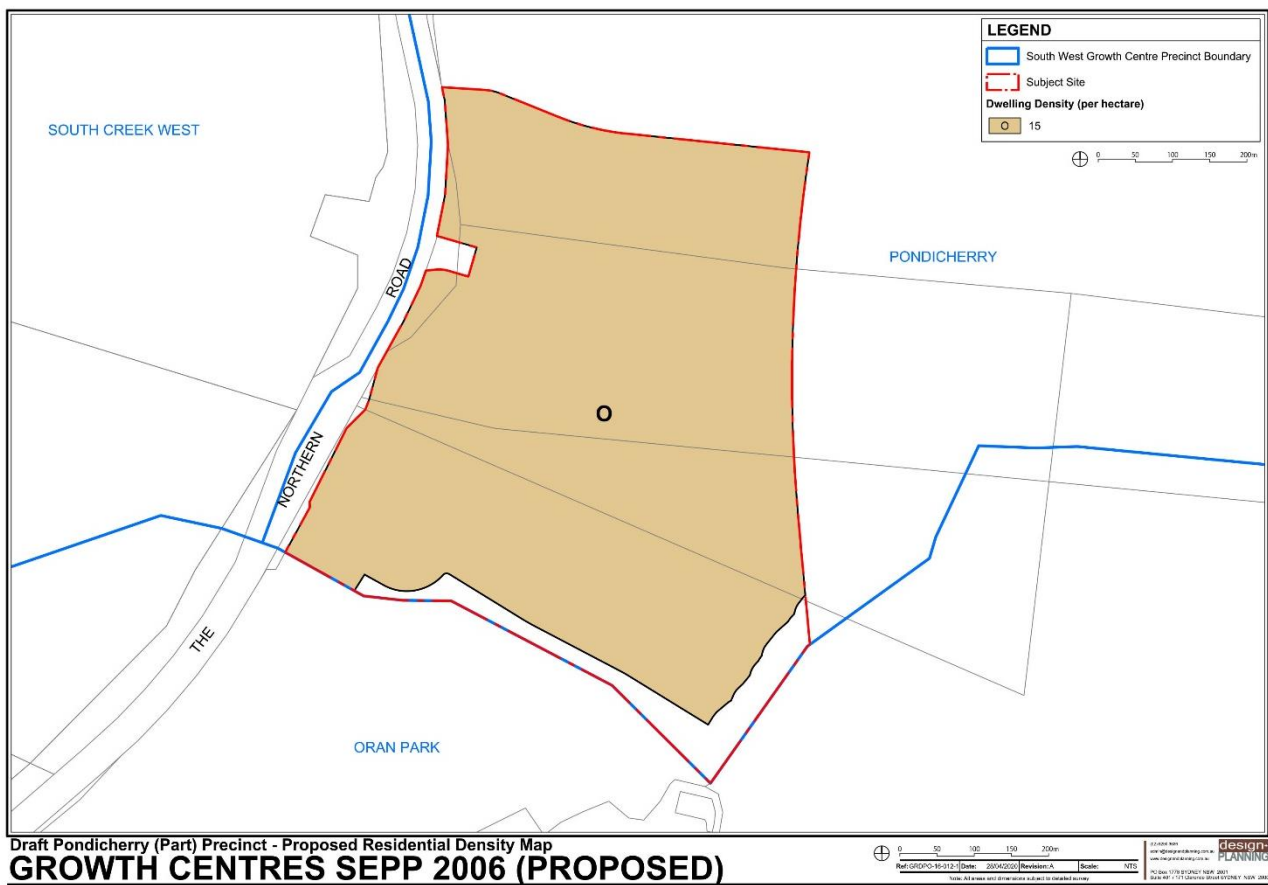
7.2.12 Amendment to the Residential Density Map

The Residential Density Map Sheet RDN_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West.

The proposed residential density of 15 dw/ha is consistent with the Growth Centres SEPP, *Appendix 9 Camden Growth Centres Precinct Plan, Clause 4.1B*, which establishes minimum residential densities for the Precinct. This density follows the density regimes of other Growth Centre Precincts, namely the Catherine Fields (Part) Precinct, with the SEPP development standards unaltered by this Planning Proposal.

Figure 33 below (and Appendix C) shows the proposed Residential Density Map.

Figure 35: Proposed Residential Density Map



7.2.13 Amendment to the Riparian Protection Area Map

In accordance with the Growth Centres SEPP, *Part 6, Clause 21(4)* the Riparian Protection Area Map does not apply to 'land to which the Camden Growth Centres Precinct Plan 2013 (as referred to in Appendix 9) applies'. Accordingly, this Planning Proposal does not propose any amendments to this Map.

7.3 Part 3 – Justification

7.3.1 Section A – Need for the Planning Proposal

Q1. IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT?

Pondicherry is located within the SWGA and forms part of the *Western City District Plan* as defined within the *Sydney Region Plan*. The Sydney Region Plan sets the 40-year vision for the growth of Sydney, with the District Plans providing a 20-year plan for the delivery of that vision.

The rezoning of the site for residential development, including local open space and retention of culturally and ecologically significant riparian corridors conforms with the objectives and directions of the strategic plans for Sydney.

Q2. IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?

The planning proposal is the best means of achieving the objectives of the proposed rezoning, being the delivery of land supply within the SWGA within a timely and efficient manner. The wider Pondicherry Precinct is currently undergoing a rezoning through the State Government’s PAP process however has been stalled due to a number of complex environmental and land use issues.

The rezoning of Tranche 41 forms a logical extension of the existing Oran Park project with relatively few environmental constraints. As documented in this Planning Proposal report the proposed rezoning will balance those constraints and the delivery of the wider land supply imperatives of the Growth Area.

7.3.2 Section B – Relationship to Strategic Planning Framework

Q3. IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS OF THE APPLICABLE REGIONAL, SUB-REGIONAL OR DISTRICT PLAN OR STRATEGY (INCLUDING ANY EXHIBITED DRAFT PLANS OR STRATEGIES)?

A detailed response to the priorities of the *Region Plan* and *Western City District Plan* is provided in the tables below.

Table 7: Greater Sydney Region Plan

Greater Sydney Region Plan Priority	Compliance Statement
Infrastructure and Collaboration	
<p>Objective 1: Infrastructure supports the three cities</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Prioritise infrastructure investment to support the vision of <i>A Metropolis of Three Cities</i>. • Sequence growth across the three cities to promote north-south and east-west connections. 	<p>This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction.</p> <p>Of note the site is well serviced by the surrounding arterial road network which includes upgrades to Camden Valley Way and The Northern Road. The construction of Gregory Hills Drive also provides an additional east-west connection between Camden and Campbelltown and direct access to the Campbelltown Railway Station.</p> <p>Servicing infrastructure is also available to the site including sewer mains within the creek corridors of Oran Park and watermains and electrical services within The Northern Road corridor.</p> <p>The site is also well serviced by the social infrastructure delivered within the expanding Oran Park Town. These include sporting facilities, youth recreation facilities, a community library, schools, childcare centres and aged care facilities.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 1 and the relevant actions and strategies.</p>

<p>Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Align forecast growth with infrastructure. Sequence infrastructure provision across Greater Sydney using a place-based approach. 	<p>The site is located adjoining the established area of Oran Park and is well serviced by existing infrastructure. Additional infrastructure investment required prior to residential construction will be limited with spare capacity present within the existing infrastructure.</p> <p>This spare capacity in existing infrastructure provides strong justification for the proposed housing growth and will provide earlier investment return to government.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 2 and the relevant actions and strategies.</p>
<p>Objective 3: Infrastructure adapts to meet future needs</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans. 	<p>The Planning Proposal includes the provision of low density residential development as an extension to the established community of Oran Park Town.</p> <p>The Oran Park Town development has been delivered as an adaptable centre which embraces the use of technology through work hubs and shared workspaces that encourage knowledge sharing and the effective use of technology.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 3 and the relevant actions and strategies.</p>
<p>Objective 4: Infrastructure use is optimised</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Maximisation of the utility of existing infrastructure assets and consideration to the strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptable and flexible regulations to allow decentralised utilities. 	<p>The Planning Proposal will require minimal investment in trunk or supporting infrastructure due to the ongoing upgrades and established networks along The Northern Road and Oran Park Town.</p> <p>The spare capacity in existing infrastructure provides strong justification for the proposed housing growth and will provide earlier investment return to government.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 4 and the relevant actions and strategies.</p>
<p>Objective 5: Benefits of growth realised by collaboration of governments, community and business</p>	<p>The Planning Proposal will provide much needed residential housing within the SWGA to meet current and future demand. The delivery of this housing will provide further justification for the committed infrastructure through the 'Western Sydney City Deals'. The proposal will also be delivered through collaboration between State and Local Government.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 5 and the relevant actions and strategies.</p>
<p>Liveability</p>	
<p>Objective 6: Services and infrastructure meet communities changing needs</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Deliver social infrastructure to reflect the needs of the community now and in the future. Optimise the use of available public land for social infrastructure. 	<p>This Planning Proposal is supported by the technical study conducted by Elton Consulting which assessed the existing demographics of the area, the likely demographics of the future community and the needs generated by that future community. This assessment is provided in Section 3.3 <i>Social Infrastructure</i>.</p> <p>The Draft ILP responds to this assessment through the delivery of public open space to meet the needs of the future community, with other high order services, including healthcare, aged care, child care, education, emergency services, community resources and playing fields being delivered, or already delivered within Oran Park. Additional services will also be delivered through the wider Pondicherry Precinct and SWGA.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 6 and the relevant actions and strategies.</p>
<p>Objective 7: Communities are healthy, resilient and socially connected.</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities by: <ul style="list-style-type: none"> providing walkable places with active street life and a human scale. 	<p>The design and delivery of the Oran Park Precinct has been undertaken with a place-based, design led approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.</p>

<ul style="list-style-type: none"> – prioritising opportunities for people to walk, cycle and use public transport. – co-locating schools, social, health, sporting, cultural and shared facilities. – promoting local access to healthy fresh food and supporting local fresh food production. 	<p>Oran Park Town has promoted and implemented innovative school planning delivery throughout the project. The existing Oran Park K-12 Public School and Anglican College both incorporate best practice design outcomes, co-located surrounding the Town Centre, open space and other community facilities to foster community interaction.</p> <p>The Pondicherry (Part) Precinct will integrate seamlessly with the wider Oran Park Precinct and will directly benefit from these design led outcomes. Specifically, the Draft ILP promotes strong pedestrian and cycle connections to all surrounding land uses ensuring the Part Precinct forms an integrated community within the wider surrounding Precincts.</p> <p>This proposal does not compromise the planning and delivery of healthy, resilient and socially connected communities.</p>
<p>Objective 8: Greater Sydney’s communities are culturally rich with diverse neighbourhoods</p> <ul style="list-style-type: none"> • Incorporate cultural and linguistic diversity in strategic planning and engagement. • Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations. 	<p>This Planning Proposal does not compromise the creation of diverse and culturally rich neighbourhoods, with access to a range of open space and sporting facilities.</p> <p>Sporting participation is recognised as an important social and recreational pursuit that builds resilience and social connections in diverse communities. Sporting facilities supporting the future community of the Part Precinct will be provided within Oran Park and the wider Pondicherry Precinct.</p>
<p>Objective 10: Greater housing supply</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Prepare housing strategies • Develop 6-10-year housing targets 	<p>This Planning Proposal supports the Region Plan Action for Camden Council to prepare a local housing strategy to respond to the housing targets set by the Greater Sydney Commission through the Region Plan and Western City District Plan.</p>
<p>Objective 11: Housing is more diverse and affordable</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Prepare Affordable Rental Housing Target Schemes. • State Agencies, are required to address housing diversity when disposing of land. 	<p>This Planning Proposal seeks to increase the supply residential housing in Western Sydney in response to the known present and future demand. This will be through the delivery of a mix of low-density residential housing.</p> <p>Pondicherry is located in an area which supports low and medium density residential housing, with the majority of higher densities expected closer to the Oran Park and surrounding centres.</p> <p>The actions under this objective are primarily the responsibility of Government and nothing within the Planning Proposal negates the importance of these higher-level priorities.</p>
<p>Objective 12: Great Places that bring people together</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Deliver great places by prioritising people friendly public realms, balancing the function of streets, providing fine grain urban form and walkability, encourage contemporary heritage where possible and used a placed based approach. • In Collaboration Areas, Planned Precincts and Planning for Centres investigate the need for precinct based provision of adaptable car parking and infrastructure in lieu of private provision of car parking. Ensure parking availability takes into account the level of public transport and consider the capacity for places to change and evolve to accommodate different activities over time. 	<p>The Oran Park Town project is committed to the delivery of an extensive high-quality pedestrian network, utilising roadways, green corridors and other lineal spaces. The Draft ILP provides an extensive pedestrian and cycle network connecting the Part Precinct with Oran Park, The Northern Road and the wider surrounding Precincts.</p> <p>This Planning Proposal will not preclude the continual delivery of a high quality, connected community with access to a range of retail, commercial and leisure activities within Oran Park and delivery of a diverse range of housing types at a range of price points.</p>
<p>Objective 13: Environmental heritage is conserved and enhanced</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Conserve and enhance environmental heritage by engaging with the community early in the planning process to understand Aboriginal, European and natural heritage values. • Conserve and interpret Aboriginal, European and natural heritage to foster distinctive local spaces. 	<p>There are no sites of European Heritage significance located within the study area. The investigations relating to the Maryland Homestead and curtilage, as the nearest item of significance, were undertaken as part of the Lowes Creek Maryland Precinct. The Lowes Creek Maryland Indicative Layout Plan provides residential development between the Maryland curtilage and The Northern Road and is consequently closer than the Tranche 41 Part Precinct site area. Accordingly, it is concluded that the investigations do not consider this residential development to pose any impact on the Heritage significance of the Homestead and curtilage.</p> <p>In consideration of the above there has been no additional European Heritage investigations undertaken as part of this rezoning proposal.</p>

	<p>Aboriginal Heritage assessment has been undertaken by Kelleher Nightingale, who are also producing the assessment for the wider Pondicherry Precinct. The assessment determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of the Pondicherry Precinct.</p> <p>Based on the findings however an AHIP will be required prior to the commencement of works affecting the two archaeological sites located on site. One of the sites (OPR-9) will also require archaeological mitigation in the form of salvage excavation prior to any impacts. The assessment also acknowledges that consultation with the 34 registered Aboriginal stakeholders is ongoing and is to continue as part of any AHIP preparation.</p> <p>Further, the proposal seeks to retain and enhance the environmentally sensitive and culturally significant creek corridors located within the site. These corridors will be identified and protected through the <i>E2 Environmental Conservation</i> zone and include areas identified as <i>Native Vegetation Retention</i>. The vegetation within the corridor will be protected in accordance with the relevant Development Standards of the Growth Centre SEPP and Camden Growth Centres Precinct Plan.</p> <p>The Planning Proposal is submitted supported by an assessment of the biodiversity values of the site including the likely presence of threatened species, endangered ecological communities, vegetation conditions and habitat values, as well as the Draft ILP consistency with the Growth Centres Biodiversity Certification and Strategic Assessment. Refer to Section 3.8 <i>Biodiversity</i> for additional details.</p>
<p>Productivity</p>	
<p>Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Integrate land use and transport plans to deliver the 30-minute city. • Investigate, plan and protect future transport and infrastructure corridors. • Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network. 	<p>The surrounding transport network, including roads, active transport options and public transport will integrate seamlessly with the network proposed as part of the Draft ILP for the Pondicherry (Part) Precinct. The integration of these networks and the access this provides to local retail, employment, community and leisure activities will assist in delivery of a 30-minute Western City.</p> <p>The proposed transport network will achieve this by:</p> <ul style="list-style-type: none"> • Providing vehicular and public transport access to the Leppington future Major Centre via the east-west sub-arterial road (Marylands Link Road No.1). • Maximising accessibility to the surrounding road network including The Northern Road, Dick Johnson Drive, Oran Park Drive and further onto Camden Valley Way and Gregory Hills Drive. • Providing convenient and alternate modes of access to the employment opportunities of Oran Park and the future Local Centre within the South Creek West Precinct to the north.
<p>Objective 17: Regional transport is integrated with land use</p> <ul style="list-style-type: none"> • Investigate and plan for the land use implications of potential long-term regional transport connections. 	<p>Nothing within the Planning Proposal precludes the achievement of Objective 17 and the relevant actions and strategies. The proposal adjoins the upgraded The Northern Road and the future North-South Rail Corridor, supporting the investment in these transport infrastructure items.</p>
<p>Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City</p> <ul style="list-style-type: none"> • Prioritise: <ul style="list-style-type: none"> – public transport investments to improve north-south and east-west connections – infrastructure investments, particularly those focused on access to the transport network • Develop and implement land use and infrastructure plans for the Western Sydney Airport, the metropolitan cluster, the Western Sydney Employment Area and strategic centres in the Western Parkland City 	<p>Nothing within the Planning Proposal precludes the achievement of Objective 20 and the relevant actions and strategies.</p> <p>Delivery of new housing within the Part Precinct will ensure utilisation of infrastructure investment committed and constructed by Government.</p>

<p>Objective 22: Investment and business activity in centres</p> <ul style="list-style-type: none"> • Provide access to jobs, goods and services in centres • Create new centres in accordance with the principles for Greater Sydney's centres. 	<p>Nothing within the Planning Proposal precludes the achievement of Objective 22 and the relevant actions and strategies.</p> <p>The provision of new housing will only strengthen the viability, vitality and resilience of the Oran Park and surrounding centres.</p>
<p>Sustainability</p>	
<p>Objective 26: A cool and green parkland city in the South Creek corridor</p> <ul style="list-style-type: none"> • Implement the South Creek Corridor Project and use the design principles for South Creek to deliver a cool and green Western Parkland City. 	<p>Nothing within the Planning Proposal precludes the achievement of Objective 26 and the relevant actions and strategies.</p> <p>South Creek forms a small part of the wider Pondicherry Precinct, with the pedestrian and cycle network of the Part Precinct ultimately connecting with South Creek through the Green Grid of the local riparian corridors.</p>
<p>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p>	<p>The majority of the site is biodiversity certified. Nevertheless, the proposed zoning regime inclusive of the E2 Environmental Conservation zone will define the riparian corridors to be retained and enhanced, including the retention of existing remnant vegetation within those corridors.</p>
<p>Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths</p>	<p>The Green Grid is enhanced through the Planning Proposal, including the retention and widening of Riparian Corridors identified within Oran Park. This includes the section located along the southern boundary which does not meet the definition of a 'river' and therefore is not considered waterfront land requiring retention.</p> <p>The Draft ILP seeks to retain these areas as riparian corridors, inclusive of pedestrian and cycle paths which will ensure the corridors are both enhanced from an environmental and biodiversity perspective and integrated with the future community through the opportunity for leisure activities and provision of active transport options.</p>

Table 8 below outlines each District Priority and how this proposal meets the respective requirements.

Table 8: Response to Western City District Plan District Priorities

Western City District Plan Priority	Compliance Statement
<p>Infrastructure and Collaboration</p>	
<p>Planning Priority W1: Planning for a city supported by infrastructure</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (4) Infrastructure use is optimised. 	<p>This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction.</p> <p>Of note the site is well serviced by the surrounding arterial road network which includes upgrades to Camden Valley Way and The Northern Road. The construction of Gregory Hills Drive also provides an additional east-west connection between Camden and Campbelltown and direct access to the Campbelltown Railway Station.</p> <p>Servicing infrastructure is also available to the site including sewer mains within the creek corridors of Oran Park and watermains and electrical services within The Northern Road corridor.</p> <p>The site is also well serviced by the social infrastructure delivered within the expanding Oran Park Town. These include sporting facilities, youth recreation facilities, a community library, schools, childcare centres and aged care facilities.</p> <p>In summary the delivery of new housing within the Pondicherry (Part) Precinct will ensure utilisation of infrastructure investment committed and constructed by Government.</p>

	Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W1.
<p>Planning Priority W2: Working through collaboration</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (7) Identify, prioritise and deliver Collaboration Areas. • (8) Coordinate land use and infrastructure for the Western City District. 	<p>The objective of this planning priority is to realise the benefits of growth through collaboration of government, community and business.</p> <p>The rezoning of the Pondicherry (Part) Precinct provides an opportunity for government to work with the landowner on fast tracking the delivery of new housing within the SWGA to meet current and future demand.</p> <p>The delivery of this housing also provides further justification for the already delivered and committed infrastructure investment through the Western City District.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W2.</p>
Liveability	
<p>Planning Priority W3: Providing services and social infrastructure to meet people's changing needs</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (9) Deliver social infrastructure to reflect the needs of the community now and in the future. • (10) Optimise the use of available public land for social infrastructure. 	<p>This Planning Proposal is supported by the technical study conducted by Elton Consulting which assessed the existing demographics of the area, the likely demographics of the future community and the needs generated by that future community. This assessment is provided in Section 3.3 <i>Social Infrastructure</i>.</p> <p>The Draft ILP responds to this assessment through the delivery of public open space to meet the needs of the future community, with other high order services, including healthcare, aged care, child care, education, emergency services, community resources and playing fields being delivered, or already delivered within Oran Park. Additional services will also be delivered through the wider Pondicherry Precinct and SWGA.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W3</p>
<p>Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (11) Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by: <ul style="list-style-type: none"> a) providing walkable places at a human scale with active street life b) prioritising opportunities for people to walk, cycle and use public transport c) co-locating schools, health, aged care, sporting and cultural facilities d) promoting local access to healthy fresh food and supporting local fresh food production. 	<p>The design and delivery of the Oran Park Precinct has been undertaken with a place-based, design led approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.</p> <p>Oran Park Town has promoted and implemented innovative school planning delivery throughout the project. The existing Oran Park K-12 Public School and Anglican College both incorporate best practice design outcomes, co-located surrounding the Town Centre to foster community interaction.</p> <p>The Pondicherry (Part) Precinct will leverage the community infrastructure and services delivered through Oran Park, while providing seamless connections to ensure delivery of a highly integrated community.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W4.</p>
<p>Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs and services</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (15) Prepare local or district housing strategies that address the following: <ul style="list-style-type: none"> a) the delivery of five-year housing supply targets for each local government area b) the delivery of 6–10 year (when agreed) housing supply targets for each local government area c) capacity to contribute to the longer term 20-year strategic housing target for the District d) the housing strategy requirements outlined in Objective 10 of the A Metropolis of Three Cities that include: <ul style="list-style-type: none"> i. creating capacity for more housing in the right locations 	<p>This Planning Proposal supports the Western City District Plan Action for Camden Council to prepare a local housing strategy to respond to the housing targets set by the Greater Sydney Commission through the Region Plan and Western City District Plan.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W5.</p>

<ul style="list-style-type: none"> II. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area III. supporting investigation of opportunities for alignment with investment in regional and district infrastructure IV. supporting the role of centres. 	
<p>Planning Priority W6: Creating and renewing great places and local centres, and respecting the District’s heritage</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (19) Deliver great places by: <ul style="list-style-type: none"> a) prioritising a people-friendly public realm and open spaces as a central organising design principle b) recognising and balancing the dual function of streets as places for people and movement c) providing fine grain urban form, high amenity and walkability d) integrating social infrastructure to support social connections and provide a community hub e) encouraging contemporary interpretation of heritage where possible f) using a place-based and collaborative approach throughout planning, design, development and management. • (22) Use place-based planning to support the role of centres as a focus for connected neighbourhoods 	<p>The design and delivery of the Oran Park Precinct has been undertaken with a place-based, design led approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.</p> <p>The Pondicherry (Part) Precinct will leverage the community infrastructure and services delivered through Oran Park, while providing seamless connections to ensure delivery of a highly integrated community.</p> <p>Nothing within the Planning Proposal precludes the continuation of a place-based approach and the broader achievement of the remaining actions of Planning Priority W6.</p>
<p>Productivity</p>	
<p>Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (20) Integrate land use and transport plans to deliver the 30-minute city • (21) Investigate, plan and protect future transport and infrastructure corridors • (26) Plan for urban development, new centres and employment uses that are integrated with, and optimise opportunities of, the public value and use of the potential north-south train link 	<p>The surrounding transport network, including roads, active transport options and public transport will integrate seamlessly with the network proposed as part of the Draft ILP for the Pondicherry (Part) Precinct. The integration of these networks and the access this provides to local retail, employment, community and leisure activities will assist in delivery of a 30-minute Western City.</p> <p>The proposed transport network will achieve this by:</p> <ul style="list-style-type: none"> • Providing vehicular and public transport access to the Leppington future Major Centre via the east-west sub-arterial road (Marylands Link Road No.1). • Maximising accessibility to the surrounding road network including The Northern Road, Dick Johnson Drive, Oran Park Drive and further onto Camden Valley Way and Gregory Hills Drive. • Providing convenient and alternate modes of access to the employment opportunities of Oran Park and the future Local Centre within the South Creek West Precinct to the north.
<p>Planning Priority W8: Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis</p>	<p>Nothing within the Planning Proposal precludes leveraging off the opportunity the Badgerys Creek Aerotropolis will bring to employment activities.</p>
<p>Planning Priority W9: Growing and strengthening the metropolitan city cluster</p>	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W9.</p>
<p>Planning Priority W11: Growing investment, business opportunities and jobs in strategic centres</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (51) Provide access to jobs, goods and services in centres • (52) Create new centres in line with the Principles for Greater Sydney’s Centres. 	<p>The provision of new housing will only strengthen the viability, vitality and resilience of the Oran Park and surrounding centres.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W11.</p>

<ul style="list-style-type: none"> • (54) Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space. • (56) Review current planning controls and create capacity to achieve the job targets for the District's strategic centres. 	
Sustainability	
<p>Planning Priority W12: Protecting and improving the health and enjoyment of the District's waterways</p> <ul style="list-style-type: none"> • (67) Protect environmentally sensitive areas of waterways. • (68) Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water-based transport. • (69) Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes. • (70) Work towards reinstating more natural conditions in highly modified urban waterways. 	<p>The future residential subdivision delivered through this Planning Proposal will maintain the water quality targets established in the Camden Growth Centres DCP. Further the proposal will contribute to the delivery of riparian corridors which, through the provision of pedestrian and cycle paths, will balance the enhancement of local biodiversity with community enjoyment.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W12.</p>
<p>Planning Priority W13: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element</p>	<p>The Oran Park Precinct has been designed to incorporate a green link along the South Creek Corridor with enhancements to the tributaries through the creation of environmentally protected riparian corridors. These riparian corridors are enhanced with locally endemic species with works undertaken as adjacent development occurs.</p> <p>The Pondicherry (Part) Precinct continues the protection and enhancement of the riparian corridors established as part of the Oran Park Precinct, including the provision of pedestrian and cycle paths for active transport options and leisure activities which ensure these corridors are integrated into the urban context.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W13.</p>
<p>Planning Priority W14: Protecting and enhancing bushland and biodiversity</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (72) Protect and enhance biodiversity by: <ul style="list-style-type: none"> a) supporting landscape-scale biodiversity conservation and the restoration of bushland corridors b) managing urban bushland and remnant vegetation as green infrastructure c) managing urban development and urban bushland to reduce edge-effect impacts 	<p>The biodiversity assessment undertaken by ELA recognises that the site is relatively unconstrained from a terrestrial ecology perspective and is wholly biodiversity certified. The assessment recommends retention of the sites hollow bearing trees and stags which form important fauna habitat. This will be achieved through the proposed zoning and creation of riparian corridors to the southern and south-eastern boundaries reflecting the zoned corridors of Oran Park. The restoration of riparian corridors proposed through the ILP will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development. These corridors also provide the opportunity for the provision of nest boxes and relocation of lost hollows due to development, with such recommendations to be made during the development application process.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W14.</p>
<p>Planning Priority W15: Increasing urban tree canopy cover and delivering Green Grid connections</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (73) Expand urban tree canopy in the public realm. 	<p>Urban tree canopy will be enhanced primarily through the provision of street trees to all streets, planting of large trees within open space areas and retention of trees where possible in riparian corridors.</p> <p>The Green Grid is enhanced through the Planning Proposal, including the retention and widening of Riparian Corridors identified within Oran Park. This includes the section located along the southern boundary which does not meet the definition of a 'river' and therefore is not considered waterfront land requiring retention. The Draft ILP seeks to retain these areas as a riparian corridors, inclusive of pedestrian and cycle paths which will ensure the corridors are both enhanced from an environmental and biodiversity perspective and integrated with the future community through the opportunity for leisure activities and provision of active transport options.</p>

	Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W14.
<p>Planning Priority W16: Protecting and enhancing scenic and cultural landscapes</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (76) Identify and protect ridgelines, scenic and cultural landscapes, specifically the Scenic Hills, Mulgoa Valley and the escarpments of the Blue Mountains. • (77) Enhance and protect views of scenic and cultural landscapes from the public realm. 	<p>The Planning Proposal includes the restoration of culturally significant riparian corridors which will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development.</p> <p>The local road network identified in the Draft ILP seeks to maximise opportunity for visual connection to the surrounding culturally significant riparian corridors.</p>

Q4. IS THE PLANNING PROPOSAL CONSISTENT WITH A COUNCIL'S LOCAL STRATEGY OR LOCAL STRATEGIC PLAN?

A detailed response to the priorities of Camden Council's *Draft Local Strategic Planning Statement (LSPS)* is provided in the tables below.

Table 9: Response to Camden Councils Draft Local Strategic Planning Statement

Camden LSPS	Compliance Statement
Infrastructure and Collaboration	
<p>Local Priority I1: Aligning Infrastructure Delivery with Growth</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council to finalise the review of s7.11 development contributions plans • Council will work with the Department of Planning, Industry and Environment to prepare the South West Growth Area Special Infrastructure Contribution (SIC). 	<p>This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction.</p> <p>Of note the site is well serviced by the surrounding arterial road network which includes upgrades to Camden Valley Way and The Northern Road. The construction of Gregory Hills Drive also provides an additional east-west connection between Camden and Campbelltown and direct access to the Campbelltown Railway Station.</p> <p>Servicing infrastructure is also available to the site including sewer mains within the creek corridors of Oran Park and watermains and electrical services within The Northern Road corridor.</p> <p>The site is also well serviced by the social infrastructure delivered within the expanding Oran Park Town. These include sporting facilities, youth recreation facilities, a community library, schools, childcare centres and aged care facilities. Many of these facilities have been delivered through the joint Voluntary Planning Agreement between Camden Council and GDC. A Voluntary Planning Agreement will also be entered as part of the Tranche 41 rezoning.</p> <p>In summary the delivery of new housing within the Pondicherry (Part) Precinct will ensure utilisation of infrastructure investment committed and constructed by Government. Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority I1.</p>
<p>Local Priority I2: Connecting Camden through integrated transport solutions</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will work in collaboration with the Department of Planning, Industry and Environment to undertake a strategic route study identifying major road alignments and upgrades to facilitate the staged delivery of the South West Growth Area, as future infrastructure items 	<p>Major road network upgrades servicing the site are either complete or ongoing. This includes the Camden Valley Way upgrade, the construction of Gregory Hills Drive through to Campbelltown and the ongoing works to The Northern Road corridor.</p> <p>The planning proposal and Draft ILP facilitates integrated transport options via delivery of bus capable roads, including the proposed east-west sub-arterial road and north-south collector road which connect with The Northern Road and the wider Oran Park development. These key bus capable roads within the local network ensure the future community is well connected to the wider Western City District.</p>

	Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority I2.
<p>Local Priority I3: Planning for the delivery of the North South Rail and South West Rail Link Extension</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will advocate for the delivery of the North-South Rail Line and South West Rail Line extension in accordance with the submission endorsed by Council on 22 May 2018 • Council will ensure that the corridor preservation for the North-South Rail Line is included in relevant planning instruments when confirmed by State Government 	Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority I3. Specifically, the Draft ILP identifies the alignment of the future North-South Rail Line, located adjoining the western boundary of the rezoning area. This ensures due consideration is provided to this corridor through the rezoning process, albeit with an acknowledgment that the site is located outside the boundaries of the rezoning.
<p>Local Priority I4: Working in partnership to deliver a more liveable, productive and sustainable Camden</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will work with State agencies to align growth and infrastructure 	<p>The principles of liveability, productivity and sustainability are inherent in the Growth Centre forming key principles of the established Growth Centres SEPP and Growth Centres DCP. The rezoning of Tranche 41 will deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority I4.</p>
Liveability	
<p>Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will finalise the Camden Housing Market Analysis which will provide the evidence base analysis of the existing Camden housing market supply and potential demand. • Council will develop a Housing Strategy which will use the Camden Housing Market Analysis to develop the vision and evaluate options for housing growth within the Camden LGA • Council will investigate the development of an Affordable Housing Strategy and Affordable Housing Contribution Scheme 	<p>This Planning Proposal seeks to increase the supply residential housing in Western Sydney in response to the known present and future demand. This will be through the delivery of a mix of low-density residential housing.</p> <p>Tranche 41 is located in an area which supports low density residential housing, with higher densities expected closer to the Oran Park and surrounding centres.</p> <p>The actions under this objective are primarily the responsibility of Camden Council and nothing within the Planning Proposal negates the importance of these higher-level priorities.</p>
<p>Local Priority L2: Celebrating and respecting Camden's proud heritage</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will ensure the State Heritage items are protected through the development of future growth area precincts 	<p>The subject site has a historical connection to 'Maryland' as the two were part of the same holding until 1940. The two properties are however physically separated by The Northern Road, which is currently undergoing further widening to form a major arterial road. Maryland and its curtilage is currently listed as a heritage item of local significance under the Camden LEP 2010 and is subject of a nomination to be listed on the NSW Heritage Register. Planning for the restoration and adaptive re-use of the Maryland Homestead will form part of the Lowes Creek Maryland Precinct rezoning. Significant urban development will be located between the Maryland Homestead curtilage and the Tranche 41 site, with only a small northern portion of Tranche 41 likely to be visible from the Maryland Homestead.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority L2.</p>
<p>Local Priority L3: Providing services and facilities to foster a healthy and socially connected community</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will develop a strategy which identifies gaps in the provision of open space, play spaces and community facilities to project future demand and need for facilities, and provide a plan and priorities to meet the needs of current and future populations 	<p>The design and delivery of the Oran Park Precinct has been undertaken with a place-based, design led approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.</p>

	<p>The Planning Proposal includes the delivery of local passive open space to service the needs of the community as detailed by Elton Consulting, refer to <i>Section 3.3 Social Infrastructure</i>. Other services to meet the needs of the future Tranche 41 community have been delivered through the Oran Park project or will be delivered as part of the wider Pondicherry Precinct.</p> <p>The delivery of Tranche 41 and the associated services within the locality will ensure that the needs of the community are met, with no gaps requiring further investment from Council.</p> <p>This proposal does not compromise the planning and delivery of healthy, resilient and socially connected communities.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority L3.</p>
<p>Local Priority L4: Encouraging vibrant and connected centres which reflect Camden's evolving character</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will investigate the development of local character statements to be incorporated within planning controls • Council will consider the principles of the Better Places Strategy-Government Architects within the Camden DCP • Council will continue to work with the Department of Planning, Industry and Environment to ensure that new precincts within the South West Growth Area demonstrate best-practice placemaking in the design of centres and streetscapes • Council will consider the South Creek urban design principles contained within the District Plan for all future development areas around South Creek 	<p><i>Section 4.1 Pondicherry Precinct Vision</i> describes the vision for the Pondicherry Precinct including how the Tranche 41 Part Precinct fits within the wider Precinct context. This vision provides a future character statement which will assist in establishing Pondicherry as a unique place within the context of the overall Growth Centre.</p> <p>The process of producing the Draft ILP and this Planning Proposal has taken a design led approach as espoused through the Government Architects <i>Better Places Strategy</i>. This approach includes a comprehensive review of the site characteristics by the various specialist consultants before formulating the Draft ILP based on strategically established planning principles and objectives.</p> <p>Tranche 41 is established as a thoughtfully planned village in the context of the wider Precinct with high local amenity and quality connections to the job opportunities, community and recreational facilities afforded within Oran Park Town.</p> <p>Whilst the site does not include South Creek, it does deliver the urban design principles for connecting community with the cultural significant creek line corridors through an active transport network of pedestrian and cycle paths.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority L4.</p>
<p>Local Priority L5: Supporting cultural infrastructure to promote cultural and creative spaces</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will develop a Cultural and Social Infrastructure Plan to determine the cultural and social infrastructure needs of the Camden community • Council will audit the s7.11 development contributions plans to identify the planned cultural facilities and consider the timing of delivery and funding for these works 	<p>This Planning Proposal does not compromise the creation of cultural infrastructure and creative spaces to support a diverse and culturally rich community.</p> <p>Tranche 41 is established as a thoughtfully planned suburban village in the context of the wider Pondicherry and Oran Park Precincts. Cultural infrastructure and creative spaces will continue to be developed and adapted in suitable activity hubs including the Oran Park Town Centre which includes the Oran Park Library and the recently opened Julia Reserve Youth and Recreation Centre.</p> <p>Contributions towards these facilities will continue to be established through the framework of s7.11 and Voluntary Planning Agreements between Council and developers.</p>
<p>Productivity</p>	
<p>Local Priority P1: Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will prepare and finalise an Economic Development Plan 	<p>This Planning Proposal does not compromise the creation of a Council led Economic Development Plan.</p> <p>Tranche 41 is established as a thoughtfully planned suburban village in the context of the wider Pondicherry and Oran Park Precincts of the SWGA. Oran Park provides a range of local employment opportunities including through the expanding Town Centre and associated commercial and retail uses, along with the zoned industrial land adjoining Dick Johnson Drive and The Northern Road. This employment land is also undergoing a rezoning process to expand the area zoned <i>IN1 General Industrial</i> and introduce some <i>B5 Business Development</i> land and will further increase access to local jobs for the locality.</p>
<p>Local Priority P2: Encouraging successful centres through a clearly defined centres hierarchy</p>	<p>This Planning Proposal does not compromise the creation of a Council led Centres Study.</p>

<ul style="list-style-type: none"> Council will finalise the Camden Centres Study, which will evaluate the role and hierarchy of centres, and analyse the capacity and viability for different centres to adopt a place-based approach and accommodate local jobs and commercial services, additional housing and recreational infrastructure 	<p>The future community of Tranche 41 will leverage the amenity provided within Oran Park, which is identified as a Town Centre within the Centres hierarchy of the Camden LSPS.</p>
<p>Local Priority P4: Ensuring a suitable supply of industrial and urban services land</p> <ul style="list-style-type: none"> Council will continue to work with the Department of Planning, Industry and Environment to ensure new precincts within the South West Growth Area contain an adequate supply of industrial and urban services land, with a focus on locating these areas close to transport corridors 	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority P4.</p> <p>The Oran Park Precinct includes the delivery of approximately 19ha of industrial zoned land. This land is currently seeking rezoning to expand to approximately 30ha including land zoned <i>IN1 General Industrial</i>, with some <i>B5 Business Development</i> land. The proximity of this employment land to the residential development of Tranche 41 ensures future residents are well serviced by local job opportunities.</p>
<p>Sustainability</p>	
<p>Local Priority S1: Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space</p> <ul style="list-style-type: none"> Council will prepare a Green and Blue Grid Analysis for Camden and identify mechanisms to implement the Green and Blue Grid Council will investigate opportunities to provide physical and visual connections to waterways and green spaces Council will advocate for the retention of established trees in the masterplanning of new residential subdivisions Council will support the State Government in developing a strategy to restore and protect South Creek, in accordance with Western Sydney City Deal commitment L3 	<p>A key aspect of the wider Pondicherry and which flows through the Tranche 41 Part Precinct will be the highly walkable urban structure, connected by a network of active pedestrian and cycle paths layered and intertwined with the blue-green grid offered through the local creek corridors and open space network. Existing trees are retained where possible and appropriate within the culturally significant creek corridors ensuring the backdrop of the Cumberland Plain is retained and enhanced as part of the urban development.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S1.</p>
<p>Local Priority S2: Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River</p> <ul style="list-style-type: none"> Council will undertake a review of Camden's waterways and riparian areas and investigate opportunities to incorporate protections into planning instruments Council will continue to implement Water Sensitive Urban Design on public land Council will maintain, improve and create new habitats for threatened flora and fauna species identified in waterways 	<p>The future residential subdivision delivered through this Planning Proposal will maintain the water quality targets established in the Camden Growth Centres DCP. Further the proposal will contribute to the delivery of riparian corridors which, through the provision of pedestrian and cycle paths, will balance the enhancement of local biodiversity with community enjoyment.</p> <p>The majority of the site is biodiversity certified. Nevertheless, the proposed zoning regime inclusive of the <i>E2 Environmental Conservation</i> zone will define the riparian corridors to be retained and enhanced, including the retention of existing remnant vegetation within those corridors. These corridors will be dedicated to Council through an established Voluntary Planning Agreement, ensuring the protection and enhancement of these corridors in perpetuity.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S2.</p>
<p>Local Priority S4: Protecting and restoring environmentally sensitive land and enhancing biodiversity</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> Council will continue to monitor the extent and condition of Council owned and managed bushland areas and identify additional funding opportunities to deliver a high-quality conservation and restoration program 	<p>The biodiversity assessment undertaken by ELA recognises that the site is relatively unconstrained from a terrestrial ecology perspective and is wholly biodiversity certified. The assessment recommends retention of the sites hollow bearing trees and stags which form important fauna habitat. This will be achieved through the proposed zoning and creation of riparian corridors to the southern and south-eastern boundaries reflecting the zoned corridors of Oran Park. The restoration of riparian corridors proposed through the ILP will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development. These corridors also provide the opportunity for the provision of nest boxes and relocation of lost hollows due to development, with such recommendations to be made during the development application process.</p> <p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S4.</p>
<p>Local Priority S5: Reducing emissions, managing waste and increasing energy efficiency</p>	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S5.</p>

<p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will work with local builders and developers to provide education and opportunities to improve the sustainability of buildings and development • Council will develop a consistent approach within planning instruments to better manage and reduce waste 	<p>The reduction of emissions, managing waste and increasing the energy efficiency of buildings can be managed through the development process to ensure the principles of ecological sustainable development is considered at all phases of development.</p>
<p>Local Priority S6: Improving Camden's resilience to natural hazards and extreme weather events</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will undertake a climate risk assessment and identify priority issues for Council and the community • Council will review planning controls related to flood prone land 	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S6.</p> <p>The Draft ILP has been developed in consideration of the assessment of flooding undertaken by Calibre Consulting, refer to <i>Section 3.7 Water Cycle Management and Flooding</i>. The assessment concludes that the 100 year ARI flood levels will be conveyed within the Anthony Creek corridor, with the existing terrain levels of Tranche 41 located above the major creek flood levels. Accordingly, a freeboard of 600mm above the 100 year ARI level can be achieved through the development.</p>

Q5. IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?

The consistency of the Planning Proposal with applicable State Environmental Planning Policies (SEPPs) is outlined in Table 10 below.

Table 10: SEPP Review

SEPP	Comment
State Environmental Planning Policy No 19—Bushland in Urban Areas	Not applicable as there are no identified areas of urban bushland within the subject site.
State Environmental Planning Policy No 21—Caravan Parks	Not applicable. However, nothing in this Planning Proposal prevents the realisation of this SEPP.
State Environmental Planning Policy No 33—Hazardous and Offensive Development	Not applicable. However, the Planning Proposal will not prevent either the existing or future application of the SEPP.
State Environmental Planning Policy No 36—Manufactured Home Estates	Not applicable. However, the Planning Proposal will not prevent the future application of the SEPP.
State Environmental Planning Policy No 47—Moore Park Showground	Not applicable as the site is not within the Moore Park Showground area.
State Environmental Planning Policy No 50—Canal Estate Development	Not applicable. The site is not within an area where canal development could occur.
State Environmental Planning Policy No 55—Remediation of Land	Consistent. Preliminary land capability studies have been undertaken as part of this rezoning proposal, refer to Section 3.4.5 <i>Contamination Risk</i> for details. Several contamination 'Areas of Environmental Concern' were identified as part of the study, with future proposal impacting those areas to be considered and remediated in accordance with the SEPP.
State Environmental Planning Policy No 64—Advertising and Signage	Consistent. The proposal will continue to enable signage to be assessed consistent with SEPP 64.
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	Consistent. The proposal will contain zones where SEPP 65 applies.
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	Not applicable.
State Environmental Planning Policy (Aboriginal Land) 2019	Consistent. The assessment conducted by Kelleher Nightingale determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of the Pondicherry Precinct.
State Environmental Planning Policy (Affordable Rental Housing) 2009	The proposal allows future development to meet the requirements of this SEPP.

SEPP	Comment
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Consistent. The SEPP would continue to apply to future housing resulting from the Planning Proposal.
State Environmental Planning Policy (Costal Management) 2018	Not applicable. The site is not within a Costal Management area.
State Environmental Planning Policy (Concurrences and Consent) 2018	The Planning Proposal does not prevent the application of this SEPP.
State Environmental Planning Policy (Educational Establishment and Child Care Facilities) 2017	Consistent. The proposal allows future development to meet the requirements of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Consistent. Exempt and complying development as envisaged by this SEPP will continue to be permissible.
State Environmental Planning Policy (Gosford City Centre) 2018	Not applicable as the subject site is not within the Gosford City Centre.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Consistent. The proposal will provide opportunities for housing within close proximity to services.
State Environmental Planning Policy (Infrastructure) 2007	Consistent. Infrastructure can be provided consistent with the intent of this SEPP.
State Environmental Planning Policy (Koala Habitat Protection) 2019	Not applicable as the subject site does not contain any identified Kola Habitat.
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable as the site is not within the Kosciuszko National Park area.
State Environmental Planning Policy (Kurnell Peninsula) 1989	Not Applicable as the subject site is not at the Kurnell Peninsula.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	The Planning Proposal does not prevent the application of this SEPP.
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	Not applicable as the subject site is not within the specified land area.
State Environmental Planning Policy (Primary Production and Rural Development) 2019	Not applicable as the site is contained with the SWGA and identified for future residential housing.
State Environmental Planning Policy (State and Regional Development) 2011	Not applicable. However, the Planning Proposal does not prevent the application of this SEPP for state significant or critical infrastructure projects.
State Environmental Planning Policy (State Significant Precincts) 2005	Not applicable as the subject site does not constitute a State Significant Precinct as defined by the SEPP.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	Not applicable. The proposal does not contain any area within the drinking water catchment.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Consistent. The site is located with the Pondicherry (South Creek West) Precinct.
State Environmental Planning Policy (Three Ports) 2013	Not applicable as the land has no relationship to the three ports covered by the SEPP.
State Environmental Planning Policy (Urban Renewal) 2010	Not applicable as the site is not identified as an Urban Renewal Precinct.
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	The Planning Proposal does not prevent the application of this SEPP.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not applicable as the subject site is not within the Western Sydney Employment Area.
State Environmental Planning Policy (Western Sydney Parklands) 2009	Not applicable as the subject site is not within the specified land area.

Q6. IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (S.9.1 DIRECTIONS)?

The Planning Proposal has been assessed against each Section 9.1 direction as shown in Table 11 below.

Table 11: Section 9.1 Direction Review

Direction	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	No business or industrial zones are proposed as part of the Planning Proposal.
1.2 Rural Zones	The proposal will rezone existing rural land zoned <i>RU1 Primary Production</i> for residential purposes. The site is located within the SWGA and is identified for new housing through State and Local Government strategic policies and directions.
1.3 Mining, Petroleum Production and Extractive Industries	To date no mining has been approved to be undertaken below the site.
1.4 Oyster Aquaculture	Not applicable as the proposal will not impact on an oyster aquaculture area.
1.5 Rural Lands	Not applicable as this Direction excludes land located within the Greater Sydney Region, which the subject site is located.
2. Environment and Heritage	
2.1 Environment Protection Zones	<p>The proposal seeks to retain and enhance the environmentally sensitive creek corridors located within the site. These corridors will be identified and protected through the <i>E2 Environmental Conservation</i> zone and includes areas identified as <i>Native Vegetation Retention</i>. The vegetation within the corridor will be protected in accordance with the relevant Development Standards of the Growth Centre SEPP and Camden Growth Centres Precinct Plan.</p> <p>The Planning Proposal is submitted supported by an assessment of the biodiversity values of the site including the likely presence of threatened species, endangered ecological communities, vegetation conditions and habitat values, as well as the Draft ILP consistency with the Growth Centres Biodiversity Certification and Strategic Assessment. Refer to Section 3.8 <i>Biodiversity</i> for additional details.</p>
2.2 Coastal Protection	The Ministerial Direction is not relevant to the proposal.
2.3 Heritage Conservation	<p>There are no sites of European Heritage significance located within the study area. The investigations relating to the Maryland Homestead and curtilage, as the nearest item of significance, were undertaken as part of the Lowes Creek Maryland Precinct. The Lowes Creek Maryland Indicative Layout Plan provides residential development between the Maryland curtilage and The Northern Road and is consequently closer than the Tranche 41 Part Precinct site area. Accordingly, it is concluded that the investigations do not consider this residential development to pose any impact on the Heritage significance of the Homestead and curtilage.</p> <p>In consideration of the above there has been no additional European Heritage investigations undertaken as part of this rezoning proposal.</p> <p>Aboriginal Heritage assessment has been undertaken by Kelleher Nightingale, who are also producing the assessment for the wider Pondicherry Precinct. The assessment determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of the Pondicherry Precinct.</p> <p>Based on the findings however an AHIP will be required prior to the commencement of works affecting the two archaeological sites located on site. One of the sites (OPR-9) will also require archaeological mitigation in the form of salvage excavation prior to any impacts. The assessment also acknowledges that consultation with the 34 registered Aboriginal stakeholders is ongoing and is to continue as part of any AHIP preparation.</p>
2.4 Recreation Vehicle Areas	The Ministerial Direction is not relevant to the proposal.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEP's	The Ministerial Direction is not relevant to the proposal.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	The Proposal is consistent with the Ministerial Direction. The site is located within the SWGA and is identified for new housing through State and Local Government strategic policies and directions. Further, the Pondicherry (Part) Precinct will leverage the community infrastructure and services delivered through and around Oran Park ensuring minimal additional investment by Government and will contribute to the supply of new housing within an area of known current and future demand.
3.2 Caravan Parks and Manufactured Home Estates	The Ministerial Direction is not relevant to the proposal.

Direction	Comment
3.3 Home Occupations	As new dwellings are built and occupied their residents will have the option to establish home occupations.
3.4 Integrating Land Use and Transport	<p>The proposal integrates land uses and transport links to provide highly accessible connections to local services, open space and recreational opportunities, commercial areas and educational facilities. The Draft ILP promotes walking and cycling with an extensive network of pathways with logical connections to the surrounding development.</p> <p>Public transport routes have been identified to maximise the opportunities to use alternative transport options to travel between home, work, school, shops and leisure facilities. The location of local business and employment areas are well connected and strategically sited at the intersections of major roads.</p>
3.5 Development Near Licensed Aerodromes	The Ministerial Direction is not relevant to the proposal as the site is not within the vicinity of a licensed aerodrome. This context including the future Western Sydney Airport, has been reviewed as part of the Noise Impact Assessment submitted with this proposal. Refer to Section 3.14 <i>Noise Assessment</i> .
3.6 Shooting Ranges	The Ministerial Direction is not relevant to the proposal as there are no shooting ranges located on the site.
3.7 Reduction in non-hosted short term rental accommodation period	The Ministerial Direction is not relevant to the proposal, which applies only to the Byron Shire Council.
4. Hazard and Risk	
4.1 Acid Sulfate Soils	The Ministerial Direction is not relevant to the Proposal. Douglas Partners as part of their site investigations have requested from Council a s149 Planning Certificate which states that the <i>subject land is not affected by policy adopted by Council that restricts the development of the subject land because of the likelihood of acid sulphate soils.</i>
4.2 Mine Subsidence and Unstable Land	The Ministerial Direction is not relevant to the Proposal as the site is not located in a Mine Subsidence area.
4.3 Flood Prone Land	The enclosed Water Cycle Management Strategy prepared by Calibre Consulting assessed potential flood impacts of the proposal. The flood assessment reports that the site is not flood prone and that the area provided for drainage is adequate top service the required catchment. Consequently, any flood impacts generated by development can be managed by providing a conventional street drainage and detention system prior to discharge into the adjacent creek network. The proposal is therefore consistent with this direction.
4.4 Planning for Bushfire Protection	The proposal will be delivered in accordance with this direction and <i>Planning for Bushfire Protection 2019</i> . The requirements for APZs have been investigated by Eco Logical Australia as part of the design process and will be required to protect future residential development where adjoining bushland/riparian corridors or as part of temporary measures adjoining farmland. A Bushfire Assessment has been provided with a summary included in Section 3.10 <i>Bushfire</i> and includes recommendations for bushfire mitigation. APZ's have also been included on the appropriate DCP Figures included as Appendix D and discussed in <i>Section 4.4 Indicative Layout Plan</i> .
5. Regional Planning	
5.1 Implementation of Regional Strategies	The site is not within any areas included in the Regional Strategies listed in this Ministerial Direction.
5.2 Sydney Drinking Water Catchments	The site is not within a Sydney drinking water catchment listed in this Ministerial Direction.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	This Ministerial Direction is not relevant to the proposal.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	This Ministerial Direction is not relevant to the proposal.
5.9 North West Rail Link Corridor Strategy	This Ministerial Direction is not relevant to the proposal.
5.10 Implementation of Regional Plans	As discussed throughout this report and specifically in Section 7.3.2 <i>Section B – Relationship to Strategic Planning Framework</i> , the Planning Proposal is consistent with the vision, land use strategy, goals, directions and actions contained in the Greater Sydney Region Plan.
5.11 Development of Aboriginal Land Council land	This Ministerial Direction is not relevant to the proposal as the site does not include any Aboriginal Land Council land.
6. Local Plan Making	

Direction	Comment
6.1 Approval and Referral Requirements	Acknowledging that the Planning Proposal seeks amendment to the Growth Centre SEPP, the proposal is consistent with this direction as it does not introduce any additional or new referral requirements.
6.2 Reserving Land for Public Purposes	The proposal includes provisions and dedication of land for public services and facilities, including open space and roads. Consent sought from Camden Council through the Planning Proposal process.
6.3 Site Specific Provisions	The Planning Proposal is consistent with this direction as it does not introduce any site-specific provisions.
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	As discussed throughout this report and specifically in Section 7.3.2 <i>Section B – Relationship to Strategic Planning Framework</i> , the Planning Proposal is consistent where relevant with the planning principles, directions and priorities for subregions, strategic centres and transport gateways of the Plan for Growing Sydney.
7.2 Implementation of Greater Macarthur Land Release Investigation	This Ministerial Direction is not relevant to the proposal.
7.3 Parramatta Road Corridor Urban Transformation Strategy	This Ministerial Direction is not relevant to the proposal.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	This Ministerial Direction is not relevant to the proposal.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	This Ministerial Direction is not relevant to the proposal.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	This Ministerial Direction is not relevant to the proposal.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	This Ministerial Direction is not relevant to the proposal.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	This Ministerial Direction is not relevant to the proposal.

7.3.3 Section C – Environmental, Social & Economic Impact

Q7. IS THERE ANY LIKELIHOOD THAT CRITICAL HABITAT OR THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES, OR THEIR HABITATS, WILL BE ADVERSELY AFFECTED AS A RESULT OF THE PROPOSAL?

No. The entire Tranche 41 site area is biodiversity certified, with ground truthing also confirming that the site does not contain any areas of Existing Native Vegetation (ENV) reflecting the mapping undertaken in association with the Growth Centres Conservation Plan. Additional information can be found in *Section 3.8 Biodiversity*.

The biodiversity assessment recommends retention of the sites hollow bearing trees and stags which form important fauna habitat. This will be achieved through the proposed zoning and creation of riparian corridors to the southern and south-eastern boundaries reflecting the zoned corridors of Oran Park. The restoration of riparian corridors proposed through the ILP will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development. These corridors also provide the opportunity for the provision of nest boxes and relocation of lost hollows due to development, with such recommendations to be made during the development application process.

Q8. ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?

A thorough review of the environmental effects emanating from the Planning Proposal and how these have been addressed as part of the preparation of the Draft ILP has been undertaken and is included as *Section 3 Site Investigations and Masterplanning Outcomes*.

Environmental impacts will also be managed through the provisions and controls contained within the Growth Centres SEPP and Camden Growth Centre DCP.

Q9. HOW HAS THE PLANNING PROPOSAL ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?

This Planning Proposal is supported by the technical study conducted by Elton Consulting which has assessed the existing demographics of the area, the likely demographics of the future community and the needs generated by that future community. A comprehensive review of this assessment is provided in *Section 3.3 Social Infrastructure*. The Draft ILP responds to this assessment through the delivery of public open space to meet the needs of the future community, with other higher order services, including healthcare, aged care, child care, education, emergency services, community resources and playing fields being delivered, or already delivered within Oran Park. Additional services will also be delivered through the wider Pondicherry Precinct and SWGA.

The economic effects of the Planning Proposal are varied with increased housing supporting the planned centres and employment areas of the SWGA and particularly Oran Park Town. The growing focus and Government commitment toward the Western Sydney Airport and the anticipated 200,000 jobs is expected to entice large volumes of people to the South West of Sydney. The Planning Proposal seeks to delivery residential accommodation for this anticipated future demand. Further, Trance 41 site is ideally suited to form a Part Precinct rezoning and will allow the landowner to respond to the demonstrated existing market demand for new housing while the more complex environmental considerations of the wider precinct can be resolved.

7.3.4 Section D – State & Commonwealth Interests

Q10. IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?

This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction. A critical benefit therefore of the Planning Proposal is the increased utilisation of recent infrastructure investment and the benefit this brings to Government through mechanisms such as the Special Infrastructure Contribution. Of note the site is well serviced by the surrounding upgraded arterial road network (The Northern Road, Camden Valley Way) and essential services (water, sewer, telecommunications, gas, electrical) along with social infrastructure delivered within the expanding Oran Park Town.

The site is well serviced by public infrastructure and has been specifically chosen as an isolated area which benefits from the proximity to Oran Park Town and requires little upfront government investment. Local passive open space will be delivered to service the future population and community need for Tranche 41, as discussed in *Section 3.3 Social Infrastructure*.

Q11. WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH THE GATEWAY DETERMINATION?

This section of the Planning Proposal is to be completed following consultation with the State and Commonwealth Public Authorities identified in the Gateway Determination. Preliminary discussions have been undertaken with Camden Council however there has not been any formal consultation with State and Commonwealth public authorities at this stage.

7.4 Part 4 – Mapping

As outlined in *Section 7.2 Part 2 - Explanation of Provisions*, the following maps in the Growth Centres SEPP will require amendment:

- Development Control Map: Sheet DVC_003
- Floor Space Ration Map: Sheet FSR_003
- Heritage Map: Sheet HER_003
- Height of Buildings Map: Sheet HOB_003
- Land Application Map: Sheet LAP_003
- Land Reservation Acquisition Map: Sheet LRA_003
- Lot Size Map: Sheet: LSZ_003
- Special Areas Map: SAM_003
- Land Zoning Map: LZN_003
- Native Vegetation Protection Map: NVP_003
- Precinct Boundary Map: PCB_003
- Residential Density Map: RDN_003
- Riparian Protection Area Map: RPN_003

These proposed SEPP Maps are included in Appendix C.

7.5 Part 5 – Community Consultation

This Planning Proposal seeks to rezone the Tranche 41 site area, located within the SWGA for urban development. The rezoning will be facilitated through an amendment under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

Should the Planning Proposal proceed through Council, community consultation will be undertaken consistent with Camden Council requirements and the NSW DPIE Gateway Determination conditions.

7.6 Part 6 – Project Timeline

Below is a suggested project timeline for the Proposal:

Table 12: Project Timeline

Project Milestone	Timeline
Anticipated commencement date (Gateway Determination)	August 2020
Anticipated timeframe for the completion of required supporting information – post-gateway	October 2020
Commencement and completion dates for public exhibition period & government agency consultation – after amending Planning Proposal, if required	November / December 2020
Dates for public hearing, if required	November 2020
Timeframe for consideration of submissions	December / January 2021
Timeframe for the consideration of proposal post-exhibition	January 2021
Date of submission to the Department to finalise the SEPP Amendment	January 2021

8. CONCLUSION

This Planning Proposal seeks Council support to rezone land for urban development within the Pondicherry Precinct of the SWGA, located in the Camden LGA. Pondicherry is currently undergoing rezoning through the State Government's Precinct Planning process, with this report relating only to a part of the Pondicherry Precinct. This Planning Proposal is seeking a Part Precinct rezoning through a Council led Gateway rezoning process in pursuit of a fast-tracked outcome to maintain housing supply by the Oran Park Project in responds to market demand. The rezoning site is referred to as Tranche 41 of the Pondicherry (Part) Precinct.

The submission is made inclusive of a *Draft Indicative Layout Plan* which has been developed through consultation of various specialist consultants and analysis of the site's inherent opportunities and constraints. A *Draft Camden Growth Centre Precincts DCP Schedule* is also enclosed.

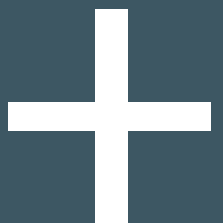
The adoption of this Planning Proposal would be consistent with the intent, objectives and principles of the Greater Sydney Region Plan, the Western City District Plan and the Camden Council Local Strategic Planning Statement. The rezoning will deliver 41.28ha of urban development land within the SWGA with a population of approximately 1,500 people and will form a natural extension of the Oran Park project which offers a high level of self-containment through a range of living options, schools, shops, community facilities and services, open space and employment opportunities.

The proposal will require amendment to the *Camden Local Environmental Plan 2010*, facilitated through an amendment under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

We request Council consideration and support for this proposal and to forward the Planning Proposal to the NSW Department of Planning, Infrastructure and Environment for Gateway Determination.



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APPENDIX A
Rezoning Site Plan

APPENDIX B
Draft Indicative Layout Plan

APPENDIX C
Proposed Growth Centres SEPP Maps

APPENDIX D

Draft Camden Growth Centres DCP Schedule Six – Pondicherry (Part) Precinct

APPENDIX E
Proposed Housing Typologies

APPENDIX F

Oran Park / Pondicherry TransGrid Easement Plan and Supporting Documentation

APPENDIX G
Supporting Technical Studies