

FREQUENTLY ASKED QUESTIONS

REQUEST TO AMEND ORAN PARK DEVELOPMENT CONTROL PLAN

What is a Development Control Plan amendment?

Development Control Plans complement a State Environmental Planning Policy or Local Environmental Plan to provide more specific controls and objectives that guide development.

A request to amend a Development Control Plan (DCP) is an application to amend planning controls within a DCP. Planning decisions in the Camden LGA are guided by a number of Development Control Plans (DCP). A DCP can be amended to introduce new controls relating to specific development types, to reflect legislation changes, or to clarify the intent of an existing control.

What is the Oran Park DCP?

The Oran Park DCP is the guiding DCP for development occurring within the Oran Park Precinct. It establishes objectives and controls that allow certain types of uses and standards that regulate the kind of development that can occur in the LGA.

This amendment seeks to make changes to the Oran Park DCP to better guide development outcomes in respect of land known as 499, 501, 585, 589, 591 & 593 Cobbitty Road, Cobbitty.

What changes to the Oran Park DCP are proposed?

This DCP amendment seeks to make changes to the Oran Park DCP to better guide development outcomes in respect of land known as 499, 501, 585, 589, 591 & 593 Cobbitty Road, Cobbitty. The proposed amendments include changes and introduces new controls to facilitate the development of residential dwellings, a local neighbourhood centre, primary school, riparian creek corridor and open space embellishments.

Why are the changes to the Oran Park DCP proposed?

The aim of the changes sought to the Oran Park DCP is to enable the development of the subject site. The subject site is located on the western edge of the South West Growth Area (SWGA), and includes a total area of 78 hectares and frontage to Cobbitty Road.

The request to amend the Oran Park DCP seeks to:

- Amend the Oran Park Indicative Layout Plan (ILP) by:
 - Introducing the Hassall Driveway heritage boulevard;
 - Removing the linear open space park in the north-west part of the site and redistributing the open space into two parks in the north-west and south-east of the site;
 - Refining the riparian corridor and passive open space network;
 - Designating land originally identified for the expansion of Macarthur Anglican School for urban development; and
 - Amending the location and size of the proposed primary school.
- Incorporate controls to address the transition between the development, Cobbitty Road and the MRA;
- Remove the maximum height limit of the earth mound in the Denbigh transition area;
- Introduce a number of changes to the water cycle management and functioning of the site.

What is Public Exhibition?

Public Exhibition provides an opportunity for community members and government agencies to comment on a Development Control Plan amendment by making a submission. Submissions may support the proposal or identify issues for Council to consider.

What happens after the public exhibition?

All submissions received on the DCP amendment will be considered by Council officers before it is reported to Council for consideration.

The amendment will be reported to the Council for determination. Submitters will be notified about the Council meeting to which the matter is being tabled and be provided with an opportunity to register to publicly address the Council at the Council meeting (visit Council's website for more information about the public address and registration process <https://www.camden.nsw.gov.au/council/council-meetings/public-address-session>). Should the Council resolve to adopt the post-exhibition DCP amendment, it will be finalised for adoption by Council officers.

Where can I find out more information?

The DCP amendment is available on *Your Voice Camden* at <https://yourvoice.camden.nsw.gov.au/planning-proposals> under the 'Development Control Plan amendments' page.

Have a query?

Please phone Council officers on 13 Camden (13 226 336) to discuss your enquiry. Alternatively, email your enquiry to mail@camden.com.au and quote 'Oran Park DCP Amendment SC10025 enquiry'.

Have your say!

We invite your feedback on this Planning Proposal. Submissions must be received by **4 September 2023**.

How to make a formal submission

Option 1: Email – Send an email to mail@camden.nsw.gov.au

Option 2: Mail – Post a letter to:

The General Manager - Attention: Bradley Colling, Strategic Planning
Camden Council
PO BOX 183
CAMDEN NSW 2570

Option 3: Online submission – Go to Council's website - 'Your Voice Camden' page to complete the online form.

Important information to include in your submission

- Your name, street and postal addresses, contact telephone number and email address;
- Your thoughts about the DCP amendment; and
- Reference SC10025.

Please note, any submission received is considered public, however a person may request to have their personal details suppressed.

