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URBIS

REQUEST TO AMEND ORAN PARK DEVELOPMENT CONTROL PLAN

531 Cobbitty Road, Cobbitty

Prepared for
MIRVAC HOMES NSW
13 June 2023

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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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1. INTRODUCTION

This submission has been prepared by Urbis Pty Ltd (**Urbis**) on behalf of Mirvac Homes NSW (**Mirvac**), for consideration by Camden Council (**Council**) to amend the current *Oran Park Development Control Plan (DCP)* under *State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (Parkland City SEPP)* associated with the Mirvac landholdings associated with the Cobbitty by Mirvac Estate and a portion of the Macarthur Anglican School site.

This formal submission aims to facilitate minor design updates to the DCP and associated Indicative Layout Plan (ILP) for the site of a general design development nature. The design updates may be summarised as follows:

- An update to the northern portion of the site to improve heritage character including:
 - The replacement of the proposed triangular area of open space with a widened heritage boulevard reflecting the Hassall heritage driveway and a 5,000sqm park.
 - Updates to the DCP controls associated with the Denbigh Transition Area.
- Refinements to the riparian corridor and passive open space network, incorporating a range of active and passive spaces and additional pedestrian/cycle connectivity.
- Introduction of a 5,000sqm park within the south east portion of the site
- Detailed design updates to the indicative movement and road network
- Refinements of two school sites (Macarthur Anglican School and the future public primary school) to more accurately reflect educational requirements for the Precinct.
- Introduction of a Precinct specific Integrated Water Management Plan to meet the needs of the Precinct.

Overall, Mirvac aims to deliver an amended design which has considered the unique characteristics of the site.

For ease of reference, the submission has been divided into the following key sections:

- **Section 1** – A description of the site
- **Section 2** – Relevant background
- **Section 3** – Existing planning framework
- **Section 4** – Proposed planning framework
- **Section 5** – Assessment of proposed amendments to planning framework
- **Section 6** – Conclusion

1.1. SITE AND LOCALITY

The site is referred to as the Cobbitty by Mirvac Estate which is legally described as:

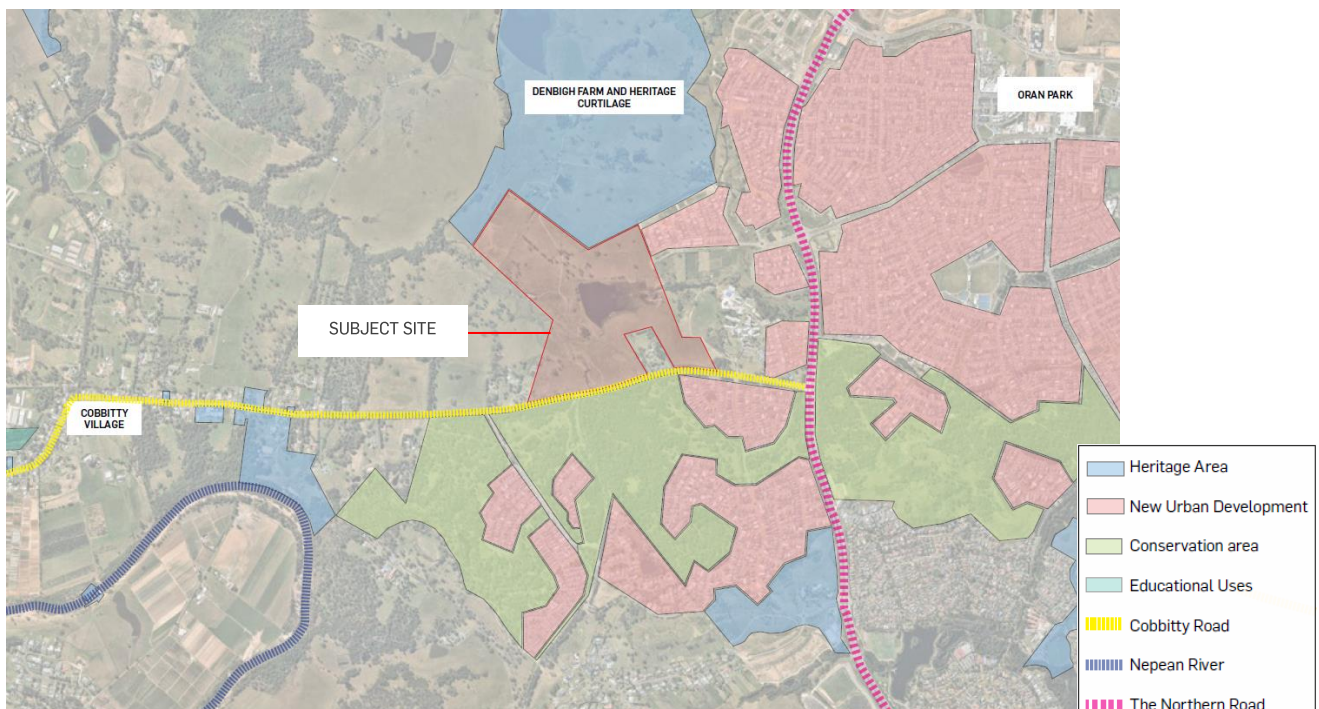
- 499 Cobbitty Road, Cobbitty (Lot 2 DP1276275)
- 501 Cobbitty Road, Cobbitty (Lot 1 DP1276275)
- 585 Cobbitty Road, Cobbitty (Lot 3 DP1276275)
- 589 Cobbitty Road, Cobbitty (Lot 4 DP1276275)
- 591 Cobbitty Road, Cobbitty (Lot 5 DP1276275)

Minor updates are also proposed to Lot 3102 DP1223680 which currently forms part of the Macarthur Anglican School site. The site is located approximately 50km southwest of Sydney CBD within the South West Growth Centre and is located in the Camden Council local government area (**LGA**). The site has an area of 79.77 Ha and is generally vacant with sheds, concrete pavement tracks and a small dam.

The South West Growth Area is an area transitioning from rural land to general residential. Given this and the sites context on the western periphery of the South West Growth Area, the context of development surrounding the site is best described below:

- West: Land to the west of the site remains in a rural setting with land and is designated for future development of the Outer Sydney Orbital.
- East: Macarthur Anglican School is located on the eastern boundary of the site along Cobbitty Road with the broader context characterised as low-density residential development.
- South: Land to the south is separated by Cobbitty Road, which provides access to the Northern Road to the east and Cobbitty Village to the west. A vegetated corridor is provided on the southern side of Cobbitty Road with residential development located off Macquarie Grove Road.
- North: Denbigh Farm (State Heritage Item SHR01691), also known as the Denbigh Estate is located along the northern edge of the site. A heritage curtilage has been provided as part of the ILP and associated documentation.

Figure 1 Site Context

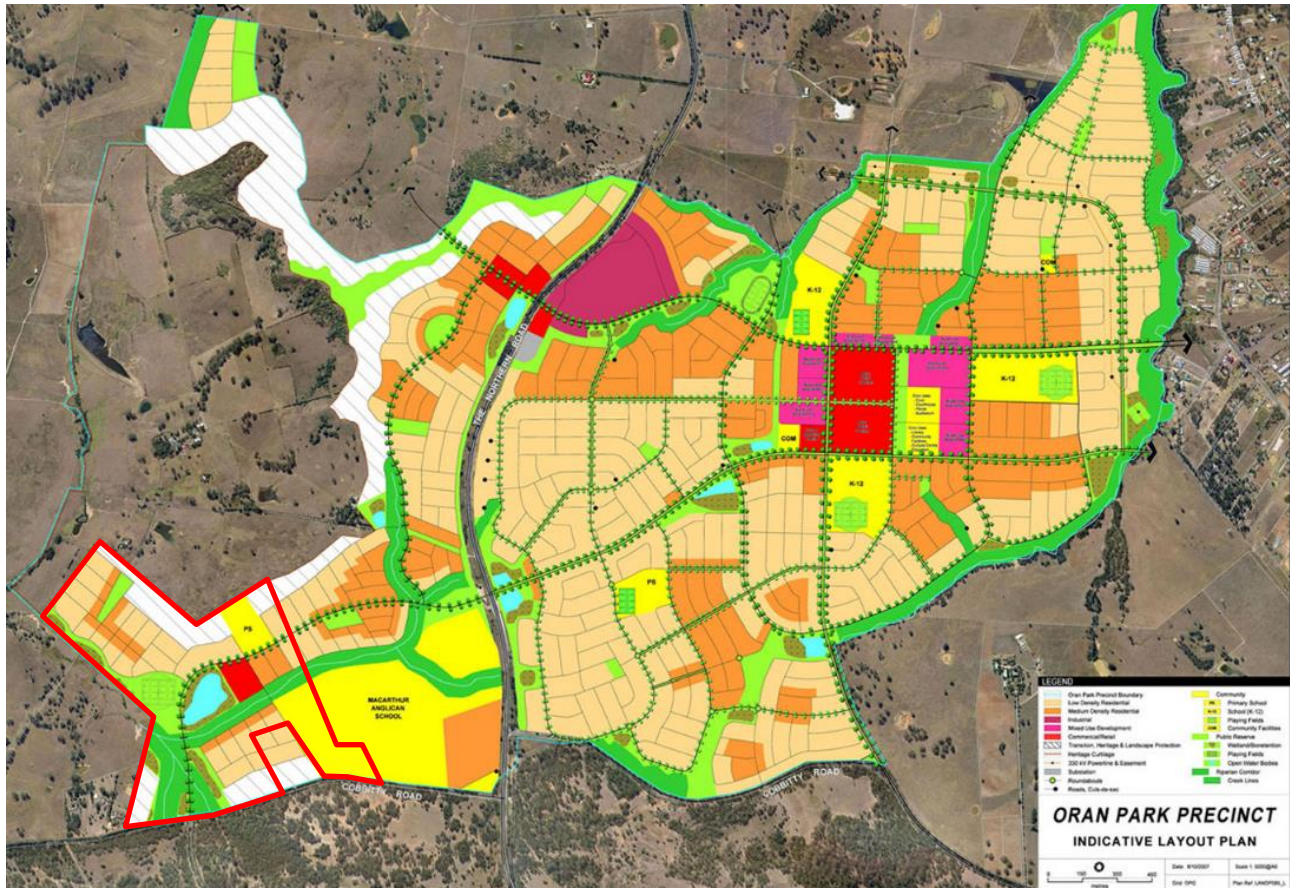


Source: Urbis

The site forms part of the Oran Park Growth Area, which has been rezoned under the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (Parkland City SEPP)* for future urban development. An Indicative Layout Plan (ILP) has been endorsed for the site (identified in **Figure 2**).

It is broadly expected that land will accommodate approximately 900 to 950 residential dwellings, a neighbourhood centre and associated infrastructure including open space.

Figure 2 Oran Park Indicative Layout Plan



Source: Camden Council

2. PLANNING BACKGROUND

2.1. CONSULTATION WITH ADJOINING LANDOWNERS

Ongoing discussions have occurred with the adjoining landowners during the preparation of the DCP amendment request. Changes to the design including the earth mound within the Denbigh Transition Area and the design of the Hassall driveway have been undertaken in consultation with representatives of the Denbigh Estate. The results of these discussions are an improved design which better reflects the existing topography of the site and minimises land required on the adjoining property to create the earth mound. Further details are discussed in **Sections 4.1 and 5.3.2.**

2.2. CONSULTATION WITH COUNCIL

An initial letter was sent to Council in January 2022 outlining the intention to request changes to the current ILP and DCP associated with the site. Following receipt of this letter, a meeting was held on 28 February 2022 between Council's strategic planning team, Mirvac and Urbis. In this meeting, Mirvac noted that the purpose of the ILP amendment is to update the current ILP to reflect the required infrastructure delivery for the future population within the Precinct.

Following this initial meeting, discussions with members of Council have continued with a key focus on open space and infrastructure requirements. Substantial concept design and consultation has been undertaken to ensure that the overall design for the Precinct meets Council's expectations, in particular how the site can be optimised to improve amenity for residents and improve water management across the site.

To assist with the development of the proposed Water Cycle Management Strategy, consultation was also undertaken between Camden Councils Floodplain Management Team and Camden Council's external expert consultant for the Nepean River Tributaries Study. Modelling methodologies and calibration requirements were clarified during this consultation process to ensure the strategy and supporting electronic data is suitable for assessment, review and endorsement by Council.

Overall, Mirvac aim to deliver an ILP with well designed open space and activated riparian corridors.

2.3. RELATIONSHIP WITH FUTURE PLANNING APPLICATIONS

As discussed with Council officers, following the demonstration of strategic merit of the changes to the DCP and associated ILP proposed in this report, a SEPP amendment will also be lodged seeking refinement of the current C4 Environmental Living zone and R1 General Resident zone boundary along the Denbigh Transition Area. This amendment will respond to the revised footprint of the future public primary school. It is anticipated this application will be substantially similar to the SEPP amendment lodged by the neighbouring developer to the east.

3. EXISTING PLANNING FRAMEWORK

3.1. STRATEGIC PLANNING FRAMEWORK

3.1.1. Greater Sydney Region Plan: A Metropolis of Three Cities

The *Greater Sydney Region Plan (Region Plan)* is a strategy prepared by the Greater Sydney Commission (GSC) for managing growth and change to guide integrated land use planning and infrastructure delivery for Greater Sydney to 2056. The Region Plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The vision brings new thinking to land use and transport patterns to boost Greater Sydney's liveability, productivity and sustainability by spreading the benefits of growth.

The South West Growth Area is an identified area for anticipated growth and acceleration of housing growth. The Region Plan also identifies that development along the spine of South Creek and its tributaries will 're-imagine liveability and sustainability, providing new cool and green neighbourhoods and centres with generous open space in a parkland setting.'

The proposed DCP amendments will further support the achievement of the following objectives in the Region Plan:

- Infrastructure supports the three cities (Objective 1)
- Infrastructure aligns with forecast growth (Objective 2)
- Infrastructure adapts to meet future needs (Objective 3)
- Services and infrastructure meet communities' changing needs (Objective 6)
- Communities are healthy, resilient and socially connected (Objective 7)
- Greater housing supply (Objective 10)
- Great places that bring people together (Objective 12)
- Public open space is accessible, protected and enhanced (Objective 31)
- The Green Grid links parks, open spaces, bushland and walking and cycling paths (Objective 32)

An assessment of the proposed design updates relative to the above-mentioned objectives is provided in **Section 5.1** of this report.

3.1.2. Western City District Plan

Five District Plans were also prepared by the GSC as guides for implementing the Region Plan at a District level. Each plan is structured around priorities in relation to infrastructure and collaboration, liveability, productivity, sustainability and implementation. The site is located within the Western City District.

The greatest increase in population in the Western District is expected in Camden Local Government Area, mostly in the South West Growth Area and strong growth across all age groups.

The proposed DCP amendments will further support the following objectives in the Western City District Plan as outlined in **Section 5.1** of this report:

- Providing services and social infrastructure to meet people's changing needs (Planning Priority W3)
- Fostering healthy, creative, culturally rich and socially connected communities (Planning Priority W4)
- Providing housing supply, choice and affordability with access to jobs, services and public transport (Planning Priority W5)
- Creating and renewing great places and local centres, and respecting the District's heritage (Planning Priority W6)
- Protecting and improving the health and enjoyment of the District's waterways (Planning Priority W12)
- Delivering high quality open space (Planning Priority W18)

- Adapting to the impacts of urban and natural hazards and climate change (Planning Priority W20)

An assessment of the proposed design updates relative to the above-mentioned objectives is again provided in **Section 5.1** of this report.

3.1.3. Camden Local Strategic Planning Statement

The Camden Local Strategic Planning Statement (**LSPS**) was endorsed by the Greater Sydney Commission in March 2021. The LSPS identifies the vision for land use planning over the next 20 years.

The overall vision for Camden is underpinned by four key themes: infrastructure and collaboration, liveability, productivity and sustainability. These mirror the priorities of the Region Plan and District Plan and are critical to how Camden will grow and evolve.

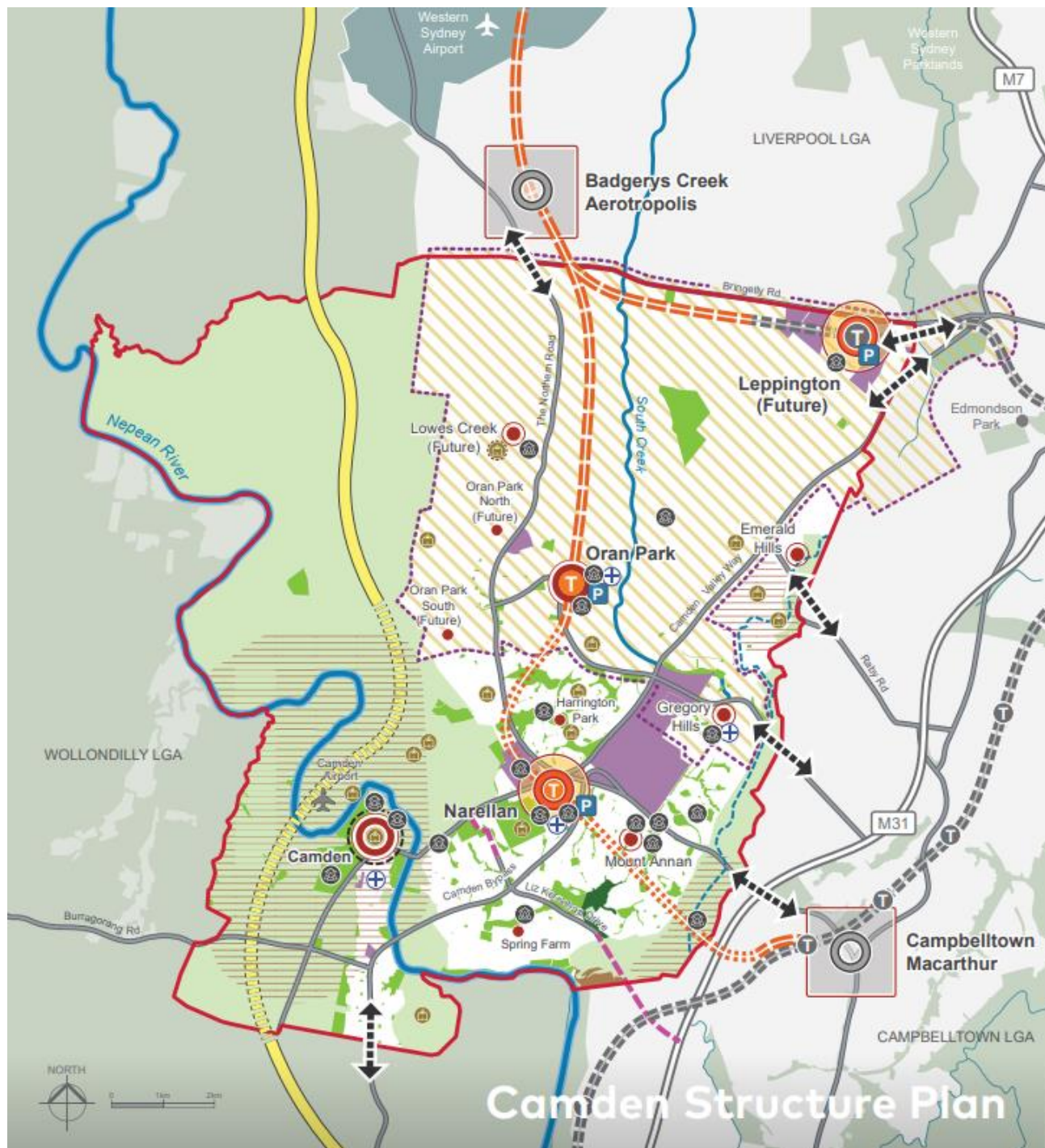
The Camden LGA contains the Nepean River which connects to other catchment areas and there are also metropolitan rural areas at the western expanse of the LGA. Planned new infrastructure within and surrounding the LGA is anticipated to create new jobs closer to homes, with an anticipated population growth of 140,000 people by 2040. New transport connections including the North-South Rail Link and M9 will unlock further opportunities for the creation of new places.

The LSPS Structure Plan identifies a significant portion of the northern part of Camden including Oran Park for future urban development (refer to **Figure 3**). This area is expected to account for majority of residential growth with associated infrastructure required to be delivered in this area.

The proposed DCP amendments will further support the following objectives in the LSPS as outlined in **Section 5.1** of this report:

- Aligning infrastructure delivery with growth (Local Priority I1)
- Working in partnership to deliver a more liveable, productive and sustainable Camden (Local Priority I4)
- Providing housing choice and affordability for Camden's growing and changing population (Local Priority L1)
- Celebrating and respecting Camden's proud heritage (Local Priority L2)
- Providing services and facilities to foster a healthy and socially connected community (Local Priority L3)
- Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space (Local Priority S1)
- Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River (Local Priority S2)
- Protecting Camden's rural land (Local Priority S3)
- Protecting and restoring environmentally sensitive land and enhancing biodiversity (Local Priority S4)

Figure 3 LSPS Structure Plan



- | | | |
|---|---------------------------------------|--------------------------|
| Metropolitan Cluster | Reserve/ Parkland | Tourism |
| Strategic Centre | Scenic Land (Metropolitan Rural Area) | Proposed Employment Area |
| Town Centre | Scenic Viewscapes | Existing Employment Area |
| Local Centre | Proposed M9 Entry/ Exit | Camden LGA Boundary |
| Neighbourhood Centre | Proposed Train Line/ Tunnel | |
| Art/ Culture/ Community Facility | Proposed Train Station | |
| Medical | Existing Train Station | |
| State-listed Heritage Item | Proposed Commuter Carparking | |
| Draft State-listed Heritage Item | Committed Roads | |
| Future Urban Area (SWGA) - Housing Capacity | Upper Canal System | |
| National Park | Key Transport Connection | |

Source: Camden Council

3.1.4. Camden Local Housing Strategy

The Camden Local Housing Strategy (LHS) was endorsed by Camden Council in December 2021 and was prepared in response to the region, district and local planning policy objectives to establish an evidence-based plan for housing in the Camden LGA over the next 10 and 20 years.

Over the next 20 years, the LGA is forecasted to have the largest housing growth of any metropolitan Sydney council with a forecast demand for an additional 49,625 dwellings with most residential growth set to occur in the SWGA. Oran Park is identified as an establishing Town Centre that will continue to grow and evolve with a developing retail offering, civic precinct and emerging office floorspace.

The site is identified in the 'New Urban North' Precinct which includes growing and evolving land release precincts. Housing within this precinct comprises mainly of detached housing and dual occupancies.

The LHS comprises five Priorities that underpin Council's vision for housing in the Camden LGA over the next 10 and 20 years. The five Priorities are:

1. Providing housing capacity and coordinating growth with infrastructure;
2. Delivering resilient, healthy and connected communities;
3. Delivering the right housing in the right location;
4. Increasing housing choice and diversity; and
5. Addressing housing affordability.

3.1.5. Spaces and Places Strategy

Between 2016 and 2036 the population of Camden Council is expected to nearly triple in size, from 80,477 to 233,299. In response to this growth, the Camden Spaces and Places Strategy provides benchmarks for open space, play spaces and community facilities to meet the needs of the current and future community.

The benchmarks of the Spaces and Places Strategy are considered as part of the Open Space Analysis prepared by Urbis enclosed in **Appendix B**.

3.2. STATUTORY PLANNING FRAMEWORK

3.2.1. Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979 (EP&A Act)* provides the principal legislative framework for environmental planning in NSW and include provisions to ensure that proposals that have the potential to impact the environment are subject to detailed assessment and provide opportunity for public involvement.

All development for the site will be assessed in accordance with the matters of consideration listed in Section 4.15 of the EP&A Act.

Section 9.1 Directions of the EP&A Act require Councils to address a range of matters when seeking to rezone land with an LEP. There is no statutory requirement for the Directions to be considered during Precinct Planning or amendments to an existing ILP. Nevertheless, the amended DCP and ILP updates and associated documentation are found to be consistent with the relevant directions effectively providing residential land and associated uses within an identified growth area.

3.2.2. Environment Protection and Biodiversity Conservation Act 1999

Environment Protection and Biodiversity Conservation Act 1999 is the Commonwealth's central framework for the protection of the Australian environment. It provides for the conservation and protection of biodiversity and natural and cultural places and heritage. It further promotes principles for ecologically sustainable development which will be considered as part of the ongoing development of the Oran Park and Turner Road Precinct. The DCP updates do not trigger any assessment/referral requirements under this Act.

3.2.3. Biodiversity Conservation Act 2016 No. 63

Biodiversity Conservation Act 2016 (BC Act) is the NSW Governments principal framework for environmental protection across NSW. It provides for the protection and conservation of biodiversity and ecosystems in NSW and promotes the use of the ecologically sustainable development principles. The Draft ILP has been designed in accordance with mapped Native Vegetation to ensure that areas of important biodiversity are enhanced and retained wherever possible. Under the Act, the areas of the site zoned for residential uses are biodiversity certified. The DCP updates again do not trigger any assessment/referral requirements under this Act

3.2.4. State Environmental Planning Policy (Precincts—Western Parkland City) 2021

State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (Parkland City SEPP) is the principal Environmental Planning Instrument that guides development within Oran Park and Turner Road. Appendix 2 of the Parkland City SEPP provides the localised framework for the implementation of Oran Park and Turner Road Precinct.

The aims of the Parkland City SEPP are:

- *Co-ordinate the release of land for residential, employment and other urban development in the North-West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area,*
- *To enable the Minister from time to time to designate land in growth centres as ready for release for development,*
- *To provide for comprehensive planning for growth centres,*
- *To enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity,*
- *To provide controls for the sustainability of land in growth centres that has conservation value,*
- *To provide for the orderly and economic provision of infrastructure in and to growth centres,*
- *To provide development controls in order to protect the health of the waterways in growth centres,*

- To protect and enhance land with natural and cultural heritage value,
- To provide land use and development controls that will contribute to the conservation of biodiversity.

Overall, the proposed DCP updates reflect the intentions of the original Planning Proposal and will continue to provide approximately 900 to 950 residential dwellings, playing fields and associated infrastructure, local neighbourhood centre, a school and open parkland. The aims of the Parkland City SEPP continue to be achieved.

3.2.4.1. Development Standards

The following sections set out the relevant development standards under the SEPP in detail. The DCP updates remain entirely consistent with the established development standards for the site.

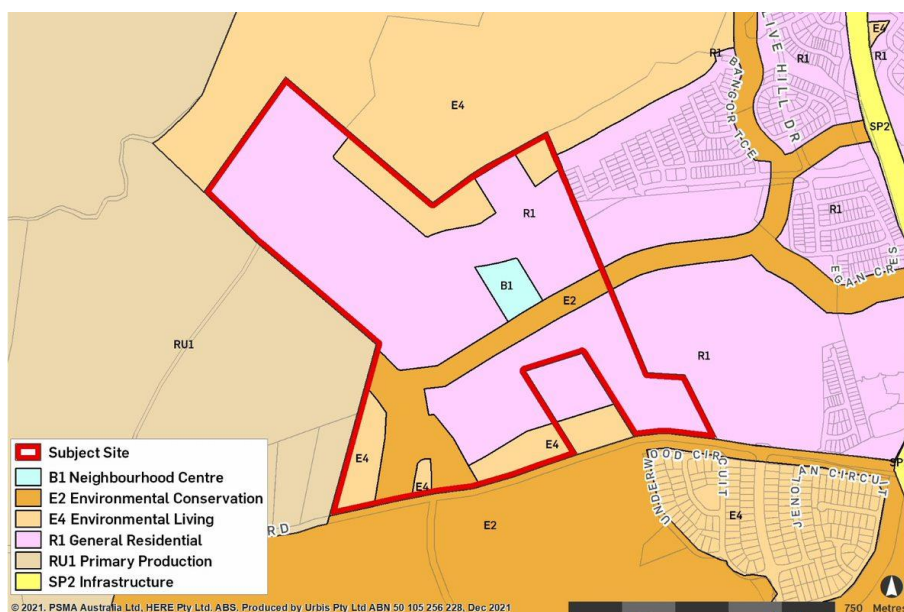
Land Use Zoning

A range of zones are located within the subject site as summarised in **Table 1** below.

Table 1 Summary of Land Uses

| Land Zone | Permitted Uses (with consent) |
|---|---|
| R1 General Residential | Any other development not specified in item 2 or 4 (ie. Dwelling houses, residential accommodation, roads, educational establishments (a full list of permissible uses is included in Appendix 2 of the Precincts SEPP) |
| B1 Neighbourhood Centre | |
| C2 Environmental Conservation (Formerly E2 Environmental Conservation) | Drainage; Earthworks; Environmental facilities; Environmental protection works; Flood mitigation works; Recreation areas; Roads; Sewage reticulation systems; Water recycling facilities; Water supply systems; Waterbodies (natural) |
| C4 Environmental Living (Formerly E4 Environmental Conservation) | Bed and breakfast accommodation; Drainage; Dwelling houses; Earthworks; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Horticulture; Recreation areas; Recreation facilities (outdoor); Roads; Telecommunications facilities; Temporary structures; Water recreation structures; Water recycling facilities; Waterbodies (artificial) |

Figure 4 Land Zoning Map



Source: Urbis

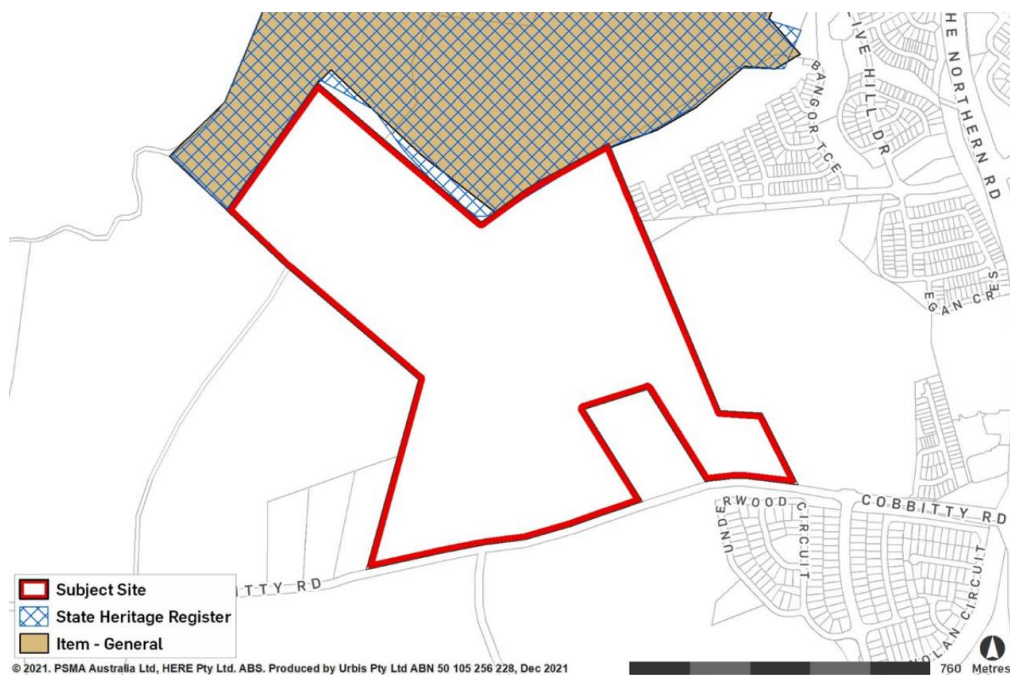
Heritage

The site itself is not identified as a local or state heritage item. It is noted however that the Denbigh Estate along the northern site boundary (421 The Northern Road, Cobbitty) is identified as a State Heritage listed item (SH01691) within Appendix 2 of the Precincts SEPP (refer to **Figure 5**). The item is described as:

Denbigh (including homestead, grounds and gardens, slab outbuildings, coach house, stable, dairy and sheds).

While the site does not incorporate a heritage listed item, current development controls for the site within the DCP have considered the close proximity of the site to a State Heritage Item.

Figure 5 Heritage Map



Source: Urbis

Minimum Lot Size

The site includes a range of minimum lot sizes including:

- 125sqm within the General Residential zone and Neighbourhood Centre
- 1000sqm within the Denbigh Transitional Area, Environmental Conservation and Environmental Living zones

Height of Buildings

The site includes a range of height of buildings including:

- 6 metres within the Denbigh Transitional Area
- 9 – 12 metres within the Environmental Conservation and Environmental Living zones
- 16 metres within the General Residential zone
- 18 metres within the Neighbourhood Centre

Floor Space Ratio

There is no applicable FSR provision for the site.

Flood Prone Land

A portion of the site is identified as flood prone land (refer to **Figure 6**). An Integrated Water Management Strategy has been prepared by Orion Consulting (**Appendix C**) and is further assessed in **Section 5.3.3**.

Riparian Corridors

A riparian corridor is located within the southern portion of the site and is within the E2 Environmental Conservation zone (refer to **Figure 6**). This has been considered as part of the Integrated Water Management Strategy prepared by Orion Consulting (**Appendix C**) and is further assessed in **Section 5.3.3**.

Figure 6 Flood Prone Land and Riparian Corridors

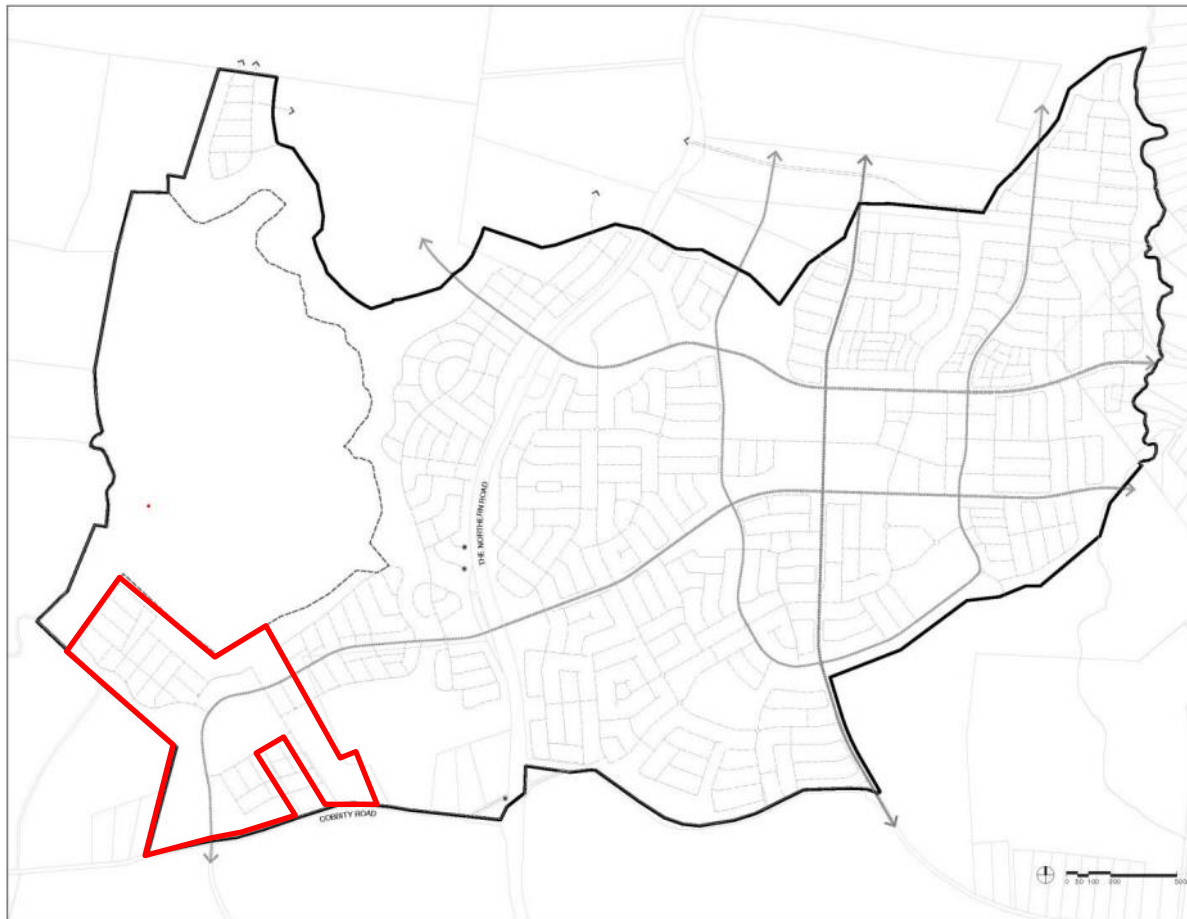


Source: Urbis

3.2.5. Oran Park Development Control Plan

The Oran Park Development Control Plan (the **DCP**) is a detailed guideline to support the applicable planning controls and permissible land uses for land subject to Appendix 2 Oran Park and Turner Road Precinct Plan of the Parkland City SEPP. This DCP applies to all development on the land shown in **Figure 7** below.

Figure 7 Oran Park Precinct with subject site identified in red



Source: Camden Council

It is noted in the DCP that refinement to the DCP may be required to ensure that the overall objectives for the Oran Park Precinct continue to be met. The latest amendment to the DCP occurred in April 2017 including:

Amendment to Part A of the DCP to ILP and DCP Figures including changes to road hierarchy, layout and intersection arrangements and Transit Boulevard cross-section; review of provision of open space, community facility, school site and indicative child care centre locations; minor changes to child care centre controls; and relocation of planned medium density areas around the Oran Park Town Centre.

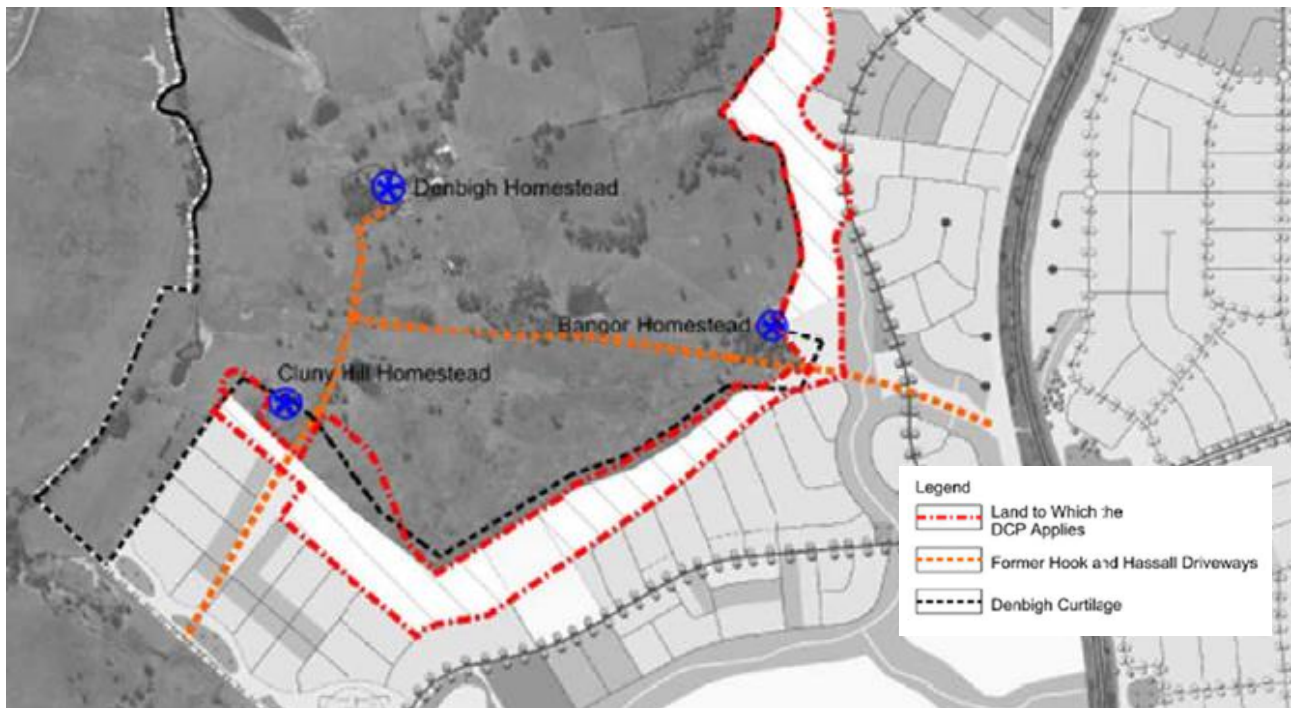
While the site does not incorporate a heritage listed item, current development controls for the site have considered the close proximity of the site to a State Heritage Item. A portion of the lot is also identified within the 'Denbigh Transition Area' (refer to **Figure 8**) and the 'Southern Viewscape Precinct' (refer to **Figure 9**). Specific Controls for the Denbigh Transition Area are outlined in Part B3 of the DCP to facilitate development sensitive to the curtilage of the Denbigh Estate.

The Southern Viewscape Precinct is situated along the southern boundary of the Denbigh curtilage. In this area, the existing ridgeline encompasses more gently sloping land than the Northern and Central Viewscape Precincts, and the ridgeline falls within the Transition Area and the Denbigh curtilage.

The existing ridgeline location and height within this area does not provide complete screening of residential development within the Transition Area. To obscure the visual impact of residential development, whilst

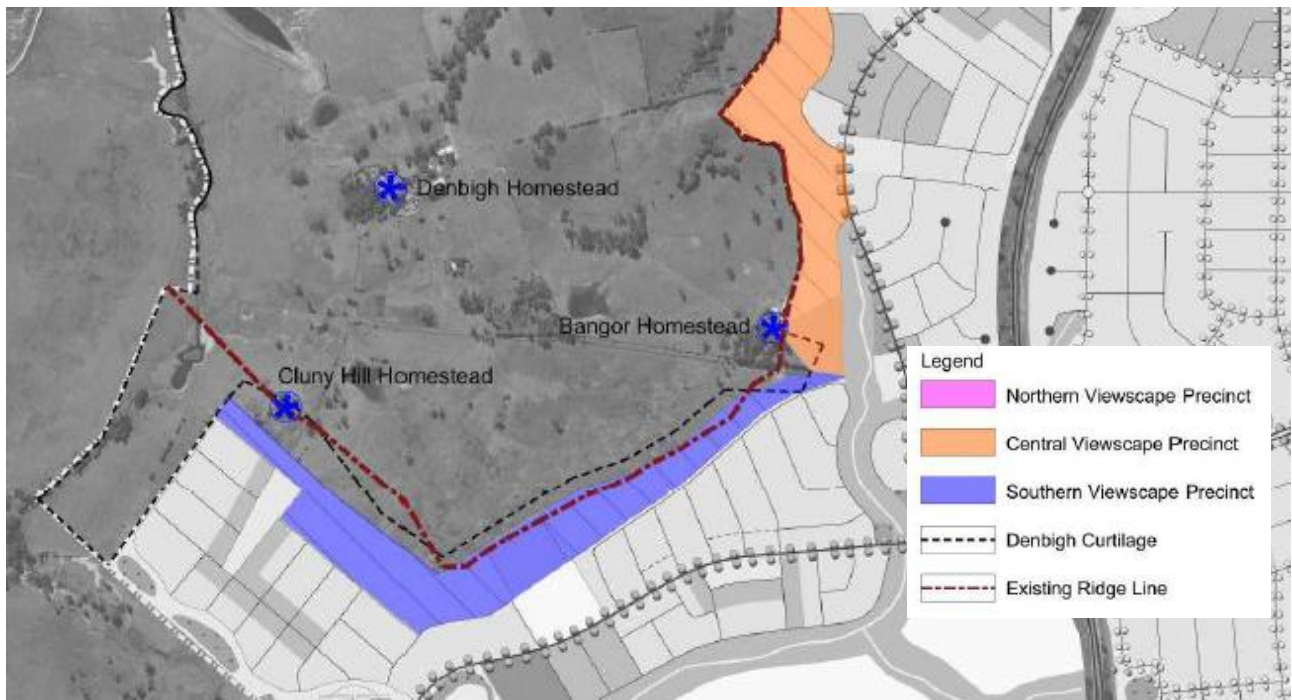
facilitating suitable development, the DCP notes that the topography of the ridgeline may require modification. **Figure 8** also identifies that the Former Hassall Driveway runs through the site and is currently located in an irregular shaped open space area.

Figure 8 Denbigh Transition Area



Source: Camden Council

Figure 9 Denbigh Transition Area



Source: Camden Council

4. PROPOSED PLANNING FRAMEWORK

The proposed DCP amendments reflect an updated site-wide masterplan layout prepared by Paterson Design Studio (PDS) illustrated in **Figure 8**. The proposed masterplan will inform an updated ILP for the Oran Park Precinct and facilitate future development approvals for approximately 900 to 950 residential dwellings, playing fields and associated infrastructure, local neighbourhood centre, a school and open parkland. An amended ILP is provided in **Figure 9** below.

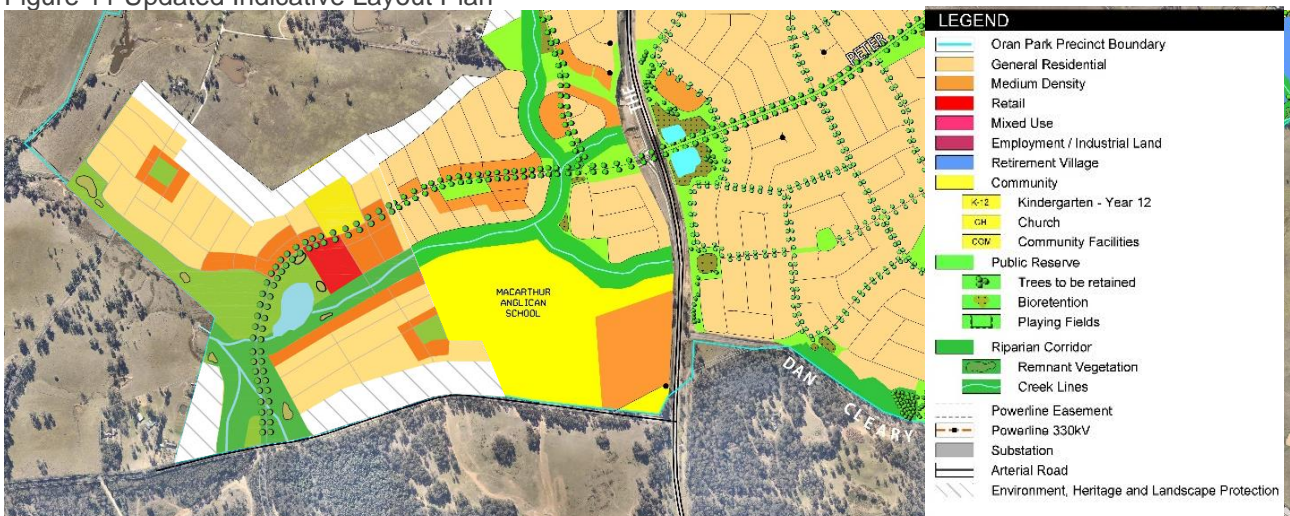
The proposed updates are summarised overleaf.

Figure 10 Indicative Masterplan



Source: PDS

Figure 11 Updated Indicative Layout Plan



Source: Camden Council and Urbis

4.1. DESIGN UPDATES

1. Introduction of Hassall heritage boulevard

The current ILP provides a linear open space along in the north-west portion of the site to reflect the previous Hassall driveway associated with the Denbigh Estate (refer to **Figure 8**). In consultation with Design 5 Architects and PDS, an amended design is proposed to provide a widened tree lined boulevard with widened verges facilitating planting and growth of larger trees and providing a share path to enhance connectivity and movement through the estate to reflect the previous use of the road as a secondary access point to the Denbigh Estate and replaces an irregular shaped open space. A 3,500sqm pocket park remains in the general location of the linear park to maintain opportunity for passive recreation for residents in the north-west of the Cobbitty Estate.

2. Refinements to the Denbigh Transition Area

A portion of the site is located within the Denbigh Transition Area as identified in **Figure 8**. The provision of an earth mound is introduced within Part B3 of the DCP associated with the Denbigh curtilage ridgeline and the Transition Area to provide adequate visual screening along this portion of the ridge line.

The earth mound is primarily located on the adjacent lot to the north which forms part of the Denbigh Estate landholdings. The proposed height identified in the DCP ranges from zero to 4.5 metres above the existing topography on site. Through consultation with the neighbouring land owner, it was deemed preferential that the earth mound was realigned to the mutual boundary to minimise the impact on farming activities within the Denbigh Estate. Following this realignment, an initial assessment against the current controls, has identified that a compliant earth mound would not result in the intended outcome of the development and would not provide adequate screening between the site and Denbigh Estate.

Updates are required to the current design identified in the DCP to avoid adverse visual impacts of future developments on the rural setting of the Denbigh Estate and on the views from the Denbigh homestead and heritage curtilage. Details of the earth mound have been prepared by Orion Consulting in consultation with Design 5 Architects and are enclosed in **Appendix F**.

3. Refinements to the riparian corridor and passive open space

Updates are proposed to the existing riparian corridor and passive open space to improve connections within the site.

Proposed updates have been prepared in consultation with PDS and Orion Consulting to ensure the open spaces unique to this site provide the best opportunity for use and connectivity. The open space design offers areas and uses which cater to a broad cross section of the community and can be active through varying times of the day and year. An extensive network of paths is proposed through the open space and additional share paths are proposed through the subdivision to maximise the opportunity for activity and connectivity, and to integrate the open spaces into the community.

The design has also been coordinated from a flooding and water sensitive urban design (**WSUD**) perspective to ensure the spaces provided are functional and do not compromise the effective management of stormwater on the site. In response to the Integrated Water Management Plan prepared by Orion Consulting, the amended ILP reduces the amount of open space outside the core riparian corridor required to be dedicated to water cycle management infrastructure. This frees up land previously required to perform drainage functions to be used as open space.

In summary, the amended design incorporates:

- Two additional pocket parks;
- A range of passive open spaces adjacent to riparian corridors;
- Reconfiguration of sport fields precinct making it capable of providing unstructured active opportunities;
- Interconnected dual use pathways running through the precinct connecting through the open spaces and into and through the estate;
- An active frontage to the lake, with seating areas and pathways; and
- Multiple seating areas across the site.

Overall, the proposed design refinements aim to create a connected network of open space across the site which provides more useable space and better connections to riparian corridors to allow residents and visitors to appreciate the semi-rural setting of the site.

4. Refinements to the interface with the Metropolitan Rural Area

The Mirvac landholdings are located on the most western part of the Oran Park Precinct and are directly adjacent to the Metropolitan Rural Area. While no changes are proposed to the residential areas currently identified in the ILP, Council has requested further mitigation measures are investigated to deliver an appropriate transition. While no changes are proposed to the ILP, controls have been introduced to ensure appropriate landscaping is considered at both the northern and southern interface along the western site boundary. Further details are provided in **Appendix J**.

5. Updates to the indicative movement network

To reflect the proposed changes, minor changes are proposed to the current indicative movement network as described below and illustrated in **Figure 12**.

Figure 12 Oran Park ILP with proposed road network upgrades



4.1 Removal of the proposed road (bridge) that runs north-south across the riparian corridor (between Road No. 01 and Charles McIntosh Parkway)

The removal of the road bridge aims to improve the hierarchy of connected streets by removing a potential rat run. The bridge was classified as a local street but could attract high levels of traffic as drivers seek access between Cobbitty Road to the south and The Northern Road to the east.

It is proposed to maintain this connection as a pedestrian bridge that would enable greater engagement with the public domain by pedestrians and cyclists as they no longer conflict with vehicles. It would enable higher quality water sensitive urban design measures by reducing the intrusion of a road into the riparian corridor. The bridge provides a valuable link across the riparian corridor that makes walking and cycling more attractive, particularly with reduced conflicts with vehicles.

The pedestrian and cyclist link will provide direct and safe connection for local residents to access the public school and local centre, without the need to drive and reducing the reliance on vehicular travel within the precinct.

4.2 Downgrading of collector road next to the local centre to a local street (north of the riparian corridor)

The southern collector road next to the local centre was designated as a collector road despite there being very little catchment identified in previous studies. The proposed subdivision layout allows residents to access Charles McIntosh Parkway directly via north-south local streets, rather than using the collector road to the south. Therefore, the collector road is unlikely to collect high volumes of local traffic and would not function as a collector road. Similar downgrades have been proposed in surrounding estates including Wainright Drive within the Oxley Ridge estate which has been delivered as a local road. Hence, we propose this road north of the riparian corridor to be delivered as a local road.

4.3 Reclassification of the collector road (Road No.01) adjoining the riparian corridor as a collector road

The revised collector road is a direct and convenient east-west connection. By avoiding a collector function road that cuts through the centre of the residential subdivision, higher traffic volumes will run around the periphery of the precinct, improving opportunities to cross for pedestrians and improving attractiveness for cycling. The revised collector road retains its connection with Charles McIntosh Parkway at the roundabout south of the riparian corridor.

The proposed layout also avoids the collector road passing through a separately owned property (Lot 1 DP 1014583) meaning it can be delivered by one developer (the proponent) and provide access to potential future lots to the east of this subdivision, which would otherwise be reliant on local streets. This would improve road functioning during staged delivery of the precinct.

6. Designation of land previously dedicated for Macarthur Anglican School for residential development

Land to the west of Macarthur Anglican School was previously designated for future growth of the school. Based on going discussions with the school, this area is not required for future growth and is recommended to provide additional residential development within the Precinct reflecting the underlying Residential R1 zone. This area will also improve connections between the school and facilities within the site, by providing new pedestrian connections along the eastern site boundary. Along the Cobbitty Road interface, it is intended the residential accommodation will reflect the larger lot residential via controls implemented using an 88B instrument. To provide further certainty for Council, Macarthur Anglican School have provided a letter (enclosed in **Appendix G**) confirming that the school has no intention of purchasing that land from the owner of Lot 2005 DP1162239 or for the expansion of Macarthur Anglican School in this area.

The introduction of large lot residential development along Cobbitty Road has been designed to reflect E4 lots currently proposed further west. The proposal will ensure a vegetated buffer is maintained which has been informed by a Visual Impact Assessment undertaken by Urbis (refer to **Appendix H**).

7. Refinement of the location and size of the public primary school

In accordance with requirements of the Department of Education (**DoE**) and Schools Infrastructure NSW (**SINSW**) changes are proposed to the public primary school along the northern boundary including a reduction of size to 2 hectares. To provide further certainty for Council, SINSW have provided a letter (enclosed in **Appendix I**) outlining their intent to use the site for a future educational establishment.

4.2. DCP UPDATES

As the ILP forms an integral part of the applicable Development Control Plan (**DCP**), corresponding minor amendments are requested to the current DCP. These updates are assessed in **Section 5.2** of this report with a mark up of the DCP enclosed in **Appendix J**.

5. ASSESSMENT OF KEY MATTERS

5.1. STRATEGIC PLANNING

This area is established in Appendix 2 of the Parkland City SEPP and is referred to as the **Oran Park and Turner Road Precinct**. A number of Environmental Planning Instruments have been assessed as part of the proposed ILP amendments, as outlined in **Table 2** below.

Table 2 Overview of the Statutory Policy Framework

| Aims Relevant to DCP Amendment | Strategic Alignment |
|--|---|
| A Metropolis of Three Cities: Greater Sydney Region Plan (Region Plan) | |
| <i>Infrastructure and Collaboration</i> <ul style="list-style-type: none"> ▪ Objective 1: Infrastructure supports the three cities ▪ Objective 2: Infrastructure aligns with forecast growth ▪ Objective 3: Infrastructure adapts to meet future needs | <p>The proposed DCP amendments seek to enhance and optimise the use of the Precinct which is strategically positioned within the South West Growth Centre.</p> <p>The proposed updates have resulted from ongoing development of the precinct and aims to align anticipated growth with infrastructure requirements.</p> |
| <i>Liveability</i> <ul style="list-style-type: none"> ▪ Objective 6: Services and infrastructure meet communities' changing needs ▪ Objective 7: Communities are healthy, resilient and socially connected ▪ Objective 10: Greater housing supply ▪ Objective 12: Great places that bring people together | <p>The Regional 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 Precinct which increase residential supply in an existing release area and provides services expected of a new community.</p> |
| <i>Sustainability</i> <ul style="list-style-type: none"> ▪ Objective 31: Public open space is accessible, protected and enhanced ▪ Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths | <p>The updated Masterplan prepared by PDS provides a range of open spaces and new green links throughout the site. The expansive network of revegetated riparian corridors and interconnected paths throughout the precinct 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> |
| Western City District Plan | |
| <ul style="list-style-type: none"> ▪ Planning Priority W3: Providing services and social infrastructure to meet people's changing needs | <p>The Western City District is expected to accommodate, 464,450 new residents, 370,200 jobs and 184,500 dwellings by 2036. The District Plan seeks to accommodate and support this growth through economic corridors, growth areas and infrastructure links and connections between strategic and metropolitan clusters</p> |

| Aims Relevant to DCP Amendment | Strategic Alignment |
|---|---|
| <ul style="list-style-type: none"> ▪ Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities ▪ Planning Priority W5: Providing housing supply, choice and affordability with access to jobs, services and public transport ▪ Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage ▪ Planning Priority W12: Protecting and improving the health and enjoyment of the District's waterways ▪ Planning Priority W18: Delivering high quality open space ▪ Planning Priority W20: Adapting to the impacts of urban and natural hazards and climate change | <p>and centres. Land release areas such as Oran Park and Turner Road remain key to ensuring housing supply and securing economic development for the region which is assisted by the proposed DCP amendments.</p> |
| Camden Local Strategic Planning Statement | |
| <p>Infrastructure</p> <ul style="list-style-type: none"> ▪ Local Priority I1: Aligning infrastructure delivery with growth ▪ Local Priority I4: Working in partnership to deliver a more liveable, productive and sustainable Camden | <p>The LSPS Structure Plan identifies a significant portion of the northern part of Camden including Oran Park for future urban development. This area is expected to account for majority of residential growth with associated infrastructure required to be delivered in this area.</p> |
| <p>Liveability</p> <ul style="list-style-type: none"> ▪ Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population ▪ Local Priority L2: Celebrating and respecting Camden's proud heritage ▪ Local Priority L3: Providing services and facilities to foster a healthy and socially connected community | <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> |
| <p>Sustainability</p> <ul style="list-style-type: none"> ▪ Local Priority S1: Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space | <p>The updated masterplan aims to improve residents and visitors experience within the site by providing a range of open spaces which connect and restore the existing riparian corridors within the site.</p> |

| Aims Relevant to DCP Amendment | Strategic Alignment |
|---|---|
| <ul style="list-style-type: none"> ▪ Local Priority S2: Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River ▪ Local Priority S3: Protecting Camden's rural land ▪ Local Priority S4: Protecting and restoring environmentally sensitive land and enhancing biodiversity | <p>The refined design is consistent with the overall intent for the site and does not seek to encroach on existing rural land in the surrounding areas.</p> |
| Camden Local Housing Strategy | |
| <ul style="list-style-type: none"> ▪ Priority 1: Providing housing capacity and coordinating growth with infrastructure ▪ Priority 2: Delivering resilient, healthy and connected communities ▪ Priority 3: Delivering the right housing in the right location ▪ Priority 4: Increasing housing choice and diversity ▪ Priority 5: Addressing housing affordability | <p>The proposed DCP amendments are reflective of the key priorities of the Camden Housing Strategy.</p> <p>The overall design aims to protect Camden LGA's Rural Lands by providing additional housing supply within an existing area identified for residential development, this ensures that housing is strategically located to activate town centres, promote walkability and optimise infrastructure.</p> |

The proposed design updates have been considered against both the aims and requirements of the different strategic policies and guidelines set out above. The proposed design updates to the ILP and future subdivision of land for residential purposes, with associated infrastructure, remains consistent with the SEPPs.

5.2. STATUTORY PLANNING

5.2.1. State Environmental Planning Policy (Precincts—Western Parkland City) 2021

| Development Standard | Consistency with DCP amendment |
|--|---|
| <p>Land Use Zoning</p> <p>A range of zones are located within the subject site including:</p> <ul style="list-style-type: none"> ▪ R1 General Residential which allows for housing, parks and roads. ▪ B1 Neighbourhood Centre ▪ C2 Environmental Conservation ▪ C4 Environmental Living | <p>The proposed DCP amendments do not result in any additional land zones.</p> <p>The proposed amendments will result in additional residential land which will remain consistent with the controls proposed for existing residential land on site while providing additional residential accommodation within an identified area for housing supply.</p> |
| <p>Heritage Conservation</p> <p>The site is within close proximity to the Denbigh Estate (Item 1691), which is a state listed heritage item located at 421 The Northern Road, Cobbitty.</p> | <p>Overall, the proposal DCP amendments aim to improve the relationship between future residential development and the Denbigh Estate. The overall heritage impacts of the proposed DCP updates are addressed in Section 5.3.2 of this report.</p> |
| <p>Minimum Lot Size</p> <p>The site includes a range of minimum lot sizes including:</p> <ul style="list-style-type: none"> ▪ 1000sqm within the Denbigh Transitional Area, Environmental Conservation and Environmental Living zones ▪ 125sqm within the General Residential zone and Neighbourhood Centre | <p>No change is proposed to the minimum lot sizes proposed for the site.</p> <p>On the additional residential lots proposed along Cobbitty Road, lot sizes will be reflective of the adjacent environmental zone.</p> <p>Changes to the LEP mapping with lot sizes anticipated to be restricted by 88B instruments.</p> |
| <p>Height of Buildings</p> <p>The site includes a range of height of buildings including:</p> <ul style="list-style-type: none"> ▪ 6 metres within the Denbigh Transitional Area ▪ 9 – 12 metres within the Environmental Conservation and Environmental Living zones ▪ 16 metres within the General Residential zone ▪ 18 metres within the Neighbourhood Centre | <p>No change is required to the height of buildings proposed for the site.</p> |

| Development Standard | Consistency with DCP amendment |
|--|---|
| Floor Space Ratio There is no FSR provision for the site. | No change is required as no current development standard is applicable to the site. |
| Flood Prone Land A portion of the site is identified as flood prone land. | No changes are proposed to the area identified as flood prone land. Consideration of flood prone land has forms |
| Riparian Corridors A riparian corridor is located within the southern portion of the site and is within the E2 Environmental Conservation zone | |

5.2.2. Oran Park Development Control Plan

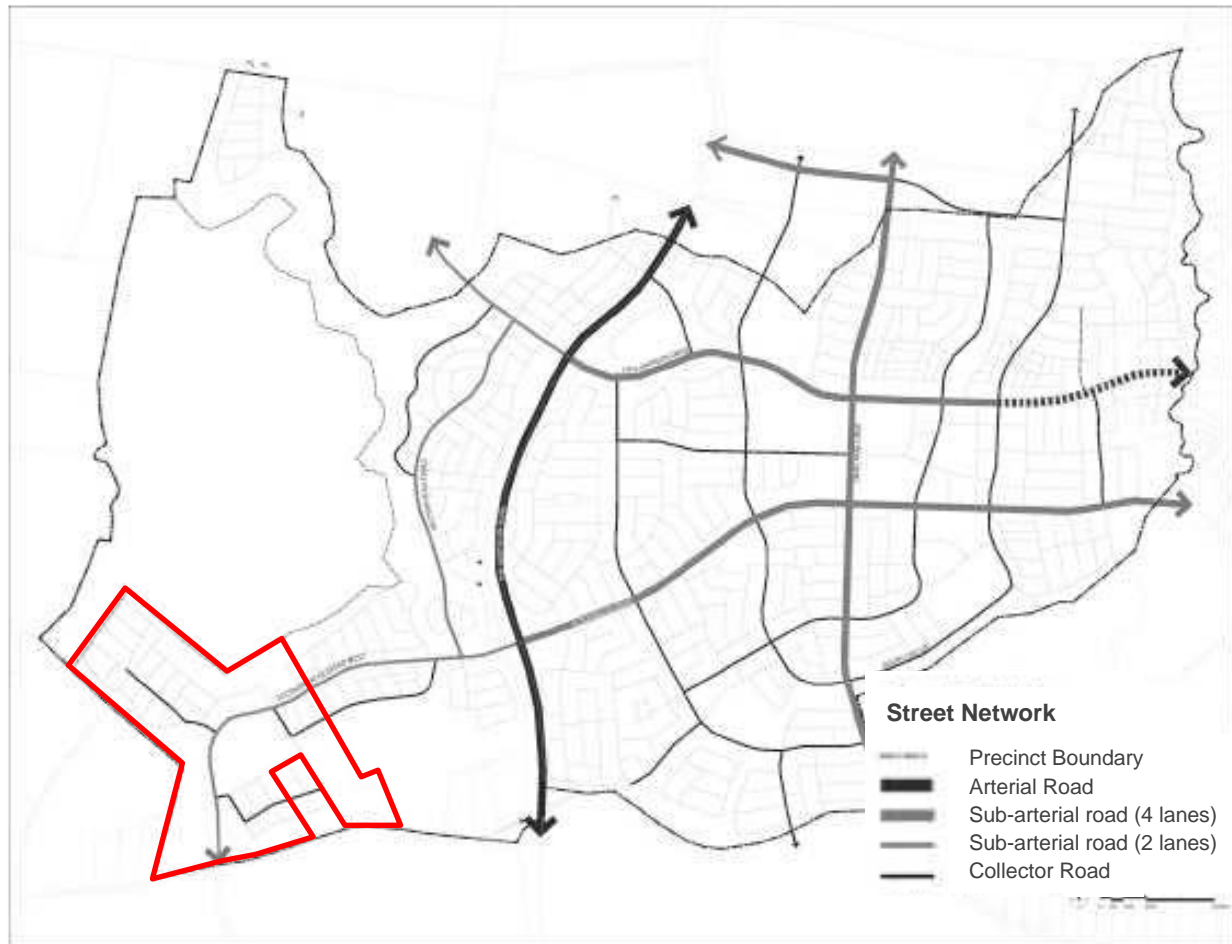
A summary of proposed changes to Part A of the DCP is included in the table below.

Table 3 Part A DCP Assessment

| Section | Control | Comment |
|---------------------------------------|--|---|
| 2. Oran Park Precinct | | |
| 2.1 Indicative Layout Plan | All development is to be undertaken generally in accordance with the Indicative Layout Plan identified in Figure 2 . Where variation from the ILP is proposed, the applicant is to demonstrate that the proposed development is consistent with the Vision and Development Objectives for the precinct set out in Section 2.2. | Given the range of changes proposed, it is anticipated, the ILP (and in turn DCP) will require updating. |
| 2.2 Vision and Development Objectives | An ILP update will need to demonstrate that the amended proposal is consistent with the Vision and Development Objectives for the precinct set out in Section 2.2 and the Objectives and Controls at Sections 2.3 – 2.5 of this DCP. | No updates or refinements are required to the DCP. The amended ILP will remain consistent with the existing Vision and Development Objectives for Oran Park. |
| 2.3 Residential Density Targets | The residential dwelling target for the Oran Park Precinct is 7,540. Subject to the agreement of Council and consultation with relevant landowners, dwelling yield may be 'traded' between sub-precincts as long as it meets the overall targets and objectives of the DCP and ILP. As this is a minimum dwelling yield, it is anticipated the ILP will exceed yield requirements. | No updates or refinements are required to the DCP. The proposed amendments to the ILP will remain consistent with the minimum dwelling target establish for the Oran Park Precinct. |

| Section | Control | Comment |
|---|---|--|
| 2.4 Infrastructure Delivery and Development Staging | Core infrastructure, services and facilities are to be established at the early stages of development consistent with the Special Infrastructure Contributions Practice Note and the <i>Oran Park and Turner Road Section 94 Contributions Plan</i> . | No updates or refinements are required to the DCP. Core infrastructure, services and facility requirements for the precinct have been considered and provided within the updated design. |
| 2.5 Hierarchy of Centres and Employment Areas | As identified Figure 9 , the Southern Neighbourhood Centre is located within the subject site. | No updates or refinements are required to the DCP. No change is proposed to the current centre hierarchy. |
| 3. Access and Movement | | |
| 3.1 Street Network Layout and Design | <p>The street network is to be provided generally in accordance with the ILP and the Street Network Plan. Where any variation to the residential street network is proposed, the alternative street network is to be designed to achieve the following principles:</p> <ul style="list-style-type: none"> ▪ establish a permeable network that is based on a modified grid system, ▪ encourage walking and cycling and reduce travel distances, ▪ maximise connectivity between residential areas and community facilities, open space and centres, ▪ take account of topography and accommodate significant vegetation, ▪ optimise solar access opportunities for dwellings, ▪ provide frontage to and maximise surveillance of open space and riparian corridors, ▪ provide views and vistas to landscape features and visual connections to nodal points and centres, ▪ maximise the use of water sensitive urban design measures, and ▪ minimise the use of cul-de-sacs. If required, the maximum number of dwellings to be served by the head of a cul-de-sac is 6. | <p>The DCP prescribes Charles McIntosh Parkway as a 2-lane sub-arterial, that connects between The Northern Road and Cobbitty Road. In addition, there are three collector roads proposed within the site.</p> <p>Updates are proposed to two of the collectors roads. As such, refinements are required to the current Street Network Plan.</p> <p>Nevertheless, all streets and roundabouts are to be designed and constructed in accordance with the minimum requirements set out in the <i>Camden Council Engineering Design and Construction Specifications</i> and the indicative layouts/cross sections for:</p> <ul style="list-style-type: none"> ▪ Transit Boulevards ▪ Sub-Arterial Roads (two and four lane) ▪ Collector Roads ▪ Local Streets ▪ Laneways <p>While changes to the street network are proposed, the proposed updates aim to improve the ability of the estate to satisfy the objectives set out in the DCP and maintain consistency with Section 3.1 of the DCP.</p> <p>An assessment of the proposed changes to the street network is included in Section 5.3.5.</p> |

Figure 13 Pedestrian and Cycleway Network



3.2 Pedestrian and Cycle Network

Key pedestrian and cycleway routes are to be provided generally in accordance with **Figure 9**.

The design of cycleways located within the road reserve is to be in accordance with Council standards. The minimum width of off-street shared cycle and pedestrian pathways is to be 2.5m.

All pedestrian and cycleway routes and facilities are to be consistent with *the Planning Guidelines for Walking and Cycling* (DoP and RTA 2004) and Council's *Pedestrian Access and Mobility Plan 2003*.

No updates or refinements are required to the DCP.

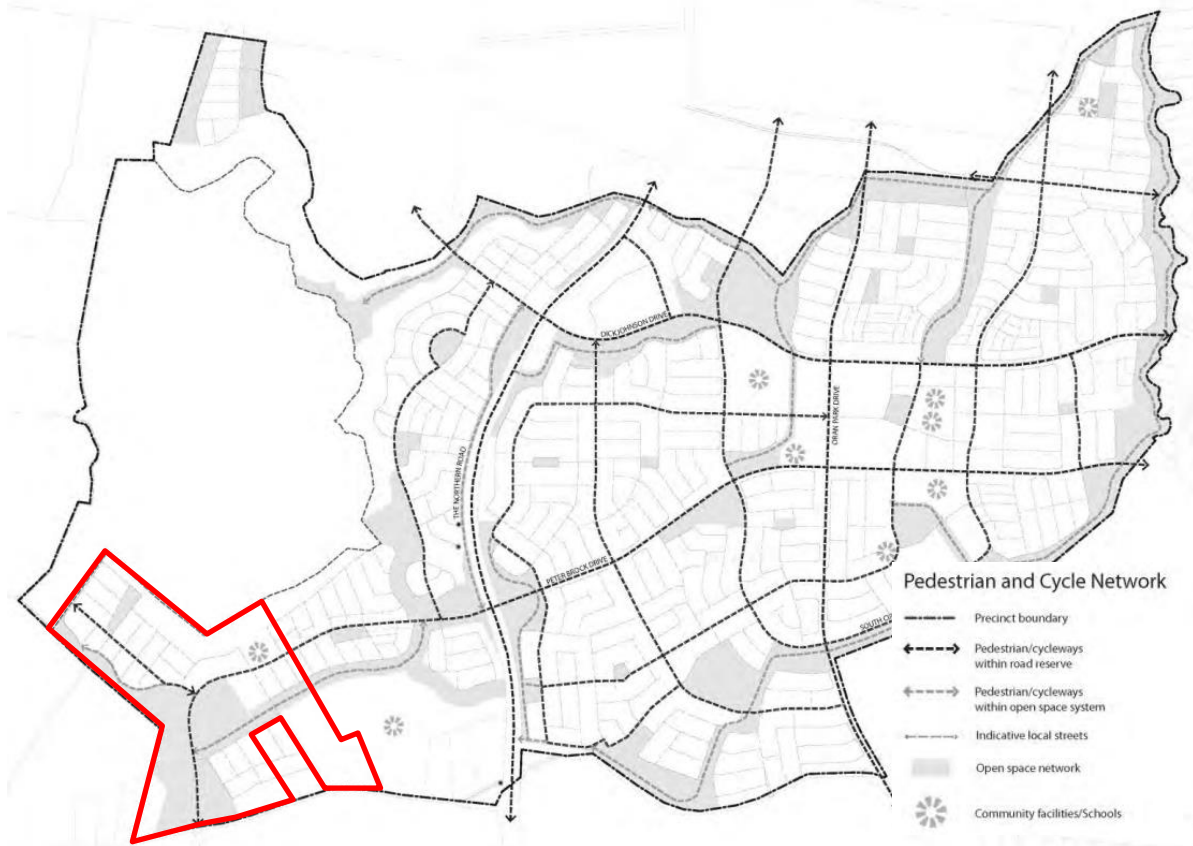
The proposed master plan remains consistent with the Pedestrian and Cycle Network. Additional connections are proposed which are not currently identified in **Figure 9** including:

- Improved connections to the Macarthur Anglican College site
- Additional pedestrian and cycle paths within residential areas
- Increased connection within riparian and open space areas.

The pedestrian and cycling network will be generally in accordance with the principles and requirements set out in the DCP.

An assessment of the proposed changes to the street network and open space is included in **Section 5.3**. Further assessment of open space

Figure 14 Pedestrian and Cycleway Network



3.3 Public Transport Network

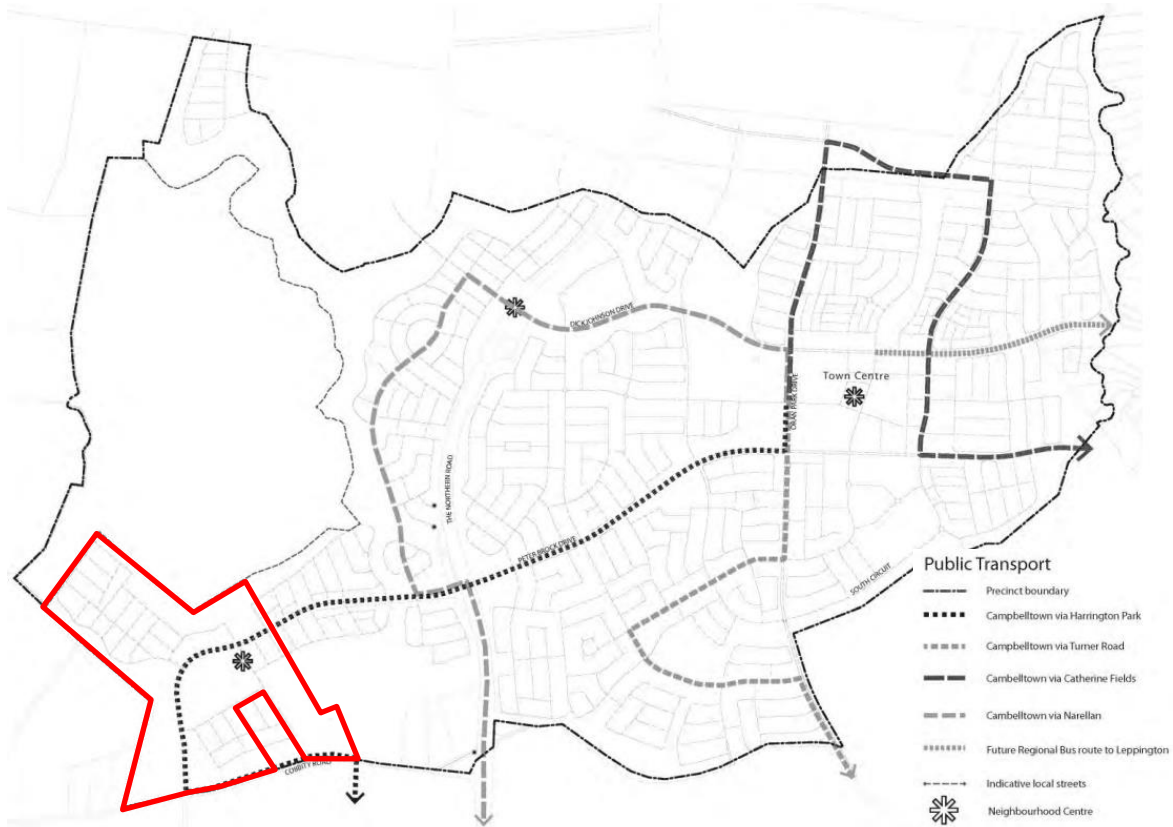
Bus routes are to be provided generally in accordance with **Figure 10** and, where the bus route is known, be indicated on the subdivision DA drawings. The final location of bus stops will be determined by Council's Local Traffic Committee.

A minimum travel-way width of 3.5m is to be provided along all bus routes. Roundabouts on bus routes are to be designed to accommodate bus manoeuvrability.

No updates or refinements are required to the DCP.

It is not anticipated any changes will occur to the existing public transport network as the bus routes proposed follow the sub-arterial road which is not being modified as part of the ILP amendment.

Figure 15 Public Transport Network



4. Open Space and Community Facilities

4.1 Public Parks and Landscape Strategy

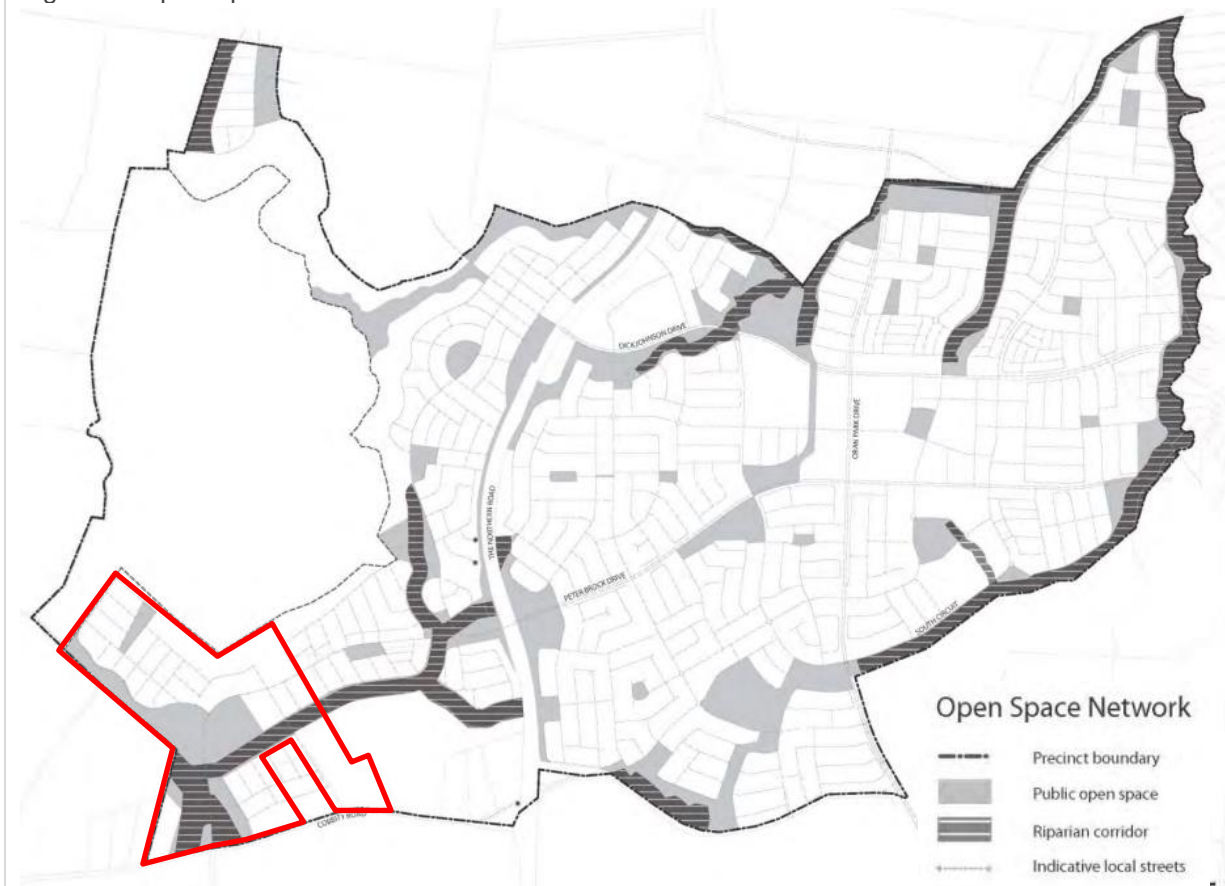
Public parks (local and district open space), other open space areas (i.e. riparian corridors) and areas with landscape value are to be provided generally in accordance with **Figure 12**.

The minimum provision of open space and facilities including embellishment is to be consistent with the *Oran Park and Turner Road Section 94 Contributions Plan*.

The current Open Space Network plan will require updates to reflect the masterplan prepared by PDS (**Appendix A**).

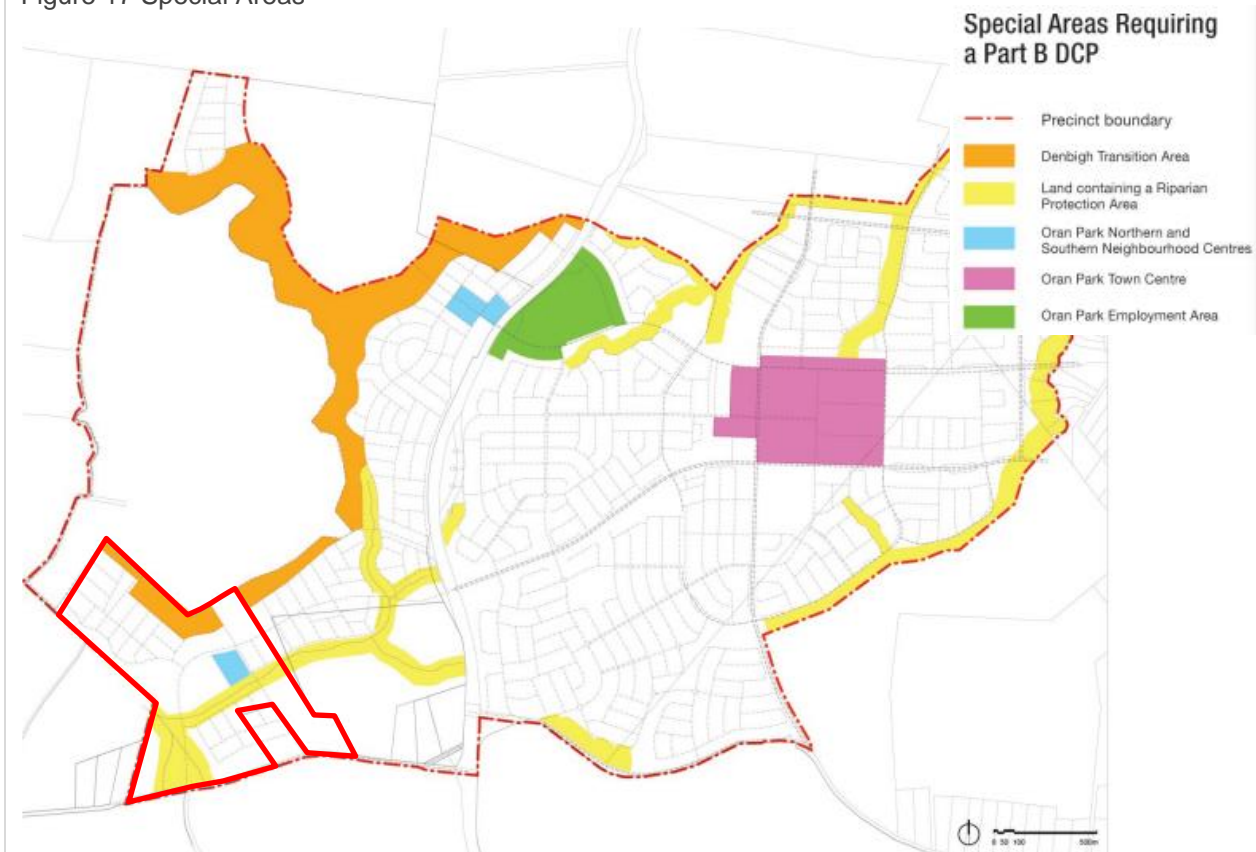
Assessment of open space is included in **Section 5.3** with further analysis of the Open Space prepared by Urbis is enclosed in **Appendix B**.

Figure 16 Open Space Network



5. Special Area Design Principles

Figure 17 Special Areas



| | | |
|-------------------------------|--|--|
| 5.1 Oran Park Town Centre | N/A | Does not fall within the subject site. |
| 5.2 Neighbourhood Centres | <p>The neighbourhood centres are to be consistent with the DCP principles including:</p> <ul style="list-style-type: none"> ▪ Function and uses ▪ Layout ▪ Built form ▪ Pedestrian amenity ▪ Public domain ▪ Parking and Access | <p>No updates or refinements are required to the DCP.</p> <p>No changes are proposed to Southern Neighbourhood Centre as part of the DCP amendment and associated ILP updates.</p> |
| 5.3 Oran Park Employment Area | N/A | Does not fall within the subject site. |
| 5.4 Denbigh Transition Area | <p>Council shall not grant consent for any development within the Denbigh Transition Area (except for the land adjacent to Cobbitty Road), unless the development is for the purposes of remediation, environmental landscape works or other minor works that, in the opinion of Council, do not predetermine an outcome on the land covered by the Part B amendment. Council may grant consent if it is satisfied that appropriate development controls are in force in the form of a Part B DCP.</p> | <p>Updates are required to the current DCP controls to ensure that the earth mound required to meet the vision and objectives of Part B of the DCP can be provided on site. Details of the earth mound have been prepared by Orion Consulting and are enclosed in Appendix F and assessed as part of the Heritage Impact Study prepared by Design 5 Architects enclosed in Appendix D.</p> |
| | <p>The Part B DCP must be prepared in consultation with the NSW Heritage Council.</p> | <p>No updates or refinements are required to the DCP. Note changes are proposed to the Part B DCP as noted in Table 4.</p> |
| | <p>Future development within the Denbigh Transition Area is to be consistent with the following principles:</p> <ul style="list-style-type: none"> ▪ residential subdivision is to be in the form of large lots to reflect the rural character of the area, ▪ the ridgeline is to be revegetated with appropriate endemic species so as to provide a dense visual buffer, ▪ retention and enhancement of vegetation identified on Figure 27, where possible, ▪ existing significant trees, in particular large hollow bearing Eucalypts, are to be retained, ▪ riparian corridors are to be protected and revegetated, ▪ ridge top areas that are subject to landslip are to be protected from | <p>No updates or refinements are required to the DCP.</p> <p>Figure 27 of the DCP does not identify any vegetation required for retention within the subject site.</p> |

| | | |
|--|--|---|
| | <p>development. Subject to detailed design, areas of soil creep are to be restricted from development. All areas of landslip and soil creep are to be revegetated,</p> <ul style="list-style-type: none"> ▪ ongoing management of any Aboriginal archaeological conservation areas, ▪ bush fire hazard is to be minimised and APZs and fire trails provided where necessary, and ▪ roads and cuttings are to be minimised. | |
| | <p>The visual impact of dwelling houses within the Transition Area is to be minimised through appropriate siting, landscaping, and the use of materials and colours sympathetic to a rural environment.</p> | <p>No updates or refinements are required to the DCP.</p> <p>Updates to the earth mound within the Denbigh Transition Area are anticipated to improve the visual relationship between the Denbigh Estate and future development.</p> |
| | <p>Subdivision DAs within the Transition Area are to be accompanied by a Vegetation Management Plan. The Plan is to address weed removal, proposed revegetation and ongoing tenure and maintenance of the ridgeline vegetation buffer.</p> | <p>No updates or refinements are required to the DCP.</p> <p>Future DAs will still require a Vegetation Management Plan.</p> |
| | <p>A landscape buffer shall be provided on both sides of the original alignment of the entrance driveway to the Denbigh Homestead (i.e. from The Northern Road). The buffer is to be a total of 40m wide and at least 10m on any one side (measured from the edge of the existing road alignment to any new adjacent road reserve alignment. The buffer shall be appropriately landscaped to reflect the rural landscape character of the approach to the Homestead. Uses or activities within this buffer, and any development immediately adjacent to this buffer, are to respond to the heritage values of the entrance driveway alignment.</p> | <p>No updates or refinements are required to the DCP. Does not relate to the subject site.</p> |
| | <p>A landscape corridor (min 20m) shall be provided along the alignment of the Former Hassall Road (i.e. entrance from Cobbitty Road) to ensure that this historic connection to the Denbigh Homestead is not compromised. Alternative means of satisfying this principle may be considered by Council.</p> | <p>While the current control does allow for alternative means such as the landscape boulevard associated with the Hassall driveway, it is recommended this control is updated to reflect the design incorporated in the amended ILP</p> |

| | | |
|---|---|---|
| | | development by PDS in consultation with Design 5 Architects. |
| 5.5 The Northern Road and Cobbitty Road Interface | <p>Any DA proposing the subdivision of land for residential lots with lots fronting either side of The Northern Road and Cobbitty Road is to include:</p> <ul style="list-style-type: none"> the means by which it is proposed to ensure that the visual impact of development when viewed from the road is appropriately managed, and a report prepared by a suitably qualified acoustic consultant that makes recommendations as to what, if any, acoustic treatment will be required to ensure appropriate internal and external acoustic amenity for future residents. | <p>The landscape buffer along Cobbitty Road has been considered as part of this DCP amendment with the frontage to Cobbitty Road in the reclaimed section of residential land adjacent to Macarthur Anglican School intended to be managed in a manner similar to the rest of the frontage.</p> <p>Updated controls are proposed to provide adequate transition for residential development along Cobbitty Road as well as the transition to the Metropolitan Rural Areas to the west. Further analysis is included in Section 5.3 of this report.</p> |
| 6. Environmental Management | | |
| 6.1 Riparian Corridors | <p>Riparian corridors are to be provided in accordance with the <i>Oran Park and Turner Road Waterfront Land Strategy</i> 2009.</p> <p>Development in and adjoining riparian corridors shall be consistent with Part B2 of this DCP. In the event of any inconsistency between this DCP and the Waterfront Land Strategy, the Waterfront Land Strategy prevails.</p> | <p>Further analysis of the flood impacts associated with the proposed ILP amendments is included in Section 5.3 of this report.</p> |
| 6.2 Flooding and Watercycle Management | <p>No residential allotments are to be located at a level lower than the 1% Annual Exceedance Probability (AEP) flood level plus a freeboard of 500mm (i.e. within the 'flood planning area').</p> <p>Pedestrian and cycle pathways and open space may extend within the 1% AEP flood level, provided that the safe access criteria contained in the NSW Floodplain Manual are met.</p> <p>Management of 'minor' flows using piped systems for the 20% AEP (residential land use) and 10% AEP (commercial land use) shall be in accordance with Camden Council's Engineering Design Specification – Subdivision and Development Works'.</p> | <p>An Integrated Water Cycle Management Report has been prepared by Orion Consulting (Appendix C) which confirms that the proposed updates remain consistent with the relevant controls of Section 6.2 of the DCP.</p> <p>Data provided within the Integrated Water Cycle Management Report demonstrates that the health of local tributaries is being protected by management of low flows with SEI significantly lower than target and approaching ideal.</p> <p>Specific consideration has been given to the DCP control that 'the developed 1% AEP peak flow is to be reduced to pre-development</p> |

| | | |
|----------------------------------|--|---|
| | | <p>flows through the incorporation of stormwater detention and management devices.' To meet this control, online management of stormwater quantity is required for the site. The existing farm dam provides significant active storage and flood attenuation to the catchment which cannot be offset by detention of the developed catchment due to the size of the upstream catchment dwarfing the developed catchment.</p> <p>Further assessment of flooding and stormwater is also included in Section 5.3.3 of this report</p> |
| 6.3 Salinity and Soil Management | All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. | <p>No updates or refinements are required to the DCP.</p> <p>Salinity and soil management will be addressed in future DAs. No further work is required as part of this DCP amendment.</p> |
| 6.4 Aboriginal Heritage | Aboriginal Archaeological Conservation Areas are identified in the DCP. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups and until a Plan of Management has been prepared that addresses the ongoing management of any archaeological deposits within the Conservation Areas. | <p>No updates or refinements are required to the DCP.</p> <p>Appropriate consultation and reporting has been undertaken and the site is covered by an AHIP permitting development activities.</p> |
| 6.4 European Heritage | Items of European heritage significance are shown in Figure 14 . Prior to any development that affects these items, an assessment of heritage significance is to be undertaken. | <p>No updates or refinements are required to the DCP.</p> <p>A full heritage assessment in relation to Denbigh Estate will be prepared as part of future development applications for the site.</p> <p>Nevertheless, heritage considerations associated with the DCP amendment have been further considered in Section 5.3 of this report.</p> |

Figure 18 Elements of European Heritage Significance

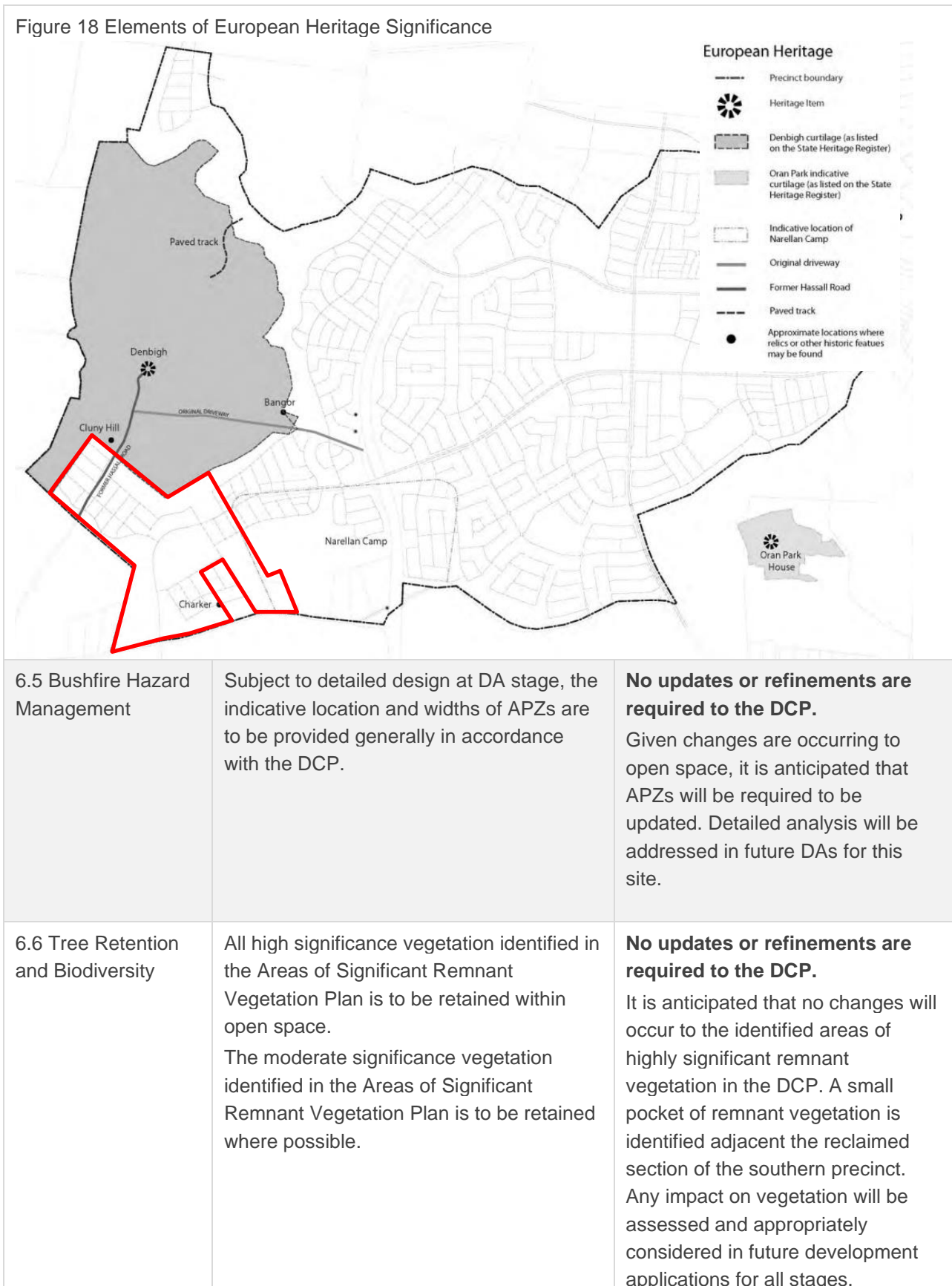
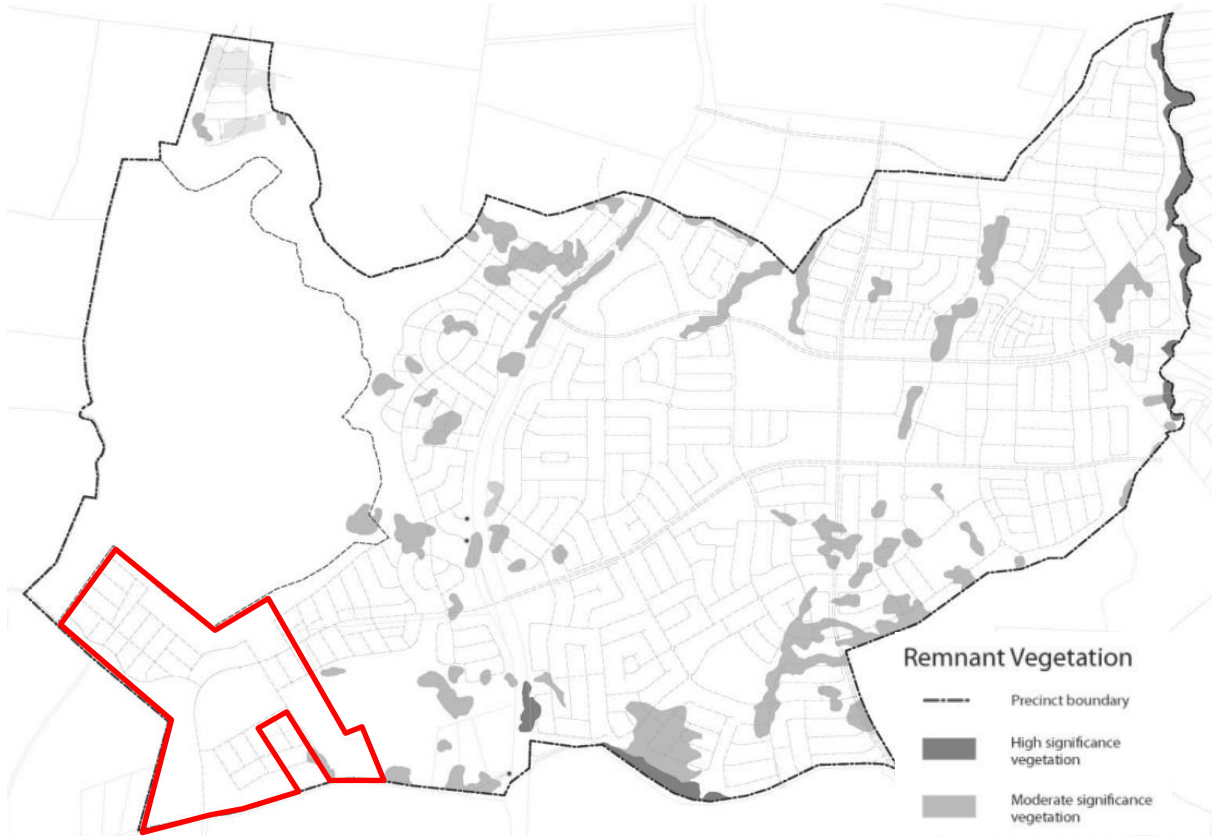


Figure 19 Areas of Significant Remnant Vegetation



6.7 Contamination Management

DAs for development in Areas of Environmental Concern (AEC) as identified at Figure 28 shall be accompanied by a Stage 2 Detailed Environmental Site Investigation prepared in accordance with Council's Policy – Management of Contaminated Lands.

No updates or refinements are required to the DCP.

Contamination will be addressed in future DAs.

6.8 Odour

Controls do not relate to subject site.

No updates or refinements are required to the DCP.

6.9 Acoustics

Residential development shall be designed to comply with Council's *Environmental Noise Policy* that incorporates DECC's *Environmental Criteria for Road Traffic Noise*.

No updates or refinements are required to the DCP.

Acoustics will be addressed in future DAs.

7. Development in Residential Areas

Section 7 of the DCP relates to the design of future residential dwellings on site and has no impact on the proposed ILP amendments.

Part B DCP provides specific controls relating to the Denbigh Transition Area. A summary of proposed changes to Part B of the DCP is included in the table below.

Table 4 Part B DCP Assessment

| Section | Control | Comment |
|---|--|---|
| 2. Vision & development objectives | | |
| 2.1. Vision for the Transition Area | <p>The vision for development within the Denbigh Transition Area is to achieve a site responsive transition between residential development and the existing heritage curtilage of the Denbigh homestead. The Transition Area will be developed in a manner which respects the cultural significance of the homestead curtilage and seeks to retain its rural context and setting.</p> <p>Residential homes will be of a character which provides a transition between the areas of residential development to the south and the rural context of the Denbigh curtilage.</p> | <p>No updates or refinements are required to the DCP.</p> <p>The amended ILP aims to provide an amended design which improves the vision of the Denbigh Transition Area.</p> |
| 2.2 Development Objectives | <p>The objectives of this part are to:</p> <p>To respect the heritage curtilage of Denbigh.</p> <p>To obscure the visual impact of development within the Denbigh Transition Area when viewed from the Denbigh homestead and associated rural outbuildings.</p> <p>To retain and respect the rural context and setting of the Denbigh homestead.</p> | <p>No updates or refinements are required to the DCP.</p> <p>The amended ILP will remain consistent with the existing development objectives for Oran Park and will protect the heritage curtilage of the Denbigh Estate and obscure the visual impact of development.</p> |
| 3.0 Denbigh Viewscape Precincts | | |
| 3.3 Southern Viewscape Precinct | <p>The Southern Viewscape Precinct is situated along the southern boundary of the Denbigh curtilage. In this area, the existing ridgeline encompasses more gently sloping land than the Northern and Central Viewscape Precincts, and the ridgeline falls within the Transition Area and the Denbigh curtilage.</p> <p>The ridgeline location and height within this area do not provide complete screening of residential development within the Transition Area.</p> <p>To obscure the visual impact of residential development, whilst facilitating suitable development, the topography of the ridgeline may require modification.</p> <p>The provision of an earth mound within</p> | <p>No updates or refinements are required to the DCP.</p> <p>Landforming strategies of fill and cut to modify the ridgeline are permissible within the DCP to achieve desired screening of future development.</p> |

| Section | Control | Comment |
|----------------------------------|--|--|
| | <p>the Denbigh curtilage and the Transition area, in conjunction with some site re-grading in the Transition Area and adjacent Residential Area, will provide adequate visual screening along this portion of the ridge line.</p> <p>Further detail relating to the height and location of an earth mound along the ridgeline are provided in the following sections of this Part B DCP. The provision of this earth mound to screen housing and better define the ridgeline is also referred to as land forming in this document and is considered to be environmental landscape works under Section 5.4 of the Part A DCP.</p> | |
| 4.0 Subdivision Works | | |
| 4.1 Southern Ridgeline Treatment | Residential subdivision is to be in the form of large lots to reflect the rural character of the area. | No updates or refinements are required to the DCP. |
| | <p>A Development Application incorporating a land forming strategy which provides a landscaped earth mound along the ridgeline is to be prepared either prior to, or in conjunction with, the first Development Application for school buildings or for subdivision to create residential allotments within the Transition Area adjoining the Southern Viewscape Precinct area.</p> <p>The strategy must include view lines and detailed cross sections from the Denbigh homestead and associated rural outbuildings demonstrating that houses in the Transition Area will not be visible above the top of the mound.</p> | <p>No updates or refinements are required to the DCP.</p> <p>It is intended a DA will be lodged for the landscaped earth mound reflecting this control.</p> |
| | Land forming within the Southern Viewscape Precinct may provide for a landscaped earth mound, with a maximum height of 4.5m. A total screening height of building pads of 6m is to be achieved through a combination of earth mounding and cut / retaining walls on the residential side of the ridge line (Refer Figure 4a and Figure 4b of the DCP). | <p>Amendments are requested to this control to update the current figures to reflect the proposed earth mound design prepared by Orion Consulting (Appendix F).</p> <p>The proposed design generally includes the tapered transition at its base as stated in the DCP and shown in section in Figures 4a, 4b, 5a and 5b of the DCP.</p> |

| Section | Control | Comment |
|---------|--|--|
| | <p>Figure 3 identifies the indicative location of earth mounding along the ridgeline.</p> <p>The maximum slope of the northern batter of the earth mound is to be 1:8 at the foot of the batter and 1:5 at the ridgeline.</p> <p>The earth mound is to be formed generally in accordance with the cross sections shown in Figure 4a and Figure 4b.</p> | <p>A gradual slope of 1:6 to 1:5 is proposed for the ridgeline, and the slope at the foot of the batter ranges from 1:5 to 1:8.</p> <p>The mound is envisioned to “match smoothly with the existing levels.”</p> |
| | <p>Any development consent for the landscaped earth mound along the ridgeline, referred to in Controls (2) and (3), should include:</p> <ul style="list-style-type: none"> ▪ a detailed as-built survey to be undertaken upon completion of the earth mound to confirm that the combination of earth mounding and cut / retaining walls on the residential side of the ridgeline achieves a total minimum screening height of 6.0m, ▪ the determination, using cross sections of view lines projected from the Denbigh homestead over the top of the completed earth mound, of lots requiring the imposition of a height control to ensure that no part of the building on the lot will be higher than the relevant projected view line, ▪ the calculation, using the projected view lines, of the maximum height of a building on each and every lot requiring a height control, expressed as a Relative Level (RL) based on Australian Height Datum (AHD), and ▪ the creation of a ‘restriction as to user’ in a S.88B instrument on each and every lot which is subject to a height control, specifying as a RL the calculated maximum height of a building on the lot. | <p>No updates or refinements are required to the DCP.</p> <p>It is intended a DA will be lodged for the landscaped earth mound reflecting this control.</p> |
| | <p>Any land forming or mounding is not to obstruct the Hook and Hassall driveway alignments.</p> | <p>It is recommended this control is removed as the proposal incorporates an improved heritage outcome for the Hassall driveway. The alignment of the driveway is anticipated to be interpreted through planting while</p> |

| Section | Control | Comment |
|---------|--|--|
| | | ensuring visual impacts of the future subdivision works are mitigated as noted in the Heritage Impact Study prepared by Design 5 Architects (Appendix D). |
| | <p>Any Development Application which incorporates the ridgeline earth mound, whether or not including residential allotments in the Transition Area, is to include the following, prepared by suitably qualified and experienced consultants:</p> <ul style="list-style-type: none"> ▪ a Concept Landscape Plan for the ridgeline mound which demonstrates the intended ridgeline landscaping treatment, utilising a random natural planting of the ridgeline vegetation buffer ▪ a Maintenance Manual which demonstrates the manner in which the Denbigh side of the mound is managed for a two (2) year establishment period, to ensure a consistent visual buffer and rural outlook is achieved when viewed from the Denbigh homestead and associated rural outbuildings. | No updates or refinements are required to the DCP. It is intended a DA will be lodged for the landscaped earth mound reflecting this control. |
| | <p>The Concept Landscape Plan in (6)(a) above must propose the revegetation of the ridgeline mound with appropriate species to achieve a natural visual buffer. Details of proposed species to be used must be included in landscaping plans. Landscaping of the mound must utilise endemic species and be of an appropriate density and mix of grasses, groundcovers, shrubs and trees to present as a wooded ridgeline screening views from Denbigh and associated rural outbuildings to new houses beyond. Planting must be undertaken as part of the earth mound works and completed prior to the occupation erection of any dwellings.</p> | No updates or refinements are required to the DCP. It is intended a DA will be lodged for the landscaped earth mound reflecting this control. |
| | <p>The Maintenance Manual in (6)(b) above should include details on stock control, weed removal, replacement of sick or dead plants, and fence repair, as well as</p> | No updates or refinements are required to the DCP. |

| Section | Control | Comment |
|------------------------------------|--|--|
| | appropriate procedures for certification at completion and handover to the Denbigh owners. | It is intended a DA will be lodged for the landscaped earth mound reflecting this control. |
| | Landscaping works are to incorporate a timber post and rail open rural style fence with stock / dogproof wire netting, minimum height 1.35m and maximum 1.5m, along the property boundary or top of the ridgeline earth mound compatible with existing rural fencing on the Denbigh curtilage. No other fence style is permitted, including solid timber, metal or masonry fencing. Timber fencing is to be maintained in a natural timber colour and not painted white or similar colour. | No updates or refinements are required to the DCP. It is intended a DA will be lodged for the landscaped earth mound reflecting this control. |
| | Where possible, areas of significant vegetation along the Denbigh curtilage ridgeline as shown in Section 6.6 Figure 24 of the Oran Park DCP must be retained and enhanced. | No updates or refinements are required to the DCP. No significant vegetation is identified within the subject site. |
| | Despite Control 1, land forming may not be required if the development application for subdivision demonstrates that appropriate land forming exists on adjoining land to adequately meet the objectives of this clause. Appropriate cross sections are to be included with the development application to support any argument that land forming is not required on the subject site. | No updates or refinements are required to the DCP. |
| | No sheds, gazebos or other outbuildings or structures are permitted to be constructed on the Denbigh side of the mound. | No updates or refinements are required to the DCP. |
| 5.0 Residential Development | | |
| 5.1 Building Height Controls | Dwellings within the Transition Area as shown in Figure 3, must be designed to ensure that the roof line of the dwelling does not protrude above the height of the adjoining ridgeline / earth mound. Dwellings directly backing on to the ridge line in the Southern Viewscape Precinct must be constructed to maintain the appearance of a single storey dwelling when viewed from the rear of that property | No updates or refinements are required to the DCP. The amended earth mound design aims to ensure this control can be met and one storey dwellings remain below the ridgeline/ earth mound. |

| Section | Control | Comment |
|--|--|---|
| 5.2 Dwelling Design | Dwellings which have a frontage to a ridgeline interface road and which directly back on to the Denbigh curtilage boundary, are to be designed consistent with the dwelling siting controls specified in this section. | No updates or refinements are required to the DCP. |
| 5.3 Fencing | Fencing details must be submitted with the Development Application for the erection of a dwelling. | No updates or refinements are required to the DCP. |
| 5.4 Residential Cut and Fill | The maximum amount of cut and fill on a residential allotment adjoining the Denbigh curtilage ridgeline is generally limited to 2m (excluding basement garages). A variation to the retaining wall heights can be considered with supporting justification. | No updates or refinements are required to the DCP. The proposed DCP amendments do not impact the ability of future residential development to meet this control. |
| 6.0 Former Hook and Hassall Driveways | | |
| Controls | <p>1. Any development application for subdivision which includes the Former Hook and Hassall Driveways must be accompanied by:</p> <p>An assessment of heritage significance with corresponding management measures (such as a Heritage Assessment / Heritage Impact Statement prepared by a suitably qualified and experienced heritage consultant / heritage landscape consultant) in accordance with Clause 6.4 of the Oran Park DCP 2007,</p> <p>A Landscape and Visual Analysis identifying the key landscape and visual qualities of the Former Hook and Hassall Driveways alignment and any measures proposed to protect and enhance the qualities of the alignment through appropriate landscape design, species selection, development setbacks or other measures, and</p> <p>A detailed Landscape Plan, prepared by a suitably qualified and experienced heritage consultant / heritage landscape consultant, for the Former Hook and Hassall Driveway corridor indicating proposed species, planting densities and maturity of stock.</p> | No updates or refinements are required to the DCP. |

| Section | Control | Comment |
|---------|---|---|
| | Residential development adjoining the alignment of the Former Hook and Hassall Driveway must be appropriately setback in accordance with the recommendations of the reports referred to in Control 1 above. | No updates or refinements are required to the DCP. |
| | The Former Hook and Hassall Driveway must be landscaped with appropriate species to preserve and enhance its heritage qualities, in accordance with the Conservation Management Plan for Denbigh and the Heritage Curtilage Study by Design 5 Architects, and the assessment of heritage significance and landscape and visual analysis required under this Clause. | No updates or refinements are required to the DCP. |

5.3. ENVIRONMENTAL IMPACT

5.3.1. Open Space

The amended ILP includes 9.15ha of public open space. The Open Space Analysis has been prepared by Urbis (enclosed in **Appendix B**) which provides a quantitative and qualitative assessment of the suitability of the proposed open space for the intended population of the site.

Quantitative Assessment

Council's key planning documents for open space relevant to the site use a population based approach to quantifying public open space provision. It is currently estimated the proposed amended ILP will result in a total population of 2,977 people within the site and the neighbouring site to the south (Lot 1 DP 1014583).

The current Council Contributions Plan and Camden Councils' *Spaces and Places Strategy* applies a 2.83ha per 1,000 people benchmark for open space requirements. Based on the estimated population, the site requires 8.48ha of open space. Using the population based benchmarks embedded in Council's planning documents, the public open space proposed in the amended ILP is therefore of a sufficient quantity to provide for the needs of incoming residents of the site and the neighbouring site.

Consideration has also been undertaken of the recreation benchmarks provided in the *Spaces and Places Strategy*. Four separate benchmarks are provided by Council as follows:

- 1 playground per 2,000 people
- 1 multisport court per 3,000 people
- 1 sports court per 2,000 people
- 1 sports field per 1,850 people.

A review of the *Spaces and Places Strategy* indicates that the benchmarks relating to outdoor courts are applied inconsistently. The Strategy refers to "sports court/multisport court" as "1 court: 2,000 people" (7:2020). This benchmark is contradicted further in the strategy where a "multisport court" is benchmarked as "1 court per 3,000 people" and a "sports court" is benchmarked as "1 per 2,000 people (66:2020). The provision of 1 sports court per 2,000 people is also consistent with Council's contribution plan.

Considering this, a benchmark range has been applied for the purposes of this amended ILP. Preference has been given to multi-functional spaces, aligned to Council's strategy and emerging best practice provision trends.

| Benchmark | Requirement based on ILP | Proposal |
|---|----------------------------|---|
| 1 playground per 2000 people | 1 playground | There is sufficient capacity with plans to provide 2 playgrounds across the Precinct. This is indicated in the Landscape Plans prepared by PDS and will be captured in future DAs across the precinct. It does not require any change to the ILP. |
| 1 multisport court per 2,000 – 3,000 people | 1 – 2 outdoor multi courts | There is sufficient capacity with plans to provide 1 – 2 outdoor multi-courts across the Precinct. This is indicated in the Landscape Plans prepared by PDS and will be captured in future DAs across the precinct.. It does not require any change to the ILP. |
| 1 sports field per 1,850 people | 1 – 2 sports fields | Aligned to Council direction and feedback, contributions will be made to an offsite recreation facility. |

The overall intent of the proposed amendments are to improve connections across the precinct and to provide high quality amenities for which will result in physical and mental health benefits through the promotion of passive uses including walking and cycling.

In summary, the amended ILP meets the identified benchmarks of the Spaces and Places strategy and reflects priorities of the Camden LSPS by:

- Improving the connectivity between open spaces and waterways;
- Providing the community better access to the natural environment and greener urban places; and
- Delivering high quality and accessible open spaces.

Qualitative Assessment

The indicative concept design demonstrates that the masterplan can deliver a range of facilities including several large open areas able to be used for a range of unstructured recreation activities. Detailed flood modelling undertaken by Orion Consulting also shows that the proposed spaces will rarely be affected by flood impacts.

In accordance with the DCP and draft Greener Places Design Guide, the concept design takes an integrated approach to the design of open spaces and riparian corridors. It provides a range of open space experiences, including areas for structured and unstructured recreation and spaces for quiet enjoyment and reflection. The design maximises accessibility to neighbouring residential areas and creates an interconnected network of dual use paths.

The inclusion of embellishment details, such as playgrounds and exercise equipment, at detailed design phase will further demonstrate the ways in which the open space will meet the needs of future residents of all age groups.

5.3.2. Heritage Conservation

A Heritage Impact Assessment has been prepared by Design5 (**Appendix D**) to assess the heritage impacts of the proposed updates to the master plan and associated DCP updates.

Transitional Earth Mound

The current DCP identified a landscaped earth mound is essential to avoid adverse visual impacts of future developments on the rural setting of the Denbigh Estate and on the views from the Denbigh homestead and outbuildings group (core curtilage). The refined masterplan maintains the integrity of Denbigh's heritage curtilage as it results in improvements to the heritage curtilage by providing a more responsive earth mound to reflect the topography of the site. The proposed design also reduces the amount of land required on the adjacent Denbigh Estate.

The refined design remains consistent with the vision of the Oran Park DCP in particular the specific controls set out in Part B of the DCP relating to the Denbigh Viewscape Precincts. The proposed earthworks aim to balance the objectives of the DCP, Conservation Management Plan and the Curtilage Study for the 'Denbigh Transition Area' in anticipation of future development of the subject site. To ensure the future development of the earth mound meets the objectives of the DCP, deviations from the current planning controls have been proposed. These deviations include updates to the extent of cut and fill within the ridgeline to reduce the extent of the earth mound on the adjoining landowner.

Despite the proposed modifications, the earth mound design includes the design features as required in the DCP. These include:

- A gradual integration of the batter with the adjoining rural pastures at the foot of the earth mound. A gradual slope of 1:6 to 1:5 is proposed for the ridgeline, and the slope at the foot of the batter ranges from 1:5 to 1:8.
- A landscaped mound with a combination of scale and type of native species planted to ameliorate potentially negative visual impacts of the height of the earth mound.

The extent of cut and fill proposed achieves a minimum screening height of 6 metres for the future development. The proposed design eliminates future possibility of roof lines, streetlights or car headlights being visible from the Denbigh core curtilage and reflects the broad aims and objectives of the DCP by providing visual screening and protecting Denbigh's rural heritage. The proposed DCP amendments also

maintain the current controls for residential development within the Transition Area to ensure that dwellings do not protrude above the ridgeline and are constructed to maintain the appearance of a single storey dwelling when viewed from the rear.

Heritage boulevard

The amended design for the Hassall driveway is considered to interpret the existing rural character of the site and is supported from a heritage perspective. The interpretation plan suggests appropriate species to be planted within the wide verges. Further assessment of the boulevard will be assessed as part of a future development to align with the controls of Part B of the DCP.

In summary, the proposed DCP amendments support the original objectives of the DCP and protect the significance and setting of the Denbigh Estate.

5.3.3. Flooding and Stormwater

An Integrated Water Cycle Management Report has been prepared by Orion Consulting (**Appendix C**) to assess the flooding impacts of the proposed master plan and identify the appropriate stormwater quantity and quality management controls required. The current report has considered the following key studies provided by Camden Council for the site:

- *Integrated Water Cycle Management Study*, Ecological Engineering (2007)
- *Stormwater Quantity Management and Flooding*, Brown Consulting (2007)
- *Nepean River Tributaries Study*, Cardo (2022)

The report has identified that amendments are required to the existing supporting water cycle management documentation which currently supports the DCP as post development flows identified in the current controls cannot be managed without consideration of online storage within the Precinct. This is due to the existing large farm dam on site and the attenuation it provides in the existing development scenario.

Overall, the amended masterplan recommends a water management strategy that focuses on the recreation of the existing farm dam into a new man-made lake which remains online to the same creek the existing farm dam connects with.

The Integrated Water Cycle Management Report provides a TUFLOW Flood Assessment of the pre and post developed scenarios for the site. The assessment demonstrates that the proposed concept design adequately meets the required performance objectives for water quantity management.

5.3.4. Water Quality

The water quality or Water Sensitive Urban Design (WSUD) strategy for the proposed development has been determined through the adoption and implementation of a MUSIC model assessed in the Integrated Water Cycle Management Report prepared by Orion Consulting (**Appendix C**). The following water quality control assets are proposed for implementation as part of the updated design:

- Gross pollutant traps (GPT) - for removal of coarse sediment and large debris reducing maintenance obligations and pollutant load on the tertiary treatment controls.
- Bioretention systems - capture finer sediments and nutrients (proprietary solution nominated to maximise public amenity and long term water quality control effectiveness).
- Rainwater tanks - generally required in order to meet BASIX requirements and provides a starting point for pollutant capture and removal as well as reduction in runoff from the site.

As noted in **Section 5.2**, the proposed design adequately addresses Council's water quality management objectives.

In order to maximise recreational land use and promote more efficient use of materials for long duration maintenance cycles, the proposed WSUD design features the use of proprietary high-flow bioretention systems. Overall, the proposed refinements to WSUD on site allow for:

- Significantly increased treatment rates thus significantly reducing required infrastructure to manage the site; and

- Increased native vegetation to increase the overall resilience of the site to drought conditions and protection of riparian corridors from siltation and clogging.

5.3.5. Traffic Generation

A Traffic Impact Assessment has been prepared by SCT Consulting (**Appendix E**) to assess the impacts of the future transport network for the Precinct.

The potential traffic impacts associated with the proposed DCP amendments on the surrounding critical road network have been considered as a result of the proposed master plan update. It is noted that the proposed residential dwellings satisfies the minimum yield dwelling target of 414 as suggested in the ILP.

- Based on a trip generation rate of 0.99 and 0.95 (AM peak and PM peak) vehicle trips associated with additional residential dwellings would be expected to generate up to 894 vehicle trips during the peak hours.
- Based on a trip generation rate of 0.67 for AM peak hour vehicle trips for a metropolitan public school, the proposed 2ha school site with up to 1,000 students would be expected to generate up to 670 vehicle trips during the AM peak hours. It is not anticipated the school would generate any traffic during the PM commuter peak hour.
- Based on a trip generation rate of 5.9 and 12.3 (AM peak and PM peak) vehicle trips per 100m² of retail, the updated master plan would be expected to generate up to 633 vehicle trips during the PM peak hours.

The proposed trip generation associated with the updated master plan are distributed to the surrounding road network. Based on these assumptions outlined in *The Northern Road upgrade, The Old Northern Road to Peter Brock Drive Review of Environment Factors – Traffic and Transport Assessment* (2036) 20-30% of the additional trips to be generated as part of the updated master plan would originate / destine towards Cobbitty Road via the completed Charles McIntosh Parkway and 70-80% of the additional trips to be generated as part of the updated master plan would originate / destine towards The Northern Road via the completed Charles McIntosh Parkway.

To address additional trip generation, SIDRA modelling was undertaken at two critical intersections – The Northern Road / Charles McIntosh Parkway and Cobbitty Road / Charles McIntosh Parkway. The SIDRA analysis confirmed that both intersections are forecast to operate at Level of Service (LoS) D during the peak hours in 2036, which is considered to be acceptable as a performance requirement.

Overall, the proposed updates to the road network aim to improve the overall traffic network for the Oran Park precinct and result in positive benefits in relation to site accessibility and road network permeability. The proposed updates also aim to improve pedestrian and active transport connections by moving connector roads to the periphery of the site and creating improve connections to public facilities and riparian corridors.

5.3.6. Additional Residential Land

It is anticipated that lots will reflect the adjacent E4 Environmental Living zone with development restricted to a minimum lot size of 1,000sqm and a maximum height of buildings of 9 metres. As noted above, a Visual Assessment Report was prepared by Urbis refer to **Appendix H**) to inform DCP controls to mitigate visual impacts of residential development along to the Cobbitty Road interface to meet the objectives of Part 5.5 of the current DCP.

The current controls do not specify a landscape buffer is required along Cobbitty Road but require that any DA proposing the subdivision of land for residential lots fronting Cobbitty Road must include *the means by which it is proposed to ensure that the visual impact of development when viewed from the road is appropriately managed*. While this would be achievable at DA stage, a Visual Assessment Report was prepared by Urbis (to inform the necessary mitigation measures along the Cobbitty Road interface.

The Visual Assessment Report has identified that the visual curtilage of Cobbitty Road is limited to intermittent and filtered views through vegetation for a viewer from moving viewing situations, where views are predominantly constrained to the road corridor by the presence of understorey vegetation and canopy trees located within the road reserve. The analysis concluded that the character of the road is defined by the mature trees which line the street. The planted buffer can be retained in part to minimise presence of built form when viewed from Cobbitty Road, but only 7m of this buffer is required to achieve this result.

In summary, the amended controls have been informed by detailed visual analysis based on the existing character of Cobbitty Road and result in an acceptable outcome from an urban design and visual impact perspective.

Overall, the proposed residential development will align with the intent to deliver large lots for land in the South West Growth Centre. The large lots provide a suitable transition and reflect the sites rural setting.

6. CONCLUSION

This Planning Submission has outlined the proposed concept and background to the proposed amendment to the current ILP and DCP associated with Oran Park.

The minor amendments to reflect ongoing design development align with the strategic direction for the site to create additional housing and employment opportunities within the Camden LGA. The key planning issues have been satisfactorily addresses as outlined in detail within this report and as summarised below:

- **The proposed amendments are consistent with State and local strategic planning policies:** The proposed refinements prepare the site for desired future development required within the locality and remains consistent with the recent rezoning of the site and intentions of the South West Growth Centre.
- **The proposed amendments will avoid unacceptable environmental impacts and provide social and economic benefits:** the amendments have considered both the heritage significance of the Denbigh Estate as well as the open space needs of future residents. Updates to the DCP have been proposed where necessary to ensure that the final development does not result in unacceptable impacts.
- **The proposed amendments are suitable for the site:** The proposed refinements are consistent with vision and objectives of the current ILP and DCP with minor changes proposed to improve connections within the site and reflect ongoing discussions with Camden Council.
- **The proposed amendments are in the public interest:** the refined design facilitates future development that is consistent with the site and surrounding locality, compatible with existing and likely future development and has been designed to avoid unacceptable impacts and optimise its potential benefits. Accordingly, the proposal is considered to be in the public interest.

Having considered all relevant matters, the proposal represents a sound development outcome that fulfils the vision to develop the Oran Park Precinct into a high-quality master planned community in Western Sydney.

Mirvac look forward to the implementation of the proposed ILP and DCP amendments and the benefits associated with increased the proposed changes.

DISCLAIMER

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX J

**MARKUP OF PROPOSED UPDATES TO
THE ORAN PARK DEVELOPMENT
CONTROL PLAN**

