

## ORD02

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**SUBJECT: ORAN PARK TOWN CENTRE - DRAFT DEVELOPMENT CONTROL PLAN (PRE PUBLIC EXHIBITION)**

**FROM:** Director Planning & Environment

**EDMS #:** 23/158186

**PROPONENT  
OWNER**

Greenfields Development Company (No.2) Pty Ltd  
Perich Property Pty Ltd

### PURPOSE OF REPORT

The purpose of this report is to advise Council of a draft amendment to the Oran Park Development Control Plan (draft DCP) known as Part B1 'Oran Park Town Centre'.

The report recommends Council endorse the draft DCP for public exhibition. The draft DCP is provided as an **attachment** to this report.

### BACKGROUND

In December 2007, the Oran Park Precinct was rezoned by the NSW Department of Planning, now known as the NSW Department of Planning and Environment (DPE). The Oran Park DCP formed part of the rezoning package and provides detailed controls that guide the delivery of development across the precinct.

In December 2021, Greenfields Development Company No. 2 Pty Ltd lodged a draft Planning Proposal and draft DCP for the Oran Park Town Centre.

The draft DCP includes amendments and updates to the maps and controls within the DCP to reflect existing, approved and planned development within the Oran Park Town Centre (Town Centre). The draft DCP maintains the current zonings and does not require any amendment to State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Precincts SEPP) or the adopted Oran Park Voluntary Planning Agreement (VPA).

The draft Planning Proposal seeks to amend the Precincts SEPP, to modify the size of the Town Centre, increase maximum building heights and extend permitted land uses. The draft Planning Proposal is currently being assessed and will be briefed and reported to Council at a later date.

Councillors were briefed on the draft DCP on 8 November 2022 and 18 April 2023.

### **Oran Park Town Centre**

The Oran Park Town Centre is centrally located within Oran Park, as shown in **Figure 1**. The Town Centre is planned to incorporate a range of land uses and activities including civic spaces, community facilities, mixed use and commercial buildings, residential apartments and a large town park.



There has been significant progress in the delivery of retail, commercial and community facilities within and adjoining the Town Centre, including Stage 1 of the Oran Park Podium, Council's Administration Building and Library and Perich Park. The North South Rail Line corridor (gazetted under the Transport and Infrastructure SEPP) runs parallel to Oran Park Drive.



**Figure 1: Oran Park Town Centre**

Since the rezoning in 2007, several significant strategic policies and planning decisions have been made and updated, including:

- Release of the Greater Sydney Region Plan, Western City District Plan, and Future Transport 2056;
- Creation of the Western Sydney Priority Growth Area;
- Commencement of the Western Sydney Airport and Aerotropolis Precincts;
- Signing of the Western Sydney City Deals;
- Gazettal of the North South Rail Line corridor;
- Adoption of Council's Centres and Employment Land Strategy;
- Delivery of Council's Administration Building and Library; and
- Relocation and increase in the size of the Leisure Centre.

The draft DCP seeks to respond to the evolution of the Town Centre, strategic policies and key land use decisions.

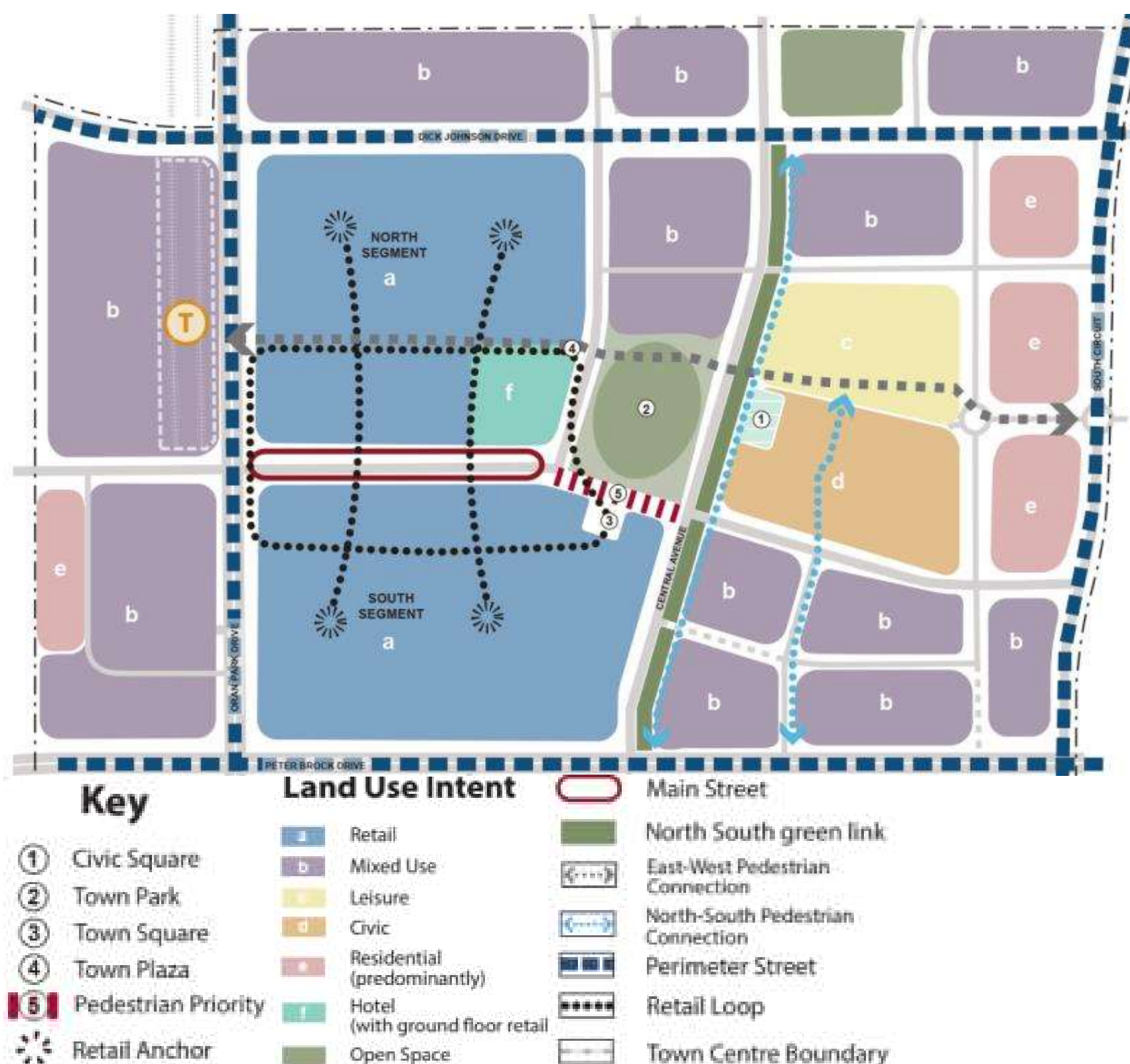
### MAIN REPORT

The proponent has undertaken a detailed urban design review of the Town Centre to inform the preparation of the draft DCP. The design review considered existing and planned development in the Town Centre, along with key strategic policy updates and decisions. The review was undertaken in discussion with Council officers and identified opportunities to amend the DCP to achieve an enhanced urban design and integrated place making outcome across the Town Centre.



The draft DCP seeks to amend the Structure Plan for the Town Centre as shown in **Figure 2**. The key amendments include:

- Inclusion of the rail corridor and station;
- Updated pedestrian paths through the Town Centre, connecting the civic precinct, key public domain spaces and the future station (**Figure 3**);
- Relocation of the Town Square from the western to the southern side of Perich Park;
- Inclusion of a Town Plaza;
- Identification of the Civic Square in front of the Council and Library buildings;
- Inclusion of a hotel development with ground floor retail to the western side of Perich Park;
- Amendments to the road and cycle network to reflect existing and approved developments (**Figure 3**);
- Increase in the number of storeys permitted in buildings, noting the maximum building height complies with the Precincts SEPP (**Figure 4**); and
- Updated development controls and figures to reflect the above changes.



**Figure 2: Proposed Town Centre Structure Plan**

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Figure 3: Proposed Pedestrian and Cycle Movement Map

### Draft DCP

A key design consideration is connectivity through the Town Centre, to and from key focal points such as Perich Park and the future rail station. The draft DCP identifies several public areas, including the Civic Square, Town Square and Town Plaza, and includes detailed design principles and controls to provide an integrated connected Town Centre with a focus on pedestrian links and calm roads.



The relocation of the Town Square will facilitate the planned hotel development. The hotel will be located near food and entertainment facilities, with connections to the future rail station and public domain spaces.

The Town Square will be bordered by the Oran Park Podium retail precinct to create a piazza-style public space. Whilst reduced in size, the Town Square has a strong connection to Perich Park, good solar access and a temporary event space for events such as markets.

The design review also considered appropriate building heights, taking into account the maximum building height permitted under the Precincts SEPP, building location, scale and type of development.

The Precincts SEPP permits buildings to a maximum height of 24 metres, aside from a portion of Stage 2 of the Oran Park Podium retail precinct which has a maximum building height of 47 metres (DA approved a residential tower up to 12 storeys above the Podium). The proposed building heights of up to 6-7 storeys (**Figure 4**) are consistent with existing, approved and planned developments across the Town Centre, and comply with the maximum heights permitted under the Precincts SEPP.



**Figure 4: Proposed Indicative Building Envelope Map**

## Oran Park Voluntary Planning Agreement (VPA)

The draft DCP does not require an amendment to the Oran Park VPA.

### **Next Steps**

Subject to Council endorsement, the draft DCP will be publicly exhibited for a period of 28 days on Council's 'Your Voice' Camden webpage, in accordance with the Camden Community Participation Plan 2021.

Should any unresolved submissions be received as a result of the public exhibition, a further report will be provided to Council outlining the results of the public exhibition.

### **FINANCIAL IMPLICATIONS**

There are no financial implications for Council as a result of this report.

### **CONCLUSION**

In discussion with Council officers, the proponent has undertaken an urban design review of the Town Centre to inform the preparation of the draft DCP. The draft DCP responds to the evolution of the Town Centre, key strategic policies and planning decisions.

The draft DCP facilitates the ongoing delivery of an integrated connected Town Centre, with a focus on providing defined public domain places and spaces, with clear pedestrian and cycle paths.

It is recommended that Council endorse the draft DCP for the purpose of public exhibition.

### **RECOMMENDED**

#### **That Council:**

- i. **endorse the draft amendments to the Oran Park DCP, Part B1 for the purpose of public exhibition;**
- ii. **exhibit the draft amendments to the Oran Park DCP in accordance with the *Environmental Planning and Assessment Act 1979* and the *Regulations*;**
- iii. **notify the NSW Department of Planning and Environment of the exhibition of the draft Oran Park DCP in accordance with the amended delegations issued by the Secretary of the Department of Planning and Environment on 19 January 2015;**
- iv. **at the conclusion of the public exhibition period:**
  - a. **if there are no unresolved submissions, grant delegation to the General Manager to adopt the DCP amendments; and**
  - b. **publicly notify the adoption of the DCP in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and the *Regulations*; or**

- c. if unresolved submissions are received, consider a further report to Council that outlines the results of the public exhibition for Council's consideration.

### ATTACHMENTS

1. Draft DCP Amendment Part B1 - Oran Park Town Centre

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