



**Planning &  
Infrastructure**

# **Catherine Fields (Part) Precinct Plan**

*State Environmental Planning Policy  
(Sydney Region Growth Centres) 2006*

**Post-exhibition Planning Report**

**November 2013**

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# 1. Introduction

## 1.1. Overview

The Catherine Fields (Part) Precinct (“the Precinct”), in Sydney’s South West Growth Centre (SWGC), was released for planning under the NSW Government’s Precinct Acceleration Protocol (PAP) in August 2011. The PAP process allows landholders to accelerate release of a precinct within the Growth Centres ahead of Government’s release program, provided that the proponent ensures there is no additional cost to Government. Hixson Pty Ltd is the Precinct Proponent and is responsible for the funding and delivery of services infrastructure required to meet the needs of the future development of the Precinct. The part precinct also includes land owned by others.

The draft Precinct Planning package, publicly exhibited between November and December 2012, was a key step towards the introduction of new planning controls to enable urban development in the Precinct. A draft Section 94 Contributions Plan was prepared with Camden Council to support the exhibited Precinct Planning package. The draft contributions plan was publicly exhibited separately by Council between 19 December 2012 and 30 January 2013.

The public exhibition period was intended to enable land owners and other interested people to view, understand and provide comment on the draft planning controls. Following public exhibition, the Department of Planning & Infrastructure (the Department), in collaboration with Camden Council (Council), undertook an extensive review to address issues raised in submissions and finalise the documents. Additional technical work was undertaken to inform the resolution of specific issues.

This report documents the public consultation process, summarises the issues raised both in submissions and during further discussion with State agencies and other stakeholders, and reports on how those issues have been addressed when finalising the Precinct Plan.

If approved by the Minister and the Governor, the Precinct Planning package documents will result in rezoning of the land under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP). When finalised, the new planning controls will:

- permit development for a range of urban purposes, including housing, shops, parks, services and infrastructure in the Precinct;
- establish controls to meet residential density targets and ensure appropriate standards for subdivision and urban development;
- identify infrastructure that is required to support development and establish a plan for infrastructure delivery; and
- establish controls to protect significant vegetation within the Precinct.

## 1.2. Summary of the Precinct Plan

The Precinct Planning package consists of a number of documents and plans, including:

- amendments to the Growth Centres SEPP to make the Camden Growth Centre Precinct Plan apply to the Catherine Fields (Part) Precinct (the Precinct Plan);
- amendments to the various maps attached to the Growth Centres SEPP, to include controls applicable to land within the Precinct;
- an Indicative Layout Plan (ILP) to display the possible location of roads, housing densities, infrastructure, open space, community facilities and services;
- the Camden Growth Centre Precincts Development Control Plan (Camden Growth Centres DCP), including the Catherine Fields (Part) Precinct Schedule, which provides more detailed design controls for development in the Precinct;
- an Infrastructure Delivery Plan and Voluntary Planning Agreement; and

- updates to technical studies and peer review reports to inform the Precinct Plan.

In some cases the reports prepared for exhibition have been amended and re-issued; for other studies, addenda documenting investigations undertaken since exhibition have been prepared.

Camden Council has prepared a final Section 94 Contributions Plan (Section 94 Plan) that establishes funding mechanisms for local infrastructure required to service development in the Precinct. It is anticipated that Council will adopt the Section 94 Plan as close as possible to the publication of the Precinct Plan.

The final Indicative Layout Plan (ILP) is included in **Appendix A** of this report and is contained in the DCP.

**Table 1-1** summarises the main planning outcomes that the ILP will facilitate. **Section 4** includes a comparison with the exhibited draft ILP and further explanation of the reasons for changes that have been made since exhibition of the draft Precinct Plan.

**Table 1-1: Summary of planning outcomes for the Catherine Fields (Part) Precinct**

Summary statistics	Area (hectares)	Dwellings	Population
<b>Gross site area<sup>A</sup></b>	<b>317.1</b>	-	-
Low Density Residential (15 dw/ha)	181.5	2,722	8,710
Low Density Residential (min 500m <sup>2</sup> lots)	5.2	70	224
Low to Medium Density Residential (Zone R2) (20 dw/ha)	10.4	208	666
Low to Medium Density Residential (Zone R3) (25 dw/ha)	6.9	173	433
Very Low Density Residential	4.9	48	154
Environmental Living	2.3	7	22
Neighbourhood Centre (incl. community facility)	0.7	-	-
<b>Total developable area</b>	<b>211.9</b>	<b>3,229<sup>D</sup></b>	<b>10,212<sup>D</sup></b>
Drainage	12.3	-	-
Sporting fields	9.2	-	-
Parks	6.8	-	-
Oran Park House lot	4.6	-	-
Environmental Conservation	37.4	-	-
Schools <sup>B</sup>	13.8	-	-
Electricity substation	0.8	-	-
Residential land subject to transmission easement	7.9	-	-
Roads subject to Special Infrastructure Contribution <sup>C</sup>	12.4	-	-
<b>Total non-developable area</b>	<b>105.2</b>	-	-
<sup>A</sup> Areas of land not subject to the Precinct Plan (i.e. land along Oran Park Drive and at the north-eastern boundary) have been excluded from the gross site area. <sup>B</sup> Includes public primary school and Catholic School. <sup>C</sup> Rickard Road, Oran Park Drive and Camden Valley Way. <sup>D</sup> Includes the existing single dwelling house on the Oran Park House lot.			

## 2. Exhibition Details

### 2.1. Exhibition and Submissions Period

The draft Precinct Planning Package was publicly exhibited from 21 November to 21 December 2012. A number of submissions were received after this date. All submissions received by the Department up to the end of April 2013 have been included in the submissions report at **Appendix B**.

### 2.2. Exhibited Materials

The following documentation was publicly exhibited as part of the draft Precinct Planning package:

- Precinct Planning Report;
- draft ILP;
- Explanation of the Intended Effect of the proposed amendment to the Growth Centres SEPP (a “plain English” version of the draft Precinct Plan);
- draft Growth Centres SEPP maps;
- draft Camden Growth Centre Precincts DCP and draft Schedule 3;
- supporting technical studies;
- draft Infrastructure Servicing Strategy and Implementation Plan;
- Draft Voluntary Planning Agreement (VPA) to identify how key infrastructure will be delivered; and
- Biodiversity Certification and Strategic Assessment Consistency Assessment Reports.

A Guide to the exhibition was also available.

### 2.3. Exhibition Venues

The draft Precinct Planning package was available to the public at the following locations:

- Department of Planning & Infrastructure, Level 5, 10 Valentine Avenue, Parramatta;
- Department of Planning & Infrastructure, 23 - 33 Bridge St, Sydney;
- Camden Council, 37 John Street, Camden;
- Camden Council (Narellan Administration Building), 19 Queen Street, Narellan; and
- Growth Centres web site ([www.growthcentres.nsw.gov.au](http://www.growthcentres.nsw.gov.au)).

Two community information sessions were also held during the exhibition period at Oran Park House. Details of these sessions are provided in **Section 2.7**.

### 2.4. Public Notice

Notices were placed in the following newspapers advising details of the public exhibition:

- Macarthur Chronicle – 20/11/2012;
- Camden - Narellan Advertiser – 21/11/2012; and
- South West Advertiser – 21/11/2012.

## **2.5. Notification of Land Owners**

The Department wrote to all land owners (as recorded on the Council's rates databases) in the Precinct at the start of the exhibition period. The letter provided details of the exhibition period, the times and dates of the Information Sessions, contact details for the Department, and a copy of the Guide to Exhibition. The letter also invited submissions on the draft Precinct Plan.

## **2.6. Notification of Key Stakeholders**

The Department advised stakeholders of the exhibition, including the Local Council, State Agencies, and environmental and development industry interest groups, as listed at **Appendix C**. The letter invited submissions from these stakeholders.

## **2.7. Information Sessions**

The Department held two drop-in information sessions at Oran Park House during the exhibition period. The sessions were held on:

- Thursday 6 December (4.30pm-7.30pm); and
- Wednesday 12 December (4.30pm-7.30pm).

The sessions were an opportunity for members of the public to meet with the project team and discuss the draft plans. Other government agencies responsible for key infrastructure projects in the Precinct including: Roads and Maritime Services; Transport for NSW; and Sydney Water, were invited to all of the sessions but did not attend. Camden Council staff attended each of the sessions.

The information sessions were well attended by the community, with 27 people attending the sessions. The majority of the landholdings were represented. Some who attended owned land outside the Precinct (in other Growth Centre precincts) or had a more general interest in the draft Plans or the Growth Centres. At the sessions, Departmental staff offered information, advice and assistance interpreting technical information.

## 3. Submissions Summary

### 3.1. Number of Submissions

A total of 26 submissions were received by mail, fax, or email. All submissions received up to the end of April 2013 are listed and summarised at **Appendix B**. A summary of submissions grouped into major stakeholder groups is provided at **Table 3-1**.

**Table 3-1: Summary of submissions**

Submission author	No. of submissions
State Government Agencies	12
Local Government	1
Land owners	9
Services & Utilities	2
Land Owner Groups	1
Other	1
<b>TOTAL</b>	<b>26</b>

### 3.2. Late Submissions

While the formal closing date for submissions was the close of public exhibition on 21 December 2012, submissions received up to the end of April 2013 were able to be considered and are included in the submissions report at **Appendix B**.

### 3.3. Response to Submissions

Authors of all submissions were sent an acknowledgement letter. Following notification of the Precinct Plan, further correspondence will be sent to all land owners and all those who made submissions to advise of the Minister's decision.

The submissions report at **Appendix B** summarises the key issues raised in submissions and the Departments response to these issues in a general sense.

**Section 4** of this report details how significant and prominent issues have been responded to.

### 3.4. Issues Raised in Submissions

All submissions received were read and considered by Departmental staff. Prominent issues that have arisen out of submissions include:

- a preference for employment related land uses along Camden Valley Way;
- the amount and location of open space and drainage land;
- the zoning of open space and drainage land;
- the proposed location of minor local roads and the layout of the more important roads in the Precinct, including their relationship to and connections with the surrounding transport network;
- the land uses, layout and development controls in and around Oran Park House and its associated buildings;

- questions relating to the Water Cycle Management Strategy proposed and the flood extents and drainage basins layout;
- potential impacts upon biodiversity, vegetation and threatened species, as well as Aboriginal cultural heritage;
- the location of the proposed primary school and its relationship to adjoining open space;
- various suggestions relating to the detailed provisions in the Development Control Plan, including assessment processes, standards and built form controls in particular; and
- a need to instil a level of flexibility in the statutory planning provisions to ensure subdivisions can be designed to respond to the characteristics of the site.

## 4. Consideration of Issues

This section considers the issues raised in submissions, and also those raised in ongoing discussions with State agencies and other stakeholders. Issues have been grouped and are discussed in detail in the following sub-sections. The Department's responses to the issues have been formed by considering a range of competing views, in the context of state planning policies and guidelines, and informed where necessary by additional specialist advice.

Changes have been made to the Precinct Planning package since exhibition, and these are summarised below. Reference should be made to the final ILP and associated documentation for specific information on how the changes to the plans since exhibition affect individual properties.

### 4.1. Indicative Layout Plan

Prior to exhibition, specific elements of the land were noted to be of significant heritage, aesthetic or ecological value, including Oran Park House and its associated elements, and the central divisional landform of the South Creek corridor. The urban context of the Precinct was also a major consideration, being located between the developing land releases of Oran Park, Turner Road and Harrington Grove, and bordering major roads, and the provision of strategic links into Oran Park Town Centre and the future Leppington Major Centre.

These features, together with the subdivision and land ownership pattern, influenced the urban design outcomes within the ILP. As the ILP underpins all other aspects of the Precinct Plan, changes to the ILP since exhibition are discussed first in this report as a precursor to the description of amendments to other aspects of the Precinct Plan.

The key ILP issues raised in submissions related to the potential for employment land along Camden Valley Way, the road layout and structure surrounding Oran Park House, and the location and amount of land reserved for public purposes including parks, sports fields, and drainage. Amendments to the ILP have been made taking into consideration the issues raised by individual land owners and other stakeholders. However, it was not always possible to amend the ILP in accordance with the submissions. Where changes to respond to individual issues were supported by the Department in the context of all competing priorities, these have been made.

The final ILP (shown at **Appendix A**) maintains the general structure and arrangement of land uses and infrastructure as the exhibited draft. However, within the context of the overall ILP structure, changes have been made to some key elements of the ILP. These are described below. Other changes relative to the overall ILP are minor, but are likely to still be important because they will change the outcomes of the Precinct Plan for individual land owners. The table below (**Table 4-1**) summarises key statistics under the final ILP, and compares these to the exhibited draft ILP to provide an overview of the impact of the changes made since exhibition.

**Table 4-1: Comparison of the exhibited draft ILP and Final ILP**

Summary statistics	Exhibited ILP	Final ILP
<i>Gross site area</i>	<i>317.1 hectares</i>	
Very Low Density Residential	15.7 hectares	9.5 hectares
Low Density Residential	161.1 hectares	186.7 hectares
Low to Medium Density Residential	27.3 hectares	17.3 hectares
Environmental Living	2.2 hectares	2.3 hectares
<i>Dwelling yield</i>	<i>3,107</i>	<i>3,229</i>
<i>Average dwelling density</i>	<i>15.1 dwellings/ha</i>	<i>14.9 dwellings/ha</i>
<i>Population</i>	<i>9,500</i>	<i>10,212</i>
Neighbourhood Centre (incl. community facility)	0.5 hectares	0.7 hectares
Drainage	14.2 hectares	12.3 hectares
Open space	14.4 hectares	16 hectares
Environmental Conservation	44.3 hectares	37.4 hectares
Schools	14 hectares	13.8 hectares

The key ILP changes since exhibition include:

- relocation of the eastern double playing fields to a more central location and introduction of a pocket park in the north-east quadrant;
- realignment of Rickard Road so that it is immediately adjacent the transmission easement for its northern two-thirds and to improve the geometry of the road for bus operation;
- realignment of the Peter Brock Drive connection in the northern corner of the Precinct, in accordance with broader strategic transport planning;
- revisions to the layout and nature of roads, open space, housing and the neighbourhood centre within the Oran Park House Quarter;
- the inclusion of a new pocket park in the south-western quadrant along Dawson Damer Drive;
- further rationalisation of the trunk drainage strategy, and riparian and flood prone land boundaries;
- relocation of the primary school site to flatter land to the south of the previous location;
- relocation of the electricity substation to land adjoining riparian corridors and the major transmission easement to the north; and
- adjustments to the local and collector road layout in response to the above changes.

These changes are discussed in more detail in the following sections of the report.

## **4.2. Transport and traffic**

A number of issues relating to transport were raised in submissions and during post-exhibition stakeholder consultation. These issues mainly related to the major roads within the Precinct. The broad structure of roads within the Precinct has generally been retained in the final ILP. There have been some minor changes to the route and location of local roads to respond to changes to open space and drainage areas, and the configuration of the Oran Park House Quarter.

### **Rickard Road Transit Boulevard**

Rickard Road was exhibited as a transit boulevard and was planned to be the main public transport link from the Precinct to the future Leppington Major Centre. Various submissions suggested some key changes to the route and functioning of Rickard Road: alternative cross-section designs; direct vehicular access to properties; and realignment of the northern section to adjoin the major transmission easement.

The Department and relevant transport agencies consider that direct vehicular access to dwellings is not appropriate for major roads serving an important transit function. The final ILP proposes a service road arrangement, though rear lane access to dwellings would also be appropriate, as proposed in the exhibited draft ILP.

The exhibited cross-section design provided for two lanes in either direction, including one 3.5m kerbside clearway / parking lane, and one 3.25m carriageway. In its submission, Transport for NSW (TfNSW) recommended that either parking in the outer lanes be removed, or that both lanes be 3.5m wide to accommodate buses both in peak and off-peak times. It was agreed that the 3.25m median lanes would be increased to 3.5m to allow for easier bus access.

Following the exhibition, the Department commissioned Arup to prepare a draft Strategic Route Study to determine a potential route for the Rickard Road extension for its entire length, from the future Leppington Major Centre to its intersection with Oran Park Drive in the Precinct. The final alignment for the road within the Precinct is generally consistent with the preliminary outcomes in the Arup study, which realigns the northern portion of the road adjacent the transmission easement. This crossing point on the northern boundary is largely driven by the difficult topography north of the Precinct.

The southern portion of Rickard Road has been relocated slightly east to a better topographical location for crossing the South Creek tributary and the transmission easement, whilst improving the geometry of the road for use by buses (i.e. maintaining a 60 km per hour posted speed). This element of the realignment also impacts upon less existing native vegetation than the exhibited location.

### **Peter Brock Drive**

The alignment of the Peter Brock Drive extension north-east from Oran Park Precinct has been altered in response to a submission received from TfNSW and more detailed road design advice from AECOM. In its submission, TfNSW noted that the exhibited alignment of Peter Brock Drive was not consistent with the Roads and Maritime Services (RMS) current South West Growth Centre Road Network Strategy. Although the Road Network Strategy has not been officially adopted by either the Department or RMS, the Department notes the RMS preference to use it as a guiding document. The revised alignment of the Peter Brock Drive extension is in accordance with the Strategy. The road will link the Precinct with Oran Park Town Centre and Dickson Road to the north, crossing the north-eastern corner of the Precinct.

The submission from the major developer, Greenfields Development Company No. 2 (GDC2), proposed a revised regional road hierarchy whereby Oran Park Town Centre was directly linked to the Leppington Major Centre by a transit boulevard. It is considered that the final alignment for both Rickard Road and Peter Brock Drive will provide the functional outcome desired by GDC2, given there would be two alternatives for access to Oran Park Town Centre, via Springfield Road, Rickard Road and the proposed linking collector to Peter Brock Drive, or via Springfield Road directly onto the extended Peter Brock Drive/Dickson Road.

### **Dan Cleary Drive**

As a collector road, Dan Cleary Drive will act as one of the main entrances to the Precinct and a connection to the western side of the Oran Park Precinct. The submission from GDC2 proposed the deletion of access from Dan Cleary Drive into the Precinct. The final ILP retains the exhibited connection on the advice of AECOM and Camden Council; that the road is important in terms of the access it provides. It was also noted that the road will provide bus access to the proposed public primary school.

The treatment of the intersection of Dan Cleary Drive and Oran Park Drive was also further assessed through the post-exhibition planning process. AECOM provided additional advice, noting that the intersection currently performs poorly in terms of sight lines and safety. On the basis of the traffic modelling undertaken and to improve the safety of the intersection, it was recommended that the intersection be a four-way signalised intersection (noting that signalisation was warranted).

### **South West Bus Servicing Plan**

TfNSW is currently reviewing the long term bus network for the SWGC by updating the South West Bus Servicing Plan. AECOM undertook further consultation with TfNSW when compiling its post-exhibition advice to ensure that the Precinct Plan and proposed bus routes are consistent with the long-term and short-term integrated bus network for the SWGC.

## **4.3. Education**

The Department contracted Elton Consulting to prepare a peer review of MacroPlans exhibited draft report, undertake consultation with Council and NSW Department of Education and Communities (DEC), and provide updated recommendations, where necessary. The outcomes for the Precinct are generally consistent with Elton's advice.

The school site will continue to be co-located with a Council local park to provide passive open space for both the school and nearby residents. DEC advised post-exhibition that it requires at least two hectares of space for the school and 0.8ha of open space for use during school hours (previously one hectare of open space). At the same time, Council requires a portion of the site to be accessible to the public at all times. The solution adopted in the final ILP is to make available to DEC a two hectare school site, co-located with 1.2 hectares of Council open space. It is anticipated that 0.8 hectares of

this open space will be publicly inaccessible during school hours, while the remaining 0.4 hectares will be accessible to the public at all times. The final operational and design outcomes will be determined when the school and park are developed.

In its submission, GDC2 raised concerns with the exhibited school site and proposed relocation to flatter land closer to the Oran Park Precinct. Consultation with DEC following exhibition has confirmed that the site proposed by GDC2 was not suitable, being too close to schools within Oran Park and not central to the future student catchment within the Precinct. In addition, the site proposed by GDC2 was not as accessible from Oran Park Drive.

The primary school site shown in the Final ILP has been moved a small distance south to flatter land, which more readily meets the DEC locational criteria for school sites. This new site will continue to be dedicated under the terms of the Voluntary Planning Agreement with the major developers.

#### **4.4. Residential land uses**

The final Precinct Plan has generally retained the main elements of the exhibited draft Plan in relation to residential uses. Since exhibition, some changes have been made to the Precinct's residential land uses, in response to submissions received and as a result of post-exhibition consultation with stakeholders.

The Precinct will be a predominantly low density residential area. The Precinct Plan identifies a minimum residential density of 15 dwellings per hectare across the majority of the Precinct. Certain areas of higher amenity and accessibility have been identified for low-medium density housing in the 20-25 dwellings per hectare range. Low-medium density housing has been retained in the vicinity of the neighbourhood centre and along Rickard Road. The Department determined that it was not necessary to prescribe higher densities around pocket parks, given that the various development provisions do not preclude more dense types of housing in these areas.

Medium density housing of at least 25 dwellings per hectare has been retained along Camden Valley Way and a portion of Oran Park Drive, primarily to act as barrier housing for road noise mitigation. These dwellings will need to incorporate architectural treatments to achieve noise mitigation guidelines. Promoting this type of housing also ensures a mix of housing within the Precinct.

Larger lots will continue to be required where important heritage and/or environmental characteristics require protection; immediately surrounding Oran Park House and within the area zoned E4 Environmental Living at the eastern extremity of the eastern tributary to South Creek.

The Department also received submissions in relation to whether the residential land along Camden Valley Way would be better suited to employment uses and the planning controls for the houses surrounding Oran Park House. These issues are discussed in the following sub-sections.

#### **4.5. Retail and employment land uses**

The SWGC Structure Plan identifies areas of both industrial/employment lands and a Mixed Use Employment Corridor within the Precinct. The exhibited Precinct Plan did not include either of these uses. The exhibited draft ILP reflected the advice of Urbis that despite the Structure Plan, residential land would be more suitable for these areas within the Precinct.

Urbis prepared a Retail and Employment Economic Assessment for the Precinct. Through consideration of the surrounding employment lands and the broader supply and demand issues in the SWGC and subregion, Urbis concluded that there was no need to provide employment lands within the Precinct. It was also noted that providing additional dwellings in place of the Mixed Use Employment Corridor and industrial / employment uses would reduce interface issues, boost the Precinct's population and increase the potential trading performance of the proposed neighbourhood centre. The left-in/left-out only access issues would also pose a significant impediment to any employment land located on Camden Valley Way.

The Department received a submission from Inspire Planning on behalf of land owners on Camden Valley Way. The submission objected to the exhibited residential zoning and requested that the area be zoned B4 Mixed Use. The submission argued that the site should be used exclusively for employment uses and that residential uses would not be appropriate. The Department notes that the B4 Mixed Use zone mandates residential uses. Furthermore, the proposed B4 area would constitute a large centre in its own right and it would therefore also be inconsistent with the SWGC Structure Plan.

Notwithstanding the above, the Department engaged SGS Economics and Planning (SGS) to prepare a peer review of the exhibited Retail and Employment Economic Assessment by Urbis. In particular, the peer review was commissioned to establish whether there was any veracity in the claims made in the Inspire Planning submission. SGS conducted a subregional assessment of the nearby employment lands. The peer review findings supported the Urbis contention that the land along the Camden Valley Way precinct boundary was on balance, better suited to residential uses in light of other more suitable employment areas in the region.

#### **4.6. Open space and recreation**

The draft Precinct Plan provided open space areas for active and passive recreation. The open space areas were negotiated with Camden Council and were informed by a range of guidelines including the Growth Centres Development Code and Camden Council policies. The PWG was also guided by the Social Infrastructure and Demographic Assessment prepared by MacroPlan Australia.

MacroPlan advised that the estimated population of the Precinct would generate the need for 24.9 hectares of open space, including active open space, district open space outside of the Precinct, neighbourhood parks and other passive land to connect recreational and community facilities. The exhibited plan included 14.4 hectares of formalised active and passive open space. The formal open space was accompanied by informal open space along the riparian corridors. The amount of open space within the riparian corridors was not quantified prior to exhibition; however, inclusion of even a small portion of this land would be sufficient to meet the recommended overall provision rates.

In its submission to the Department, Council argued that there was an undersupply of open space in the Precinct, whilst the major developer, GDC2, argued there was an oversupply of open space and provided a suggested layout for its land identifying a reduced amount of open space. Some landowners also objected to the location of open space areas. Both of the major land owners proposed alternative open space locations.

To provide further guidance, the Department engaged Elton Consulting to provide specialist social planning advice and peer review the social infrastructure and demographic work completed by MacroPlan. In the peer review report, Elton supported the two double-playing fields and agreed with the use of a portion of the South Creek riparian corridor as passive open space, particularly if the fringing land is activated with recreational equipment and pedestrian walkways and noting the major landowners' intention to dedicate the land to Council in the future. A final figure of 10 hectares (of the available 37 hectares) of the riparian corridor was determined to represent a reasonable amount of usable open space within the creek corridor, which will function as a district-level passive open space and amenity resource. Recreational activity nodes will be required to be delivered by developers at key locations along the riparian corridors, providing equipment such as seating, barbecue and picnic areas, exercise and play equipment, and linking to continuous recreational pathways.

The amount of formalised open space within the Precinct was also increased from the exhibited 14.4 hectares to 16 hectares. This was necessitated by the increased population yield and associated demand for open space, and issues arising post-exhibition in relation to equitable access across the Precinct. Overall, Elton concluded that the provision of open space in the Precinct was sufficient to support the anticipated population. Error! Reference source not found. provides a breakdown of open space outcomes for the Precinct.

During the post-exhibition planning process the locations of some of the open space areas were altered. The most notable change was the movement of the eastern double playing fields to a more central location on Rickard Road, adjacent the South Creek corridor and transmission easement. This

location would likely facilitate the construction of the double playing fields earlier than would have occurred for the exhibited location.

The size and configuration of certain parks were altered to respond to the revised road layout, though the general locations were maintained to maximise views and provide open space that is easily accessible for the majority of new residents. The eastern knoll park is retained in the final ILP, but has been reduced in size and given a more regular layout to facilitate construction, whilst protecting the view line to Oran Park House. A new open space area was added along the historic Dawson Damer driveway, protecting an area of moderate indigenous cultural heritage significance and improving access to open space for surrounding residents. The local park adjoining the primary school site has been enlarged, as discussed above.

The two parks adjoining Oran Park House in the exhibited draft ILP have been consolidated in the final ILP in consultation with Council and the Heritage Branch of the Office of Environment and Heritage (OEH). The larger park will provide more flexibility for a range of recreational uses, at the focal point of the Precinct. The configuration of this park is also discussed in the non-indigenous heritage sub-section of this report (**Section 4.10**).

**Table 4-2: Open space outcomes**

Type	Quantum (hectares)
Local parks	6.8
Sporting fields	9.2
Contribution to off-site sporting facilities*	3.84
Informal recreation - riparian corridor (27% of 37ha)	10.00
<b>Total</b>	<b>29.84</b>

\*District/regional sporting facilities in Oran Park and Marylands

#### 4.7. Stormwater drainage and flooding

Brown Consulting was engaged to prepare a Water Cycle Management and Flooding Strategy in support of the exhibited draft Precinct Plan. The exhibited study provided a stormwater management strategy to manage post-development drainage and flooding issues in the Precinct.

Council's submission highlighted a number of issues with the analysis undertaken by Brown Consulting and contended that the exhibited Strategy was inconsistent with Council's policies and elements of the NSW Government's Floodplain Development Manual 2005.

As part of the Precinct Proponent's (Hixson's) submission to the exhibition, Brown Consulting prepared an updated Strategy utilising new and more accurate topographic survey data. The same flood modelling methodology was used. The submission proposed the dual use of sporting fields for drainage purposes, which was not supported by Council. The work was considered by Brown to be an addendum to the exhibited Strategy and also proposed:

- slightly reduced flood extents;
- narrower creek corridor widths;
- additional filling in the flood fringe (in areas <150mm water depth); and
- the utilisation of an updated topographical survey of the creeks.

In response, the Department engaged stormwater drainage engineers J. Wyndham Price (JWP) to prepare a peer review of Brown Consulting's exhibited and updated strategies and to clarify the points of contention arising from Council's submission. The peer review was generally supportive of the strategies proposed, but identified several issues requiring clarification, additional modelling and supporting documentation. JWP did not agree with all of the issues raised by Council in its submission. The revised post-exhibition Strategy report prepared by Brown Consulting addresses the concerns of JWP, particularly the assumptions and parameters used in the modelling, and provides further clarity in relation to the classification of land identified as flood fringe, flood storage and floodway.

The location of drainage basins in the final ILP is consistent with the post-exhibition Strategy prepared by Brown Consulting, which is not dissimilar to the exhibited draft locations. In accordance with Council advice, the Strategy does not propose dual-use of sporting fields for drainage purposes, as suggested by Hixson. The Strategy does propose additional filling within land identified as flood fringe along South Creek and its tributaries, and redefinition of the floodway in some instances to consolidate the flood extents affected by farm dams and other contemporary earthworks associated with agricultural practices.

The small tributary adjacent to Oran Park Drive in the south-eastern part of the Precinct is proposed to be re-aligned and consolidated into the existing transmission easement. This will link with existing culverts under Oran Park Drive and will result in multiple use of the easement land for drainage and riparian purposes, minimising impacts on otherwise developable land. This change addresses the concern of the landowner on the eastern side of the easement that was more impacted by drainage land in the exhibited draft ILP.

Several landowners along Camden Valley Way and Oran Park Drive questioned the presence of flood prone, riparian and/or drainage land on their property, citing changing levels and drainage regimes as a result of the Camden Valley Way upgrade works. In response to submissions, Brown Consulting undertook further investigation to re-confirm the flood extents across the Precinct and consulted with RMS to ensure the planning for the Precinct is generally consistent with the RMS design and construction of Camden Valley Way. As a result, the flood extents and drainage requirements in the north-eastern corner of the Precinct have not changed significantly since exhibition.

Areas identified as Environmental Conservation in the final ILP are generally aligned with the post-development flood extents determined by Brown Consulting, including the proposed fill strategy. The post-development flood extents are shown in the figure in the Camden Growth Centres DCP schedule titled "Flood Prone Land". Further detailed modelling will be required at the detailed subdivision design stage to ensure the Strategy is consistent with Council's Upper South Creek Floodplain Management Plan (in preparation) and associated modelling parameters. To ensure that the Strategy is adequately justified at the Development Application stage, the flood prone land indicated on the Development Control map sheets in the Growth Centres SEPP Amendment has been updated from the exhibited draft Plan to reflect the revised existing flood extents, which are significantly wider than the post-development extents.

#### **4.8. Biodiversity and riparian corridors**

##### **Biodiversity Certification for the Sydney Growth Centres**

Biodiversity Certification under the TSC Act was conferred upon the Growth Centres SEPP in December 2007 and confirmed in July 2008 via an amendment to the TSC Act. The Certification effectively switches off the need to undertake assessment and obtain approvals required under the TSC Act for development on land that is Certified. The Biodiversity Certification includes a number of requirements (or Relevant Biodiversity Measures – RBMs) that must be satisfied in order to maintain the Certification.

RBM 35 requires that a report be prepared assessing the consistency of the Catherine Fields (Part) Precinct Plan with the Biodiversity Certification. This report has been prepared for the final Precinct Plan and is included at **Appendix D**.

The Department exhibited the draft Precinct Plan in accordance with Condition 35 of the Biodiversity Certification Order. A consistency report assessing consistency with the relevant biodiversity measures under the Growth Centres Biodiversity Certification was exhibited. In order to meet the conditions of Biodiversity Certification, at least 2000 hectares of Existing Native Vegetation (ENV) must be retained across the Growth Centres Precincts. To maintain parity with the 2,000 hectares of ENV to be retained, the Precinct needs to maintain 12.17 hectares of ENV. The draft Catherine Fields (Part) Precinct Plan proposed to retain 14.10 hectares of ENV, thereby exceeding the necessary amount. The ENV to be retained is within the South Creek riparian corridor and its tributaries. The final

Precinct Plan has made minor amendments to the exhibited arrangements with respect to the retention of ENV. Under the final Plan a total of 14.10 hectares of ENV will be retained.

The Catherine Fields (Part) Precinct Plan proposes to protect 14.10 hectares of Existing Native Vegetation (ENV). ENV to be protected is generally located on land that has limited development potential due to other constraints (particularly flooding and riparian). The 14.10 hectares is 1.93 hectares in excess of the amount of ENV required to be protected in the Precinct under the certification.

### **Growth Centres Strategic Assessment Program**

A Strategic Assessment of the Growth Centres under the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) was undertaken in order to enable development to proceed in the Growth Centres while protecting the environment. The Strategic Assessment considered the potential impacts of development on matters of national environmental significance for the whole of Sydney's Growth Centres. This allows for strategic conservation outcomes to be identified and secured. It also provides greater certainty for those constructing new houses and employment areas and for infrastructure providers in the Growth Centres. This approach builds on (but does not replace) the Growth Centres Biodiversity Certification under the TSC Act. An assessment of consistency of the final Precinct Plan with the Strategic Assessment Program has been prepared and is included at **Appendix E**.

The Precinct Plan is consistent with the Strategic Assessment of the Growth Centres SEPP on the basis there is no non-certified Cumberland Plain Woodland (as listed under the EPBC Act) within the Precinct and therefore, no impacts to this threatened community.

### **Riparian corridors**

The final Precinct Plan enables additional flexibility in the location of the Rickard Road crossing point of South Creek, as a result of ongoing discussions with Hixson in relation to the detailed design for Rickard Road. Hixson will likely propose a crossing point slightly to the west of the location shown in the final ILP, which meets the required design parameters for the road. The Native Vegetation Protection map in the Growth Centres SEPP Amendment will assume additional clearing of ENV in this location to allow flexibility in design, but will retain the Native Vegetation Retention provisions over this area to ensure a minimal amount of vegetation clearing.

During the exhibition the Department received requests from landowners to re-consider and realign certain creeks in order to maximise the land available for development. After receiving advice from EcoLogical Australia Pty Ltd (ELA) and the concurrence of the NSW Office of Water (NOW), two minor creek tributaries have been realigned. The tributary in the south-eastern portion of the Precinct adjacent Oran Park Drive has been realigned to be located completely within non-developable land under an existing transmission easement. A small tributary to Kolombo Creek on the north-western boundary has also been reconfigured to facilitate the development of the surrounding areas on the basis that it serves a drainage function primarily. The proposed electricity substation site has also been moved north of its original position to an area that currently forms the upper extent of a highly degraded tributary. Otherwise, the advice received from Brown Consulting and ELA confirmed the location of the creek Top of Bank and flood extents across the Precinct.

ELA has prepared a post-exhibition addendum to its original Riparian Corridor Assessment outlining the revised outcomes for riparian land and the results of the riparian averaging exercise undertaken in accordance with NOW guidelines. The new guidelines have enabled further rationalisation of the riparian corridor boundaries and improved development outcomes.

### **Australasian Bittern habitat**

A submission from the OEH noted the presence of the Australasian Bittern in the Precinct. The species is listed as endangered and therefore any development within the non-certified areas of the Precinct will require assessment under the Threatened Species Conservation Act 1995 (the TSC Act). These issues were considered during the preparation of the Precinct Plan; however individual Development Application assessment will still be required under the Act. The habitat areas, which are

within the South Creek corridor, are to be zoned E2 Environmental Conservation and have been integrated with the Water Cycle Management and Flooding Strategy. The DCP Schedule includes concept diagrams for the retention and enhancement of Bittern habitat areas within the Precinct.

#### **4.9. Bushfire**

A submission from the NSW Rural Fire Service made reference to the controls in PBP 2006.

ELA assessed bushfire prone lands within the Precinct, through site inspections and recent aerial photography, in accordance with Planning for Bushfire Protection 2006 (PBP 2006). The bushfire hazard assessment results concluded that there are no constraints to development on the site for urban uses from a bushfire planning perspective. The DCP includes asset protection zones in accordance with the exhibited recommendations and PBP.

#### **4.10. Non-indigenous Heritage**

A Non-indigenous Heritage Assessment was prepared in support of the exhibited draft Precinct Plan by Godden Mackay Logan (GML) to provide information on the heritage values within the Precinct and its surrounds. Oran Park House, its associated historical driveways, gardens, silo and Couch House were acknowledged as historically significant and the conservation and enhancement of these items was a key concern during the precinct planning process. The GML report recommended that Oran Park (including the elements listed above) be listed on the NSW State Heritage Register. A State Heritage Register curtilage for Oran Park was proposed and agreed with the NSW Heritage Council prior to exhibition, which was included in the DCP Schedule.

The major landowners both proposed significant changes to the exhibited draft Plan in terms of the non-indigenous heritage provisions. Hixson's proposal included a smaller lot for Oran Park House and reconfigured open space around the lot. Hixson also proposed to reduce the area to which the large residential lots around Oran Park House would apply, from the exhibited two rows of houses to one. Consequential amendments to the surrounding road network were also proposed. Hixson's advice was informed by Tropman and Tropman Architects.

The Department sought further advice from GML and consulted with the Heritage Branch and Council in relation to the proposed changes. It was generally agreed that some elements of the submission could be adopted. Council noted that the reconfiguration of the open space around Oran Park House might not deliver optimal open space, in terms of its recreational usability. During post-exhibition consultation, the major landowners' recommended the Dan Cleary Drive extension be moved south to allow the consolidation of the two local parks adjoining the Oran Park House lot in the exhibited draft ILP. The landowners' recommendation also suggested the removal of the roads adjacent to the local park, and replacing them with formal pedestrian paths. On the advice of GML and stakeholder consultation, this proposal was adopted in the final ILP to improve heritage outcomes and provide a large contiguous open space resource.

The curtilage proposed as part of the exhibition has generally been retained, with a very minor change around the northern boundary to deal with the amended local roads. The proposed curtilage is shown in the DCP Schedule and will be used to inform the anticipated SHR listing. The Growth Centres SEPP Amendment Heritage Map will also adopt the proposed curtilage as the boundary of the mapped item. Certain changes to the ILP have also been made, broadly in accordance with the submission from Hixson. The Oran Park House lot has been reduced in size by approximately 0.4 hectares and the shape of the lot has also been amended to exclude the sheds at the rear of the property.

The exhibited draft planning provisions included an area of large lot (1000m<sup>2</sup>) single storey housing adjacent to the Oran Park House lot. The major landowners' submissions argued that only those lots directly adjacent to Oran Park House should be subject to the large lot and single storey controls. Various minimum subdivision lot size and height controls, and the extent to which the controls applied were modelled by AECOM. These scenarios formed the basis of consultation with Heritage Branch and Council to provide an indication of the views that would be retained, the prominence of Oran Park

House in the landscape under the different scenarios, and the built form outcomes surrounding the house.

In light of the modelled outcome, it was agreed to reduce both the minimum subdivision lot size of the surrounding lots to (700m<sup>2</sup>) and the area to which the lot size control applied. The 700m<sup>2</sup> minimum only applies to the first row of houses facing Oran Park House. It was agreed that the second row of dwellings (facing away from OPH) would be subject to intermediate controls to create a transition zone between the large lots and the rest of the Precinct. Single storey height limits have been retained for all of the dwellings, with the exception of the second row dwellings on the northern edge. The final outcomes represent a middle ground between the exhibited controls and Hixson's suggested controls, and are supported by the Heritage Branch.

### **State Heritage Register Listing**

The owners of Oran Park House, Hixson, have indicated an intention to pursue the listing of the property on the NSW State Heritage Register shortly following the rezoning and in accordance with the final Precinct Plan. This will include the preparation of a revised Conservation Management Plan for Oran Park House and associated buildings. The DCP Schedule includes a proposed State Heritage Register Curtilage that includes the house, gardens, silo, coach house, Dawson Damer historic driveway, and part of the riparian corridor, including Moore's Prospect historic driveway.

### **4.11. Indigenous heritage**

Following the exhibited assessment of Indigenous Cultural Heritage values of the Precinct undertaken by Kelleher Nightingale Consulting (KNC), one submission was received in relation to indigenous heritage. The submission, from OEH, stated that OEH does not consider the KNC report adequate to support an Aboriginal Heritage Impact Permit (AHIP) application. The KNC assessment concluded that none of the identified Aboriginal heritage features would necessarily prevent the development of the Precinct. The Department is therefore of the view that the assessment completed to date is sufficient to inform the rezoning of land for urban purposes. No other submissions or issues relating to indigenous heritage were raised during the exhibition or post-exhibition periods. As such, no changes have been made in relation to indigenous heritage.

It should be noted that the major landowners, Hixson, have already progressed further detailed indigenous heritage assessment on the site in pursuit of an AHIP. KNC has been engaged to undertake this work.

### **4.12. Odour**

SLR Consulting Australia Pty Ltd was commissioned to assess the potential odour impacts from existing sources of odour surrounding the Precinct, in accordance with the OEH odour policy. The odour assessment identified nearby poultry farms and concluded that under worst case scenario conditions, odour concentrations in the northern and southern portions of the Precinct would exceed the OEH criterion and odour nuisance impacts would be expected in these areas.

In its submission, Council requested a control that quarantines odour-affected land from development while the poultry farms are still operating. This approach would render significant areas of the Precinct undevelopable and is not, in the Department's view, a true reflection of the implications of odour emissions on the suitability of the land for urban development. Further, that approach would be contrary to long term strategic planning since the 2005 Sydney Metropolitan Strategy, which identified the Growth Centres as suitable locations for much of Sydney's greenfield development into the future. This approach is an ineffective long-term solution to a potentially short-term issue, potentially resulting in stagnation of development and prolonged operation of odour generating land uses. Notwithstanding the above, the Department is aware that the poultry farm to the south has been bought by Harrington Estates (Hixson) and this source of odour will thereby cease to exist.

GDC2 proposed that an earlier odour report prepared for the Oran Park Precinct be adopted for Catherine Fields (Part) Precinct. Council advised the Department that this was inappropriate because the Oran Park odour study did not represent a realistic operating scenario for a number of reasons.

The Department's view as expressed in the exhibited material is that the odour producing poultry farms are likely to cease operations as the growth centre develops. The odour therefore does not represent an absolute or permanent constraint on development. Development of the Precinct is consistent with the long term strategic planning and restricting development would also possibly prolong the operation of the farms. In light of the above, no changes were made to the Precinct Plan in relation to odour.

#### **4.13. Noise**

No changes have been made to the Precinct Plan in relation to noise. SLR Consulting Australia Pty Ltd provided noise and vibration planning advice for the Precinct. The assessment conducted by SLR Consulting examined the noise impacts from road traffic, aircraft and construction works on the existing environment and future occupants of the Precinct. In this instance, the key consideration was road traffic noise.

Council's submission noted that noise controls in the DCP should specify compliance with Council policies, rather than just the consideration of the policies. The Department considers that it is not appropriate or possible in this instance for the DCP to mandate compliance. Nevertheless, where feasible the recommendations made by SLR were incorporated into the Precinct Plan. The use of noise-sensitive architectural design of future development, including barrier housing, subdivision layout, building orientation and internal layout will be implemented throughout the Precinct.

#### **4.14. Infrastructure Delivery**

##### **Section 94 Contributions Plan**

Council has prepared a Section 94 Contributions Plan for the Precinct to collect contributions from development towards the costs of essential infrastructure including local roads, drainage infrastructure and open space. Since exhibition, changes to the Section 94 Contributions Plan have only been made to reflect the amendments to the final ILP, such as the location of parks and drainage infrastructure, as well as post-exhibition advice from Elton Consulting in relation to provision rates for off-site facilities in particular. These changes include a slight increase in total open space land area, revised provision rates for off-site facilities in Oran Park and Marylands, an altered road layout, and reconfigured areas of drainage land.

The draft Section 94 Contributions Plan was placed on public exhibition towards the end of 2012 and it is anticipated that a final Section 94 Contributions Plan will be adopted by Council in line with the rezoning of the Precinct. The average per lot contribution rate for the Precinct is less than \$30,000.

##### **Infrastructure Servicing Strategy and Implementation Plan**

The Precinct Proponent, Hixson, is responsible for planning for the delivery of infrastructure services to the Precinct. The exhibited Infrastructure Servicing Strategy and Implementation Plan, prepared in conjunction with Sydney Water and Endeavour Energy, identifies the infrastructure required, the timing, likely costs and who is responsible for its delivery. The Department received two submissions relating to the Infrastructure Servicing Strategy and Implementation Plan, from Sydney Water Corporation and Endeavour Energy. In these submissions, both agencies provided their endorsement of the Strategy in general terms. Sydney Water Corporation also specified the exact infrastructure works that will be required. Under the terms of the existing Voluntary Planning Agreement (VPA), Hixson is required to update the document periodically.

Following exhibition, Hixson proposed to relocate the electricity substation north of the original location in consultation with Endeavour Energy. The final ILP reflects the relocated substation site.

Hixson is presently working with Sydney Water to design the sewer carrier along South Creek to ensure that sewer will be available in line with the first subdivision of lots, anticipated to be in 2014.

## Voluntary Planning Agreement

A second VPA between the major landowners/developers and the Minister to deliver regional-level infrastructure was exhibited as part of the draft Precinct Planning package. The draft VPA specifies the infrastructure items and land required to service the Precinct and delivery thresholds for infrastructure works and the dedication of land. The VPA also sets out the arrangements by which the developers will redeem Special Infrastructure Contribution credits for the works undertaken in lieu of making a monetary contribution.

No submissions were received specifically in relation to the VPA, though DEC expressed support for the provisions requiring dedication of the school site at the prescribed lot threshold.

Since exhibition, changes to the VPA have been made only to the map to reflect the relocation of the public school site, substation site, and Rickard Road alignment. The VPA will be entered into prior to the rezoning in accordance with the Precinct Acceleration Protocol (PAP).

### 4.15. Land acquisition and land values

Certain land within the Precinct has been identified for acquisition by public authorities for purposes such as roads, open space, and drainage. The Department received a small number of submissions from landowners who were concerned about the timing of land acquisition and the value of land when it is acquired.

As stated in the exhibited Precinct Planning Report, land will be acquired on an as needed basis. Timing of acquisition for local drainage land and open space is dependent upon the rate of development and demand for these facilities, and the availability of Section 94 funds. Acquisition value will be determined in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*. In this case, Camden Council will be the only authority responsible for acquisition in Catherine Fields (Part) Precinct, given RMS' road widening for Camden Valley Way has taken effect since the exhibition. Further details on the acquisition process and timing should be sought from the relevant acquisition authority.

Several submissions received during exhibition raised concerns regarding the proposed zoning and acquisition of local drainage and open space land across the Precinct, including Camden Council and the major landowners/developers (Hixson and GDC2). The model that has been implemented with apparent success in the Oran Park Precinct is to apply an underlying residential zoning to all drainage and open space areas and removing the acquisition requirements under the Growth Centres SEPP Amendment, thereby instilling a level of flexibility in the final boundaries and location of drainage infrastructure and local open space. The controls in the DCP and Section 94 Contributions Plan in combination provide the necessary mechanism for ensuring the drainage and open space is delivered generally in accordance with the Precinct Plan. This approach is only considered suitable on large landholdings, as a level of certainty is still required for smaller landholdings were landowners won't necessarily act as developers in the long term.

After considering the submissions and weighing the risks of not zoning local drainage and open space land on the large landholdings (i.e. SP2 and RE1 as proposed at exhibition) and following extensive consultation with Council, the decision was made to apply a residential zone to all local drainage and open space land proposed on the major landholdings (owned by Hixson and GDC2). This is on the basis of a Section 94 Contributions Plan being in place in line with the rezoning that identifies all of the works and land required across the Precinct and the DCP Schedule being amended to include controls relating to the delivery of the open space network. Each of the major landowners has also indicated an intention to enter into a Voluntary Planning Agreement with Council to deliver the required works and land in lieu of making monetary contributions under the Section 94 Contributions Plan. Land required for public purposes that is within smaller land holdings retains a public purpose zoning and is identified on the Land Reservation Acquisition Map to provide clarity and certainty for those land owners.

#### **4.16. Precinct Planning and consultation process**

The Precinct Planning Process adopted for the Catherine Fields (Part) Precinct is generally consistent with that described in the Growth Centres Development Code 2006. As discussed in the exhibited Precinct Planning Report, the Precinct was released under the NSW Government's Precinct Acceleration Protocol (PAP) and this also shaped the Precinct Planning Process, particularly the governance framework.

A Probity Plan was prepared to guide the Precinct Planning Process, including aligning with the key principles of confidentiality, impartiality, accountability and transparency. Probity Plan Compliance Reviews have been undertaken by an independent probity auditor prior to exhibition and rezoning, raising no issues of concern in regards to consistency with the Probity Plan and key principles. In accordance with the Plan, all meetings have been appropriately recorded and the Project Control Group has endorsed the key decisions made throughout the process.

Government agency input is an important aspect of achieving consistency with relevant legislation and policy. Agency consultation is also essential for the effective coordination of new infrastructure and services. The Department has worked with a wide range of State agencies that have statutory and policy responsibilities for land and infrastructure in the Catherine Fields (Part) Precinct. The Department has undertaken extensive consultation which included informal correspondence, meetings, inter-agency workshops, written consultation prior to exhibition and as part of the exhibition itself, and further follow-up consultation after exhibition. The Department records the outcomes of meetings in line with current protocols.

The level of detail of some of the technical studies has been questioned within some of the submissions received during the exhibition period. As indicated in the exhibited Precinct Planning Report, a number of studies were, by necessity, completed prior to the finalisation of this Precinct Planning Report and the draft ILP. As the level of detail in the technical studies is critical to the precinct planning process, the Department engaged various consultancies to peer review these reports. The peer reviews undertaken during the Precinct Planning Process are detailed throughout this report and are available as part of the final package of documents.

#### **4.17. Development Control Plan**

The Camden Growth Centre Precincts Development Control Plan (DCP) 2012 will apply to the Precinct. The DCP provides detailed planning and design guidelines for development. This DCP was adopted as part of the Precinct Planning package for the Austral and Leppington North Precincts, which were rezoned in early 2013 after an extensive consultation process. Specific controls have been prepared for the Precinct that respond to local conditions and these are contained in the Precinct specific Schedule 3 to the DCP.

The DCP deals with the main structural elements of the ILP, general controls applying across the Precinct, subdivision design, residential development and development around the Oran Park House heritage area and the neighbourhood centre. Since exhibition, text, figures and maps in Schedule 3 to the DCP have been amended to reflect changes in the ILP.

The issues raised in submissions relating to DCP Schedule 3 were largely in relation to the spatial layout of the ILP, and are dealt with elsewhere in this report. The key changes to the DCP Schedule 3 include:

- the updated final ILP;
- a revised Oran Park House Quarter concept and other controls within the Special Heritage and Landscape Area;
- resulting changes to the road hierarchy, public transport and pedestrian network;
- changes to the wording of heritage provisions to address implementation challenges and ensure that the provisions are clear, consistent, concise, avoid unnecessary duplication and there is integration between the objectives and controls; and

- introduction of a suite of provisions relating to the delivery of the open space and recreation network.

Numerous issues have been raised in relation to the main body of the Camden Growth Centres DCP. The provisions in the main body were subject to a formal exhibition and an extensive consultation process with Camden Council and the local community, including the development industry. As a result, no changes will be considered for the main body of the DCP, though a log of issues with the main body controls will be collated for discussion at a later stage with the Department, Council and the development industry.

#### 4.18. SEPP Instrument changes

The Precinct Plan will be inserted into the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* by adding Precinct-specific planning controls into Appendix 9 Camden Growth Centres Precinct Plan of the SEPP. The SEPP amendments are consistent with the exhibited Explanation of Intended Effect, unless otherwise discussed in this section of the report. Amendments to the SEPP consist of:

- Two new zones (B1 Neighbourhood Centre and E4 Environmental Living) in accordance with the exhibited Explanation of Intended Effect for the Catherine Fields (Part) Precinct;
- Consequential minor amendments;
- Amendments to the maps to reflect changes to the ILP and other provisions since exhibition; and
- Amendment to the Land Zoning Map and the Land Reservation Acquisition Map to remove acquisition from certain areas of the site, as discussed in **Section 4.15** of this report.

Amendments to the exhibited draft SEPP Maps have generally only been made to reflect changes made in the final iteration of the ILP, exceptions to this are discussed below in **Table 4-3**.

**Table 4-3 Key changes to the SEPP Maps**

Map	Summary of Changes
<i>Land Zoning Map</i>	<p>As discussed, Camden Council and the major land owners, Hixson and GDC2, requested that open space and drainage areas on the large landholdings be zoned for residential purposes to enable a greater level of flexibility at the detailed subdivision design stage. This approach has previously been used in the neighbouring Oran Park Precinct. The exhibited draft Precinct Plan proposed to zone these areas RE1 Public Recreation and SP2 Infrastructure, in accordance with the Standard Instrument and other recent precincts in the Growth Centres. This model has been adopted in the final Precinct Plan, noting that additional DCP controls have also been inserted in relation to the open space and recreation network. Other areas in the Precinct (outside the major land owner sites) will retain the exhibited zones for open space and drainage areas. This is necessary as it will provide Council with certainty for Council and landowners, and a means to acquire the land.</p> <p>All open space and drainage land continues to be shown on the ILP and in the Section 94 Contributions Plan.</p>
<i>Land Reservation Acquisition Map</i>	<p>In keeping with the changes described above, the corresponding open space and drainage areas have been removed from the Land Reservation Acquisition (LRA) Map. The LRA Map now only includes open space and drainage land on several of the smaller lots on Oran Park Drive and Camden Valley Way for acquisition by Council.</p> <p>The “classified roads” item of the exhibited LRA map has been updated to reflect the current acquisition status along Camden Valley Way.</p>

Map	Summary of Changes
<i>Lot Size Map</i>	<p>The area around Oran Park House has been reconfigured in the final ILP, as discussed above. The Lot Size Map has been adjusted to reflect the changes to the area of large-lot housing adjacent to the Oran Park House lot. The minimum lot sizes for the first and second rows of housing are 700sqm and 500sqm respectively.</p> <p>A minimum lot size control of one hectare has also been applied to the open space area between Oran Park House and the Coach House, given the underlying residential zoning. This change reflects the importance of the area as public open space but also provides flexibility for the final design.</p>
<i>Native Vegetation Protection Map</i>	<p>As the configuration of Existing Native Vegetation (ENV) and flood land has been redefined in the final Precinct Plan, the Native Vegetation Protection Map has been amended to reflect this change.</p>
<i>Heritage Map</i>	<p>The Heritage Map has been updated to reflect the revised proposed State Heritage Register curtilage for Oran Park House. The exhibited draft Precinct Plan mapped only the Oran Park House lot and the Coach House, as the Oran Park heritage item. The final mapped item corresponds to the proposed curtilage given the listing will take place following the rezoning and certainty in relation to the proposed heritage provisions is required. This approach is supported by Camden Council and the Heritage Branch of OEH.</p>
<i>Floor Space Ratio Map</i>	<p>The Floor Space Ratio Map has been altered only to account for the changes made to the Lot Size Map.</p>
<i>Development Control Map</i>	<p>The extent of land shown as flood prone and major creeks land on the Development Control Map has changed from that shown on the exhibition draft. The exhibition draft map showed the extent of flooding based on the post-development 100 year ARI flood modelling results, but including assumptions about the ability to fill land to remove flood risks.</p> <p>The final Precinct Plan also proposes development of some areas that are currently affected by the fringe of the 100 year ARI flood extent. However, until sufficient justification is provided to demonstrate that the land can be filled and developed with no significant offsite cumulative impacts and that it is consistent with Council's Upper South Creek Floodplain Management Plan, it is appropriate that this land continues to be shown as being affected by flooding.</p> <p>The Development Control Map therefore shows the existing flood extents, revised to take account of Brown Consulting's updated modelling. The flood modelling has been revised post-exhibition based on more accurate survey data. This has resulted in some changes to the extent of the existing 100 year ARI flood extents.</p>
<i>Riparian Protection Area Map</i>	<p>The Riparian Protection Area Map has been updated to reflect the revised riparian corridors shown in the final ILP, following the application of NOW's guidelines for riparian corridor averaging and further consultation undertaken with NOW.</p>
<i>Residential Density Map</i>	<p>The Residential Density Map has been altered to reflect the current alignment of Rickard Road and other changes in the final ILP, such as the removal of low to medium density land surrounding pocket parks.</p>
<i>Height of Buildings Map</i>	<p>The Height of Buildings Map has been altered only to account for the changes made to the Lot Size Map, which reflects changes within the Oran Park House Quarter.</p>
<i>Precinct Boundary Map</i>	<p>The Precinct Boundary Map will not be changed as part of this SEPP Amendment and therefore, will be excluded from the map set.</p>
<i>Land Application Maps</i>	<p>The final Land Application Map is consistent with the exhibited draft, excluding land on the north-eastern boundary owned by Camden Council and land already zoned under Council's LEP on the southern fringe of Oran Park Drive.</p>

## 5. Consistency with State Policies

### 5.1. South West Growth Centre Structure Plan

The Precinct Plan is generally consistent with the SWGC Structure Plan. The Structure Plan clearly states that it is an “indicative regional land use plan”, to guide Precinct Planning. The Precinct Planning for Catherine Fields (Part) Precinct has been guided by the Structure Plan. The Precinct Plan is consistent with the Structure Plan in the following ways:

- the proposed State Heritage Register curtilage surrounding Oran Park House remains appropriate to the site and addresses the requirements of the *NSW Heritage Act 1977*;
- the Precinct provides future access to the South West Rail Link via bus connections along the future Rickard Road extension to the Leppington Major Centre;
- the Precinct contains one neighbourhood centre, co-located with the Coach House;
- Camden Valley Way is currently undergoing the final stages of its upgrade; and
- an approximate population of 10,000 people is to be provided for in the Precinct, with a dwelling yield of approximately 3,229 dwellings.

The Precinct Plan differs from the Structure Plan in that no Mixed Use Employment Corridor is zoned along the Camden Valley Way boundary and the industrial / employment lands in this general vicinity. As discussed above, analysis of demand for employment or retail land uses has determined that this departure from the Structure Plan is warranted.

### 5.2. Growth Centres Development Code

The Development Code provides for consistent standards of development across the Growth Centres. The Catherine Fields (Part) Precinct Plan has also been prepared with reference to other development controls including those of Camden Council, to enable controls to be consistent with surrounding areas. In other instances, variation of the design controls in the Development Code has been necessary to address particular site characteristics.

In summary, the Precinct Plan is consistent with the Development Code with the exception of the matters discussed below. In some instances it has been determined that consistency with the Council’s controls take precedence. A summary of consistency with the Development Code is provided in **Table 5-1**.

### 5.3. Section 117 Directions

The proposed SEPP Amendment is not strictly required to comply with these directions, as they apply only to the preparation of Local Environmental Plans. However, the Precinct Plan may at some point be incorporated into the relevant Council Local Environmental Plan and it is therefore appropriate that the Precinct Plan be consistent with the Section 117 directions to the maximum possible extent. An assessment of consistency with Directions issued by the Minister (or Director-General of the Department under delegation) under Section 117 of the EP&A Act was prepared as part of the Precinct Planning Report, prior to exhibition. That assessment is still valid for the final Precinct Plan, and the Precinct Plan is generally consistent with the Directions.

**Table 5-1 Consistency with the Growth Centres Development Code**

Development Code requirements	Proposed Precinct Planning controls
<b>A. Key Inputs</b>	
<p>Density targets:</p> <ul style="list-style-type: none"> <li>• Low: 12.5-20 dwellings/ha</li> <li>• Medium: 20-40 dwellings/ha</li> <li>• High: 40+ dwellings/ha</li> </ul>	<p>Minimum density controls for the Precinct are:</p> <ul style="list-style-type: none"> <li>• Low (Zone R2): 15-20 dwellings/hectare</li> <li>• Medium (Zone R3): 25 dwellings/hectare</li> </ul> <p>Development to the minimum densities under the SEPP amendment will achieve a minimum yield of 3,229 dwellings. Development at higher densities than the minimums specified will be possible and would result in higher yields. A practical limit to the yield is provided by the other planning controls, most notably minimum lot size controls and building height limits.</p> <p>Lower residential densities will feature on sensitive land surrounding Oran Park House and within a small Environmental Living zone that is subject to flooding and vegetation constraints.</p>
<p>Indicative lot sizes:</p> <ul style="list-style-type: none"> <li>• Townhouses, semi-detached and detached small dwellings: up to 350 m<sup>2</sup></li> <li>• Detached medium: 350-450m<sup>2</sup></li> <li>• Detached large: 450m<sup>2</sup>+</li> <li>• Special circumstance low density houses: 750m<sup>2</sup></li> </ul>	<p>Minimum lot sizes for the Precinct are:</p> <ul style="list-style-type: none"> <li>• Detached dwellings: 200m<sup>2</sup></li> <li>• Secondary dwellings: 450m<sup>2</sup></li> <li>• Dual Occupancy: 500m<sup>2</sup></li> <li>• Attached dwellings: 375m<sup>2</sup> (125m<sup>2</sup> per dwelling)</li> <li>• Semi-detached dwellings: 400m<sup>2</sup> (200m<sup>2</sup> per dwelling)</li> <li>• Multi-unit dwellings: 1500m<sup>2</sup></li> <li>• Lots adjacent to Oran Park House: 700/500m<sup>2</sup></li> <li>• Lots in the E4 Environmental Living Zone: 1500m<sup>2</sup></li> </ul>
<p>Employment and retail:</p> <p>Town and village centres contain services for a number of adjacent communities and contain secondary retail (supermarkets, specialist shops, mini-majors).</p> <p>Walkable communities are linked to a small scale mixed activity zone to encourage local community integration.</p> <p>Mixed use employment corridors provide for a variety of commercial and industrial opportunities that take advantage of exposure along arterial and sub-arterial roads.</p>	<p>Retail analysis indicated that demand for neighbourhood level retail is likely to be limited in the Precinct. One neighbourhood centre is proposed to serve some of the local needs of the community.</p> <p>Neighbourhood shops are permissible with consent in the R2 and R3 zones and shops are permissible in the R3 zone. Other community facilities such as schools and open space, along with bus stops, will be positioned to form a focus for neighbourhood activity.</p> <p>The SWGC Structure Plan identifies a mixed use employment corridor and small industrial areas along Camden Valley Way. The retail and employment analysis conducted for the Precinct concludes that these uses are not appropriate due mainly to limited demand and strong supply in the area, as well as physical constraints including access and topography. Providing more land for residential development allows the Precinct to achieve the prescribed dwelling target.</p>
<b>B. Urban Form Analysis</b>	
<p>B.10 Lot Layout and Orientation</p> <p>Optimal lot size and orientation is defined for solar access.</p>	<p>Local roads have generally been designed to maximise the north-south or east-west orientation of lots. In certain areas of the Precinct the road layout responds to natural conditions or has been designed to optimise heritage views. Many lots in the Precinct will face towards riparian areas, open space, or Oran Park House.</p>
<b>C Designing Communities</b>	
<p>C.1 Mixed Use Town Centres, Neighbourhoods and Housing</p> <p>FSR, height and minimum landscape development controls</p>	<p>The proposed SEPP Amendment is generally consistent with the Standard Instrument LEP. In accordance with the Standard Instrument, FSR and building height controls have been provided in the Precinct Plan where appropriate. Setbacks, minimum landscaped area and other controls are included in the draft DCP. These controls will regulate the scale and intensity of development throughout the Precinct.</p>

Development Code requirements	Proposed Precinct Planning controls
<p>C.3 Streets Road cross sections and dimensions are identified for use in Precinct Plans</p>	<p>The road cross sections and dimensions are generally consistent with the Development Code and/or recent precincts. A cross section has been developed for the future Rickard Road extension transit boulevard. The road cross section was agreed with the relevant transport agencies. The road will be transit focused and the lanes will be wide enough for buses. However, the overall road reserve will consume significantly less land than a typical transit boulevard.</p>

**Appendix A: Final Indicative Layout Plan**



## **Appendix B: Summary of Submissions and Responses**



## **Appendix C: Key Stakeholders notified by mail of the public exhibition**



## **Appendix D: Consistency with the Growth Centres Biodiversity Certification**



**Appendix E: Consistency with the Growth Centres  
Strategic Assessment Program**