

Attachment – Assessment of Key Strategic Documents

Assessment against Key Strategic Documents

Greater Sydney Region Plan

The Greater Sydney Region Plan (the Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage the growth and change for Greater Sydney in the context of economic, social and environmental matters.

Council officer discussion on the merits of the proposal, assessed against the relevant Directions and Objectives of the Plan, is summarised in **Table 1**.

Great Sydney Region Plan Direction	Objective	Officer Comment
<u>Direction 1</u> A city supported by infrastructure	Objective 1: Infrastructure supports three cities Objective 2: Infrastructure aligns with forecast growth Objective 3: Infrastructure adapts to meet future needs	The proposed DCP amendments seek to enhance and optimise the use of the subject site which is strategically positioned within the South West Growth Area. The proposed updates have resulted from ongoing development of the Oran Park Precinct and aim to align anticipated growth with infrastructure requirements.
<u>Direction 3</u> A city for people	Objective 6: Services and infrastructure meet communities' changing needs Objective 7: Communities are healthy, resilient and socially connected	The Region Plan acknowledges that significant land release development is still to occur within the South West Growth Area. The proposed amendments result in improvements to the Oran Park Precinct which increase residential supply in an existing release area, and provide services expected of a new community. The proposed amendments seek to provide an interconnected open space network which will contribute to ensuring communities are healthy, resilient and socially connected.
<u>Direction 4</u> Housing the city	Objective 10: Greater housing supply	The Region Plan acknowledges that significant land release development is still to occur within the South West Growth Centre. The proposed amendments result in improvements to the Oran Park Precinct which increase residential supply in an existing release area with proposed infrastructure to meet the future community's needs.
<u>Direction 5</u> A city of great places	Objective 12: Great places that bring people together	The Region Plan acknowledges that significant land release development is still to occur within the South West Growth Centre. The proposed amendments result in improvements to the Oran Park Precinct that seeks to provide additional infrastructure to meet the needs of the future community.

Great Sydney Region Plan Direction	Objective	Officer Comment
<u>Direction 8</u> A city in its landscape	<p>Objective 31: Public open space is accessible, protected and enhanced</p> <p>Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths</p>	<p>The proposed amendments to the Oran Park DCP are supported by a Landscape Masterplan, prepared by PDS. The Masterplan illustrates a range of open spaces and new green links throughout the site. The expansive network of revegetated riparian corridors and interconnected paths throughout the subject site will promote increased connectivity between the neighbourhoods as well as providing additional open space areas which can support gathering spaces, informal play areas and spaces for relaxation and gatherings.</p>

Table 1: Assessment against Greater Sydney Region Plan

Western Sydney District Plan

The Western Sydney District Plan (the District Plan) was released by the GSC on 18 March 2018. The District Plan guides the 20-year growth of the District to improve its social, economic and environmental assets.

Council officer discussion on the merits of the proposal, assessed against the relevant Planning Priorities and Actions of the District Plan, is summarised in **Table 2**.

Western City District Plan Planning Priority	Officer Comment
<u>Planning Priority W3</u> Providing services and social infrastructure to meet people's changing needs	<p>The proposed DCP amendments seek to enhance and optimise the use of the subject site which is strategically positioned within the South West Growth Area.</p> <p>The proposed updates have resulted from ongoing development of the Oran Park Precinct and aim to align anticipated growth with infrastructure requirements.</p>
<u>Planning Priority W4</u> Fostering healthy, creative, culturally rich and socially connected communities	<p>The District Plan acknowledges that significant land release development is still to occur within the South West Growth Area. The proposed amendments result in improvements to the Oran Park Precinct which increase residential supply in an existing release area and provide services expected of a new community.</p> <p>The proposed amendments seek to provide an interconnected open space network which will contribute to ensuring communities are healthy, resilient and socially connected.</p>
<u>Planning Priority W5</u> Providing housing supply, choice and affordability with access to jobs services and public transport	<p>The District Plan acknowledges that significant land release development is still to occur within the South West Growth Centre. The proposed amendments result in improvements to the Oran Park Precinct which increase residential supply, choice and affordability in an existing release area with proposed infrastructure to meet the future community's needs.</p> <p>The subject site is situated on a public transport bus route which will provide access to jobs and services and to nearby centres such as Oran Park and Narellan.</p>
<u>Planning Priority W6</u> Creating and renewing great places and local centres, and respecting the Districts heritage	<p>The District Plan acknowledges that significant land release development is still to occur within the South West Growth Centre. The proposed amendments result in improvements to the Oran Park Precinct that seek to provide additional infrastructure to meet the needs of the future community.</p> <p>The proposed amendments seek to provide an interconnected open space network focused on the reinterpretation of the former Hassall Driveway. The proposed amendments to the earth mound will also ensure any views to and from the Denbigh Homestead are restricted and do not impact upon the heritage of this estate.</p>
<u>Planning Priority W12</u> Protecting and improving the health and enjoyment of the District's waterways	<p>The proposed amendments to the Oran Park DCP are supported by a Landscape Masterplan prepared by PDS, and an Integrated Water Management Plan prepared by Orion Consulting. The Masterplan illustrates a range of open spaces and new green links which integrate with the riparian corridor which runs centrally through the subject site. The Integrated Water Management Plan ensures that the proposed amendments will not adversely impact upon the health of the riparian corridor.</p>
<u>Planning Priority W18</u>	<p>The proposed amendments to the Oran Park DCP are supported by a Landscape Masterplan prepared by PDS, and Open Space Analysis prepared by Urbis. The Masterplan and Open Space Analysis provide a</p>

Western City District Plan Planning Priority Officer Comment	
Delivering high quality open space	range of open spaces and new green links throughout the site. The proposed amendments also include the redistribution of the existing unencumbered open space to ensure all future dwellings are within 400m of these open space areas.
<u>Planning Priority W20</u> Adapting to the impacts of urban and natural hazards and climate change	The proposed amendments to the Oran Park DCP are supported by an Integrated Water Management Plan prepared by Orion Consulting. The Integrated Water Management Plan ensures that the proposed amendments will not adversely impact upon the health of the riparian corridor. The Plan also ensures that all future dwellings will be located outside of the flood planning level.

Table 2: Assessment against the Western City District Plan

Community Strategic Plan

The Connecting Camden Community Strategic Plan 2036 (CSP) was adopted on 14 June 2022. The CSP seeks to ensure Camden is connected, diverse, and a thriving community that embraces opportunities of growth, while valuing the rich heritage and protecting and sharing responsibility for the natural environment.

An assessment of the proposal against the relevant Key Directions of the CSP is summarised in **Table 3**.

Community Strategic Plan	Consistency	Officer Comment
Key Direction 2: Liveable – <i>Strong and integrated connections between our people and services</i>	Y	<p>The proposed amendments result in improvements to the Oran Park Precinct which increase residential supply, choice and affordability in an existing release area with proposed infrastructure to meet the future community's needs.</p> <p>The subject site is situated on a public transport bus route which will provide access to jobs and services and nearby centres such as Oran Park and Narellan.</p>
Key Direction 4: Balanced – <i>Providing sustainable and responsible solutions that enhance our heritage and natural environment</i>	Y	<p>The proposed DCP amendments aim to improve residents' and visitors' experience by providing a range of open spaces which connect and restore the existing riparian corridors within the site. The Landscape Masterplan illustrates a range of open spaces and new green links which integrate with the riparian corridor which runs centrally through the subject site.</p> <p>The subject site is located directly to the east of the Metropolitan Rural Area. The proposed amendments are consistent with the overall intent for the site and do not seek to encroach on existing rural land in the surrounding areas.</p> <p>Furthermore, it is proposed to amend 'Section 5.5 of the Oran Park DCP - Cobbitty Road and the Northern Road Interface'. The amendments ensure that the rural character of Cobbitty Road and the surrounding MRA are not compromised.</p>
Key Direction 5: Leading – <i>A successful advocate for our people and places</i>	Y	<p>The proposed amendments result in improvements to the Oran Park Precinct that seeks to provide additional infrastructure to meet the needs of the future community.</p>

Table 3: Assessment against Camden Community Strategic Plan

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 LGA will change to meet the community's needs over the next 20 years.

Council officer discussion on the merits of the proposal assessed against the relevant Local Priorities of the LSPS, is summarised in **Table 4**.

Camden Local Strategic Planning Statement Local Priority	Officer Comment
<u>Infrastructure</u> <u>Local Priority I1</u> Aligning infrastructure delivery with growth <u>Local Priority I4</u> Working in partnership to deliver a more liveable, productive and sustainable Camden	<p>The proposed DCP amendments seek to enhance and optimise the use of the subject site which is strategically positioned within the South West Growth Area.</p> <p>The proposed updates have resulted from ongoing development of the Oran Park Precinct and aim to align anticipated growth with infrastructure requirements.</p>
<u>Liveability</u> <u>Local Priority L1</u> Providing housing choice and affordability for Camden's growing and changing population <u>Local Priority L2</u> Celebrating and respecting Camden's proud heritage <u>Local Priority L3</u> Providing services and facilities to foster a healthy and socially connected community	<p>The District Plan acknowledges that significant land release development is still to occur within the South West Growth Centre. The proposed amendments result in improvements to the Oran Park Precinct which increase residential supply, choice and affordability in an existing release area with proposed infrastructure to meet the future community's needs.</p> <p>The proposed amendments provide additional housing including large lot residential in a desirable location. The additional residential land does not impact on the State Heritage listed Denbigh Estate to the north.</p> <p>Amended controls are proposed to the current DCP to ensure the required earth mound results in a suitable outcome for the site.</p>
<u>Sustainability</u> <u>Local Priority S1</u> Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space	<p>The proposed DCP amendments aim to improve residents' and visitors' experience by providing a range of open spaces which connect and restore the existing riparian corridors within the site. The Landscape Masterplan illustrates a range of open spaces and new green links which integrate with the riparian corridor which runs centrally through the subject site.</p> <p>The subject site is located directly to the east of the Metropolitan Rural Area. The proposed amendments are consistent with the overall intent for the site and do not seek to encroach on existing rural land in the surrounding areas. Furthermore, it is proposed to amend '<i>Section 5.5 of the</i></p>

Camden Local Strategic Planning Statement Local Priority	Officer Comment
<p><u>Local Priority S2</u> Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River</p> <p><u>Local Priority S3</u> Protecting Camden's rural land</p> <p><u>Local Priority S4</u> Protecting and restoring environmentally sensitive land and enhancing biodiversity</p>	<p><i>Oran Park DCP - Cobbitty Road and the Northern Road Interface</i>'. The amendments ensure that the rural character of Cobbitty Road and the surrounding MRA are not compromised.</p>

Table 4: Assessment against the Camden Local Strategic Planning Statement

Camden Local Housing Strategy

The Camden Local Housing Strategy sets out a clear plan for housing in the Camden LGA over the next 10 to 20 years.

Council officer discussion on the merits of the proposal assessed against the relevant Priorities of the LHS, is summarised in **Table 5**.

Camden Local Housing Strategy		
Priority	Objective	Officer Comment
Priority 2: Delivering resilient, healthy and connected communities	Objective 4: Neighbourhood design supports healthy and connected communities that are better placed.	The proposal is consistent with this objective as it delivers a neighbourhood design that will support a healthy and connected community.
Priority 3: Delivering the right housing in the right location	Objective 6: Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure.	<p>The proposal is consistent with this priority as it seeks to deliver the right housing in the right location.</p> <p>Medium density housing is proposed near the local neighbourhood centre, open space areas and/or situated along the public transport corridor.</p>
Priority 4: Increasing housing choice and diversity	Objective 9: The mix of housing types matches the changing needs and preferences of the community.	<p>The proposal is consistent with this priority as it seeks to deliver housing types that match the needs and preferences of the community.</p> <p>The proposed amendments to the ILP seek to increase housing choice and diversity within the site. The proposal seeks to provide predominantly lower density detached housing but also provides medium density in the right locations and larger lot housing where a transition to the surrounding rural areas is required.</p>

Table 5: Assessment against the Local Housing Strategy

Camden Green and Blue Greed Vision

The Camden Green and Blue Grid Vision (Vision) was adopted by Council on 11 April 2023. The Vision outlines Council's approach to join and enhance green open spaces, biodiversity corridors, riparian areas, and natural bushland (the Green Grid) using creeks, rivers, lakes and streams (the Blue Grid) as the backbone for these connections.

Council officer discussion on the merits of the proposal assessed against the relevant principles of the Vision, is summarised in **Table 6**.

Camden Green and Blue Grid Vision Principles	Comment
Principle 1: Place-based – Being relevant to the community and designed to care for and connect with Country	<p>The proposed DCP amendments aim to improve the future community's experience within the site by providing a range of open spaces that encourage place-based design which connect to the existing riparian corridors within the site.</p> <p>The Landscape Masterplan illustrates a range of open spaces and new green links which integrate and provide connections to Country in relation to the riparian corridor.</p>
Principle 2: Holistic & Integrated – Being part of a larger network that integrates natural systems	<p>The Landscape Masterplan illustrates an extensive network of open spaces and contributes to the Cobbitty Creek green corridor embellishment.</p> <p>The proposed amendments will be able to be integrated with the larger network of riparian embellishments within the Oran Park Precinct.</p> <p>Further embellishment of the Cobbitty Creek green corridor to the west of the subject site, in the MRA, requires further investigation and project planning by Council.</p>
Principle 3: Creative & Innovative – Thinking differently about design of open space environments	<p>The proposed amendments to the Oran Park DCP are supported by a Landscape Masterplan prepared by PDS, and Integrated Water Management Plan prepared by Orion Consulting.</p> <p>The Masterplan illustrates a range of open spaces and new green links which integrate with the riparian corridor that runs centrally through the subject site.</p> <p>The integration of these spaces is explored in the Integrated Water Management Plan which enables designs that are interconnected with the riparian corridor.</p>
Principle 5: Relevant & Inclusive – Playing a core role in everyone's day to day lives	<p>The proposed amendments are supported by a Landscape Masterplan which envisages a range of open spaces that will contribute towards providing high amenity in everyone's day to day lives.</p>
Principle 7: Healthy & Active – Encouraging healthy lifestyles and sense of wellbeing	<p>The proposed amendments are supported by a Landscape Masterplan which envisages a range of open spaces that will encourage healthy lifestyles and a sense of wellbeing.</p>

Table 6: Assessment against the Green and Blue Grid Vision

Camden Spaces and Places Strategy

The Spaces and Places Strategy aims to address the challenges posed by the LGA's rapid urban growth, changes to community profile and urbanisation on existing social infrastructure. The Strategy provides a strategic framework and action plan to support the significant role that Council plays in the provision of open space, play spaces and community facilities, to meet the needs of current and future populations.

Council officer discussion on the merits of the proposal assessed against the relevant recommendations of the strategy, is summarised in **Table 7**.

Camden Spaces and Places Strategy Recommendation	Comment
Recommendation 2: Ensure that any proposals for dedication of open space (active/ passive) are consistent with the requirements of this Strategy	<p>The Spaces and Places Strategy stipulates that land that is less than 30 metres in width or has more than 30% of the open area encumbered by a secondary use function, such as flood prone land, cannot be accepted as local open space.</p> <p>The proposed DCP amendments highlight that the majority of the open spaces to be dedicated to Council fail to meet these requirements.</p> <p>Council officers have assessed the proposal and consider the non-compliance regarding the dedication of land for the purposes of open space to be acceptable for the following reasons:</p> <ul style="list-style-type: none">• The proponent is seeking to deliver two pocket parks that are entirely unencumbered at a minimum size of 5,000m² which is consistent with the Spaces and Places Strategy;• The existing ILP and Contributions Plan currently consider these spaces as open space;• The Integrated Water Management Plan supporting the proposal demonstrates that all waterbodies will drain within hours should a significant flooding event occur; and• The proposal is consistent with Council's Green and Blue Grid Vision to integrate open spaces with riparian (blue) corridors.
Recommendation 7: Investigate areas for future open space provision to meet projected population growth and monitor demand generated by proposed new developments	<p>The proposed amendments are consistent with this recommendation. The open spaces proposed are able to be integrated with the larger network of riparian embellishments within the Oran Park Precinct.</p> <p>The proposed amendments will support further embellishment of the Cobbitty Creek green corridor to the west of the subject site. Embellishments of this corridor as identified in the Green and Blue Grid Vision requires further investigation and project planning by Council.</p>
Recommendation 12: Prioritise the development of a network of open	<p>The proposed amendments are consistent with this recommendation. The open spaces proposed are able to</p>

space, including Regional, Local and Neighbourhood open space.	<p>be integrated with the larger network of riparian embellishments within the Oran Park Precinct.</p> <p>The proposed amendments will support further embellishment of the Cobbitty Creek green corridor to the west of the subject site. Embellishments of this corridor as identified in the Green and Blue Grid Vision requires further investigation and project planning by Council.</p>
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Table 6: Assessment against the Spaces and Places Strategy