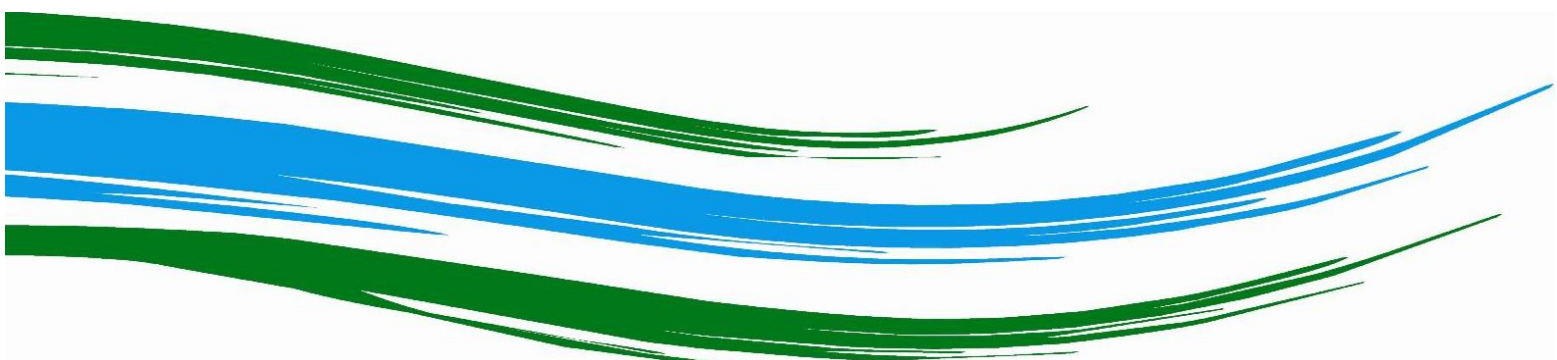


Camden Council

Attachments

Ordinary Council Meeting
25 June 2019

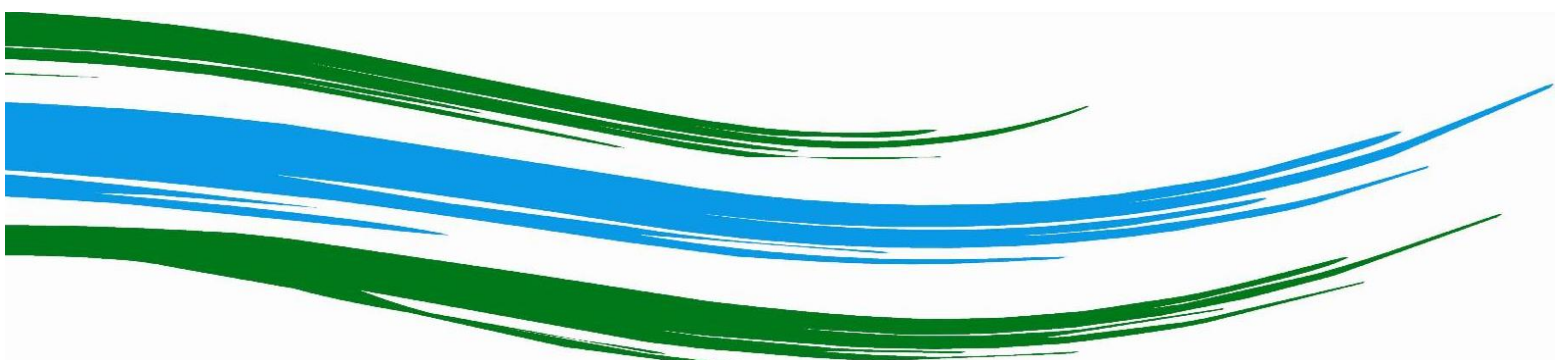
Camden Council
Administration Centre
70 Central Avenue
Oran Park



ORDINARY COUNCIL

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ORD01

Attachment 1



**ORAN PARK TOWN
PLANNING PROPOSAL**

**ORAN PARK TOWN CENTRE
AMENDMENT**

September 2018



ORAN PARK TOWN PLANNING PROPOSAL

ORAN PARK TOWN CENTRE AMENDMENT

SEPTEMBER 2018

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Document Status

| VERSION | COMMENT | PREPARED BY | REVIEWED BY | REVIEW DATE | APPROVED BY | ISSUE DATE |
|---------|---------|-------------|-------------|-------------|-------------|------------|
| Rev B | FINAL | D+P | PN | 27/09/2018 | NM | 27/09/2018 |

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EXECUTIVE SUMMARY

This Planning Proposal seeks Council support to a modification to the existing height controls for a small portion of the Oran Park Town Centre and a minor 'housekeeping' amendment to realign the western edge of the B2 Local Centre Zone to reflect current cadastral and logical land use boundaries. These amendments will ultimately facilitate better urban and built form outcomes within the Town Centre.

The Oran Park Town project was rezoned in December 2007, being one of the first Precincts to be released and rezoned within the South West Growth Centre. Since rezoning, Oran Park Town has grown to form a thriving new community of around 6,500 people, and over 3,100 approved residential dwellings / allotments. There has been major investment in key local infrastructure and services including the delivery of key sub-arterial roadways, major sporting facilities, two new schools, Stage 1 of the Oran Park Town Centre, including the Podium Shopping Centre and recently the new Camden Council administration and library buildings within the Oran Park Town Centre.

Responding to the growing needs and expectations of the Oran Park Precincts' current and future residents, additional retail, commercial, leisure and housing choice is needed. The proposed expansion of the Oran Park Podium Shopping Centre (known as Stage 2) will contribute to meeting this demand. The Stage 2 expansion, will deliver:

- Additional ground floor retail floor space to accommodate improved retail and leisure (restaurants/bars and the like) activities;
- A commercial building, comprising five levels above the ground floor retail; and
- A residential apartment component that will provide additional and more affordable housing product and a broadening of housing diversity with exceptional access to a great variety of retail, leisure, civic activities.

A key element of the residential component is the incorporation of 12 storey residential tower above the ground floor retail at the corner of the proposed Main Street and Central Avenue. The architecturally designed residential tower will become a focal point of the Town Centre, marking the confluence of leisure, civic, employment and residential activities. As such, the height increase proposed as part of this Planning Proposal will only apply to the area of the 12-storey residential tower.

This Planning Proposal also includes a minor housekeeping amendment that comprises an adjustment to the western boundary of the Town Centre to reflect cadastral boundaries and represent a logical boundary between land uses.

The proposed modifications will be achieved through amending the relevant State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP) Height of Building, Land Zoning, Minimum Lot Size and Special Area maps.

AECOM has prepared a Traffic Report (refer to Appendix A) to assess the traffic and transport impacts based on an increase in development potential may have across the Town Centre. The modelling undertaken as part of the Traffic Report encompasses an area much broader than the area specific to this Planning Proposal. The modelling also assumes increased residential and commercial development potential across the entire Town Centre. The Traffic Report shows that the existing and planned road network will be able to adequately service the Stage 2 Podium Shopping Centre expansion, including residential and commercial components. The Report has identified that based on the assumptions of increased residential and commercial development potential within the Town Centre at its estimated development potential, only minor traffic management upgrades would be required.

The adoption of this Planning Proposal would be consistent with the intent, objectives and principles of the recently released Greater Sydney Region Plan and the Western City District Plan.

1. INTRODUCTION

This Planning Proposal seeks to amend the building height to a specific area of the Oran Park Town Centre and rationalise the B2 Local Centre zone western boundary of the Town Centre to be consistent with current cadastral boundaries and represent a logical land use boundary.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP & A Act 1979) and guidelines published by the Department of Planning & Environment, namely 'A Guide to Preparing Planning Proposals' (August 2016) to ensure all matters requiring consideration are appropriately addressed.

This Planning Proposal explains the intent and justification for the proposed amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as it applies to the Oran Park Precinct (OPP) of the South West Priority Growth Area. The remainder of this Report comprises the following parts:

- Section 2, outlines the Site Description and Context relevant to the Planning Proposal;
- Section 3, outlines the objectives and intended outcomes of the Planning Proposal and an explanation of the provisions that are to be included in the proposed amending instrument;
- Section 4, provides justification for those objectives and outcomes;
- Section 5, addresses questions to be considered when demonstrating justification;
- Section 6, outlines mapping changes required resultant of the Planning Proposal;
- Section 7, addressing Community Consultation to be undertaken;
- Section 8, provides a suggested project timeline;
- Section 9, provides a summary and conclusion.

The Planning Proposal amendments will ultimately involve a review of associated planning policies including the Oran Park Development Control Plan and provision of open space / community facilities as part of a review of the Oran Park Voluntary Planning Agreement. Discussion on these matters is provided in this Planning Proposal, with further and more extensive work to occur as part of the 'post-gateway' process.

2. SITE DESCRIPTION AND CONTEXT

2.1 Oran Park Town

The site which is the subject of this proposal is located within the Oran Park Town Project comprising the majority of land within the Oran Park Precinct east of The Northern Road.

Oran Park is located within the major urban growth area of Sydney's South West, being the South West Priority Land Release Area, and is approximately 8 kilometres north-east of the Camden town centre, approximately 20 kilometres south-west of the Liverpool CBD and 10 kilometres north-west from Campbelltown (Figure 1).

The Oran Park Precinct (OPP) incorporates a total land area of approximately 1,120 hectares, spanning land along both the eastern and western side of The Northern Road. The Precinct is currently planned to accommodate 7,500 new homes for around 22,000 new residents, a 50,000-square metre retail area within the emerging 'strategic centre' of Oran Park Town Centre, two neighbourhood centres, 36 kilometres of walking and cycling routes and over 150 hectares of open space.

The Oran Park Town Project forms the major land holding within the OPP encompassing a land area of approximately 596 hectares. Current planning is expected to deliver approximately 5,500 new homes upon completion of the project (approximately 73% of the total precinct).

The site forms part of a larger Leppington Pastoral Company (LPC) land holding of over 1,300 hectares, including the Oran Park Town Development to the north, and additional land within the South Creek West land release area.

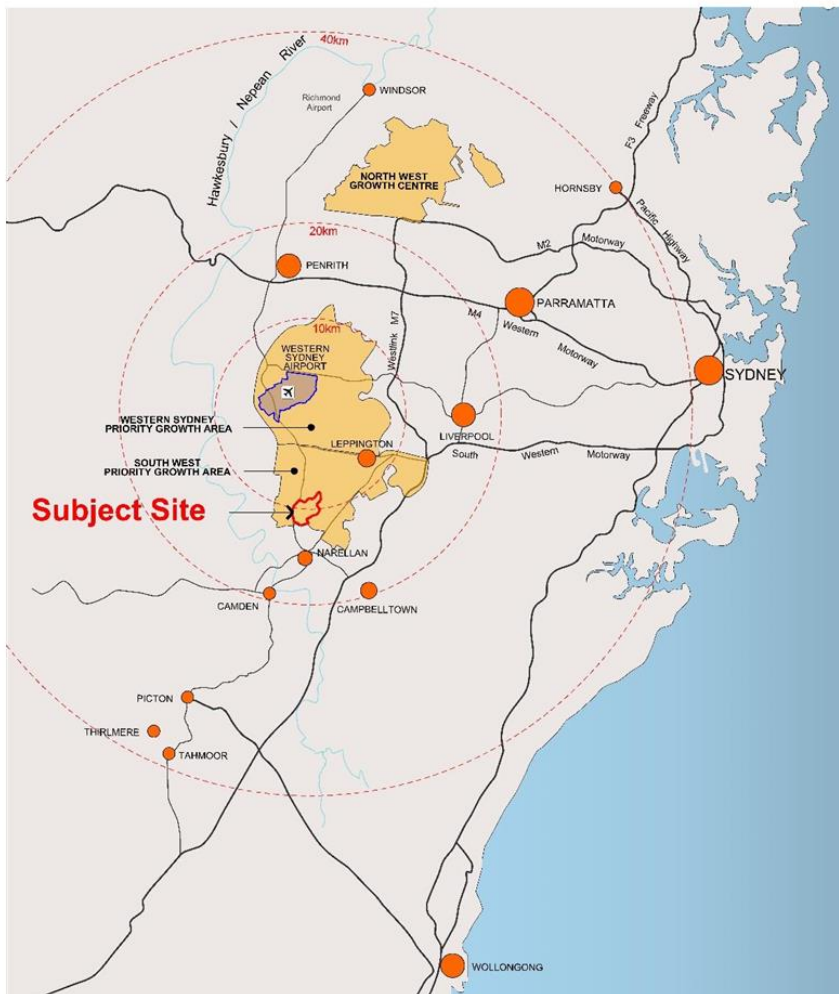
Since rezoning in 2007, a significant portion of the Oran Park Town project has been delivered, resulting in a new community of some 2,100 constructed dwellings and over 3,100 approved residential allotments. Development areas either completed or under construction incorporate all the land from the south-east corner of the project to the central-western area adjoining The Northern Road and include the Town Centre Precinct.

There have also been major investments in key local infrastructure and services including:

- Delivery of key sub-arterial roadways, being Oran Park Drive and Peter Brock Drive;
- Delivery of a new intersection and upgrade of a portion of The Northern Road;
- Delivery of sporting fields including Wayne Gardner Reserve and Jack Brabham Reserve;
- Completion and opening of both the Oran Park Town Anglican College and Oran Park Town Public School;
- Completion of Stage 1 of the Podium Shopping Centre;
- Completion of the Camden Council administration building;
- Delivery of the Oran Park Town Centre Park;

As one of the largest projects in NSW, Oran Park Town plays a significant role in helping to deliver new communities to meet predicted housing demand and fulfil self-containment and localised employment objectives espoused by the Greater Sydney Commission's Sydney Regional Plan and District Plan for Western Sydney.

Figure 1: Locality Plan



2.2 Oran Park Town Centre

The Oran Park Town Centre is located within the geographical centre of the Camden Local Government Area. The existing Town Centre is located centrally within Oran Park Town, at the heart of the community. The Town Centre is planned to incorporate a range of land uses and activities including civic spaces, community facilities, retail precinct, mixed use and commercial buildings, residential apartments and a large Town Park.

To date, there has been significant progress in the delivery of retail, commercial and community facilities within the Town Centre. Existing facilities include Stage 1 of the Oran Park Podium retail complex (comprising over 9,000m² of retail floor space and 3,900m² of commercial floor space) and main street, Camden Council Administration building, Oran Park Town Library and the Town Park. In total, there is currently over 20,000m² of retail and commercial floor space in the Town Centre.



A Smart Work Hub has also been delivered as part of the Oran Park Town Centre Stage 1 development and provides office space for up to 100 people, for hire on a temporary or permanent basis. The Smart Work Hub is an innovative approach to providing a better work-life balance for people who typically travel long distances to and from the South West. The Hub and Podium Shopping Centre has been delivered well ahead of population forecast demand and highlights the commitment of the GDC group to provide opportunities for containment of jobs and retail within the area, rather than the export of jobs to locations such as the Parramatta or Sydney CBDs.

Over the next decade the Oran Park Town Centre will grow to be a regionally important Strategic Centre, offering increased employment opportunities and housing diversity. While the amendments proposed by this Planning Proposal are relatively minor, they will enable the Town Centre to effectively cater to a growing local and district population.

2.2.1 Stage 2 Oran Park Podium Shopping Centre

Responding to the growing needs and expectations of the Oran Park Precincts' current and future residents, additional retail, leisure and housing choice to is needed to cater for the growth and expectations of the community. The Stage 2 expansion of the Oran Park Podium Shopping Centre will contribute to the development of a mixed use, multi service node for the growing Oran Park and broader community.

The Stage 2 Podium expansion includes a residential apartment component which will provide additional and more affordable housing choice having exceptional access to a great variety of retail, leisure and civic activities.

Scott Carver has undertaken a design process that has identified the key design principles to influence the final design outcome and delivery of the Stage 2 Podium development. The key design principles are:

- A landmark development within the Town Centre that visually anchors the Main Street and the Civic Node.
- A distribution of height and density that will help to activate the Civic Precinct and support the retail centre, generating local job opportunities and increased amenity.
- Reinforcing a connected and walkable town centre, with pedestrian linkages to Stage 1, future developments and the Town Park.
- A vibrant ground level with active edges fostering the interaction between the public domain and the retail centre. Weather protected outdoor spaces for café and restaurant dining connect the retail to the public domain.
- Reinforcing the Town Centre as a place for social gathering and community interaction.
- Bringing the outside in through naturally ventilated winter garden connecting a proposed "Market Place" to the Town Park.
- A vibrant community of diverse social interactions through a variety of apartment typologies and communal open space.

These principles have informed the design process to create a balanced, appropriately proportioned and architecturally superior built form outcome. This includes the following elements:

- Ground level podium retail floor area that links to Stage 1;
- Two residential apartment buildings above the ground floor retail podium fronting Main Street, comprising one building 5 levels above the podium and a residential tower 12 levels above the podium;
- One commercial building, comprising four levels of commercial/office space above the retail podium providing 4,500m² of net lettable area;
- Two residential flat building apartments fronting Central Avenue, ranging from 5 to 7 levels; and
- Parking associated with the retail/commercial and residential land use components of the development.

These elements will deliver an iconic built form outcome with an architecturally designed tower marking the focal point of the Town Centre with the confluence of retail/commercial, leisure, civic and residential activities.

2.3 Housing Diversity and Demand

The South West Growth Area has experienced substantial growth over the past decade. Since rezoning, Oran Park Town has grown to form a thriving new community of around 6,500 people, and over 3,100 approved residential dwellings / allotments. Major investment in key local infrastructure and services including the delivery of key sub-arterial roadways, major sporting facilities, two new schools, Stage 1 of the Oran Park Town Centre, including the Podium Shopping Centre and recently the new Camden Council administration building and Library within the Oran Park Town Centre has created increased demand for housing within the Precinct.

The delivery of apartment housing product as part of the Stage 2 Oran Park Podium Shopping Centre will see the introduction of a housing typology that is new to the housing market currently available in Oran Park. The apartment housing product that is proposed as part of the Stage 2 development includes a dwelling mix of one to four-bedroom apartments.

The introduction of apartment product as identified above will broaden the housing choice within the Oran Park Precinct as well as providing the opportunity for future purchasers to enter the market at a more affordable price point (approximately 15-20% less than current housing in Oran Park). Located in an accessible and high amenity precinct within the Town Centre, the residential component of the Stage 2 Podium development will over time become a desirable place to live for a range of household types and sizes.

2.4 Subsequent Regional Strategic Planning Decisions, Announcements & Investigations

Following the rezoning of the Oran Park Precinct in 2007, there has been a significant number of strategic regional planning decisions, announcements and reviews affecting the region by all levels of Government. The key announcements and land use planning decisions which have occurred following rezoning of the Oran Park Precinct include:

- Creation of the Greater Sydney Commission and release of the final Greater Sydney Region Plan 2056 and Western City District Plan.
- Release of the Western Sydney City Deal involving commitments between Federal, State and Local Governments that will enable the delivery of key infrastructure, employment opportunities, education facilities and housing across the Western City District.
- Creation of the Western Sydney Priority Growth Area involving extension of the Western Sydney Employment Area to capture industry associated with the Western Sydney Airport.

These announcements will influence the role and function of the Oran Park Town Centre over the long term, particularly in the quantum, type, location and delivery of employment and housing opportunities within South West Sydney and Oran Park Town. This Planning Proposal, albeit relatively minor in the context of these broad initiatives, is consistent with the outcomes sought by them.

3. THE PLANNING PROPOSAL

3.1 Part 1 – Objectives and Intended Outcomes

The primary objectives of this Planning Proposal are:

- To amend the building height limits at a specific and appropriate location within the Oran Park Town Centre, supporting the delivery of an iconic landmark building that will be the focal point of the Town Centre;
- To rationalise the B2 Local Centre Zoning to correspond with current cadastral boundaries and reflect logical land use boundaries;

The amendments proposed in this Planning Proposal will see:

- an increase in the Height of Building controls for a small portion of the Town Centre from 24m to 47m;
- a minor amendment to realign the western boundary of the B2 Local Centre Zone.

3.1.1 Height of Building

Under the current Growth Centres SEPP 2006 (Appendix 1 – Oran Park and Turner Road Precinct Plan) height controls, a building height of 24m would allow the development of a six-level building. The increase in the height limit proposed by this Planning Proposal will allow for an additional seven levels above the existing height permissible at a site-specific location, creating the opportunity to deliver an iconic built form outcome that will serve as the focal point for the Town Centre and a confluence of retail/commercial, leisure, civic and residential activities.

The Stage 2 Podium Shopping Centre development includes the following key components:

- Expansion of ground floor retail floor space (approximately 15,040m²) to accommodate an improved retail and leisure (restaurants/bars and the like) activities;
- A commercial building, comprising four levels above the ground floor retail totalling approximately 3,980m² of commercial GFA;
- A residential apartment component with a mix of 1, 2, 3 and 4-bedroom apartments totalling approximately 230 residential apartments. The yield includes approximately 56 dwellings that are a result of the increase in height proposed by this Planning Proposal;
- Substantial podium level communal open space and facilities for residents; and
- Parking associated with the retail/commercial and residential land use components of the development.

Scott Carver has undertaken a design exercise that presents a superior built form outcome that appropriately responds to existing and future land use activities (refer to Section 4 for further detail). This includes the design of an iconic tower at the corner of Main Street and Central Avenue. In consideration of the overall character of the Oran Park Town Centre, there is significant benefit to establishing a visually prominent urban node at the corner of Central Avenue and Main Street. Importantly, a tower element in this location optimises development adjacent to the Town Park and Civic core, enhancing the central green space by providing a built form element that defines the Civic and Town Centre core.

The intention of the proposed height increase is to create a positive urban outcome that delivers a vibrant town centre expansion and fosters community and social interaction. There are several benefits of the increased height at the proposed location. These include:

- Creation of a hierarchy, legibility and natural gravitas through built form to encourage people to the centre of Oran Park;
- Future-proofing the importance of the core of the Town Centre, including the nearby civic buildings through the concentration of diverse land uses and building types that will support a vibrant community;

- Promote engagement with the site's context and strengthen the locality of the site in the broader Oran Park Town Centre by providing built form prominence at the nexus of civic, residential leisure, retail and employment activities;
- Strengthening social interaction by providing more residents at the heart of the Oran Park Town Centre;
- Increase use of the public domain and Town Park, creating a popular and safe environment across the day and in the evenings; and
- Provision for a diverse range of housing types, particularly apartment housing, creating the opportunity for an increased level of housing diversity and affordability.

The specific location of the proposed height increase to accommodate an iconic tower element has been carefully considered in the context of the Town Centre and the positive built form and social benefits it will foster. As such the proposed height increase is appropriate for the specific site and overall context of the Town Centre.

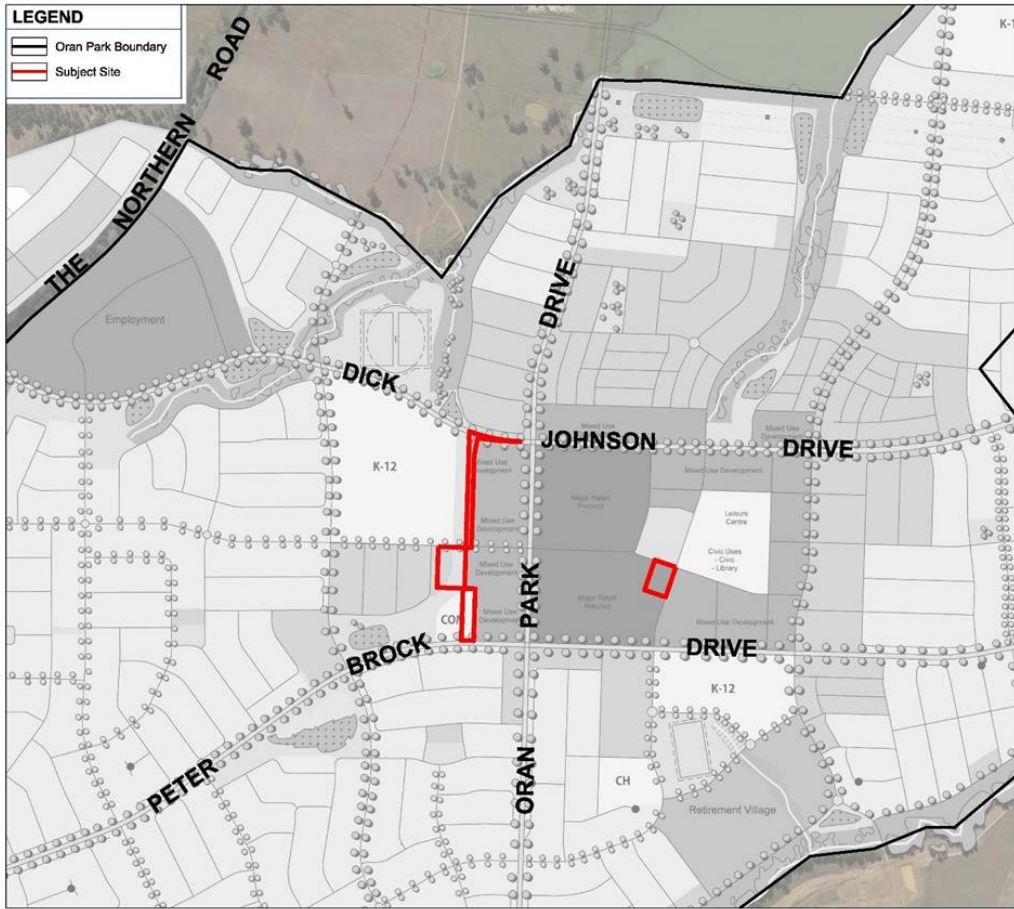
3.1.2 Land Use

This Planning Proposal also seeks support for a minor amendment to the Land Zoning Map, which will involve a realignment of the B2 Local Centre zone to correspond with current cadastral boundaries and reflecting a logical land use boundary, i.e. east of the Julia Creek and the Youth Recreation Facility boundaries.

The amendment to the B2 Local Centre zone boundary will also require consequential amendments to a number of associated maps, including the Special Areas Map and Lot Size Map. The Height of Building Map will also be amended in this regard, ensuring that the height controls are consistent with the Town Centre boundary.

The land which is subject to this Planning Proposal is shown in Figure 2 below.

Figure 2: Land Subject to this Proposal



3.2 Part 2 – Explanation of Provisions

The above objectives and outcomes will be achieved by an amendment to the Growth Centres SEPP and associated land use mapping provisions as follows.

The following maps in the Growth Centres SEPP will require amendment under this proposal:

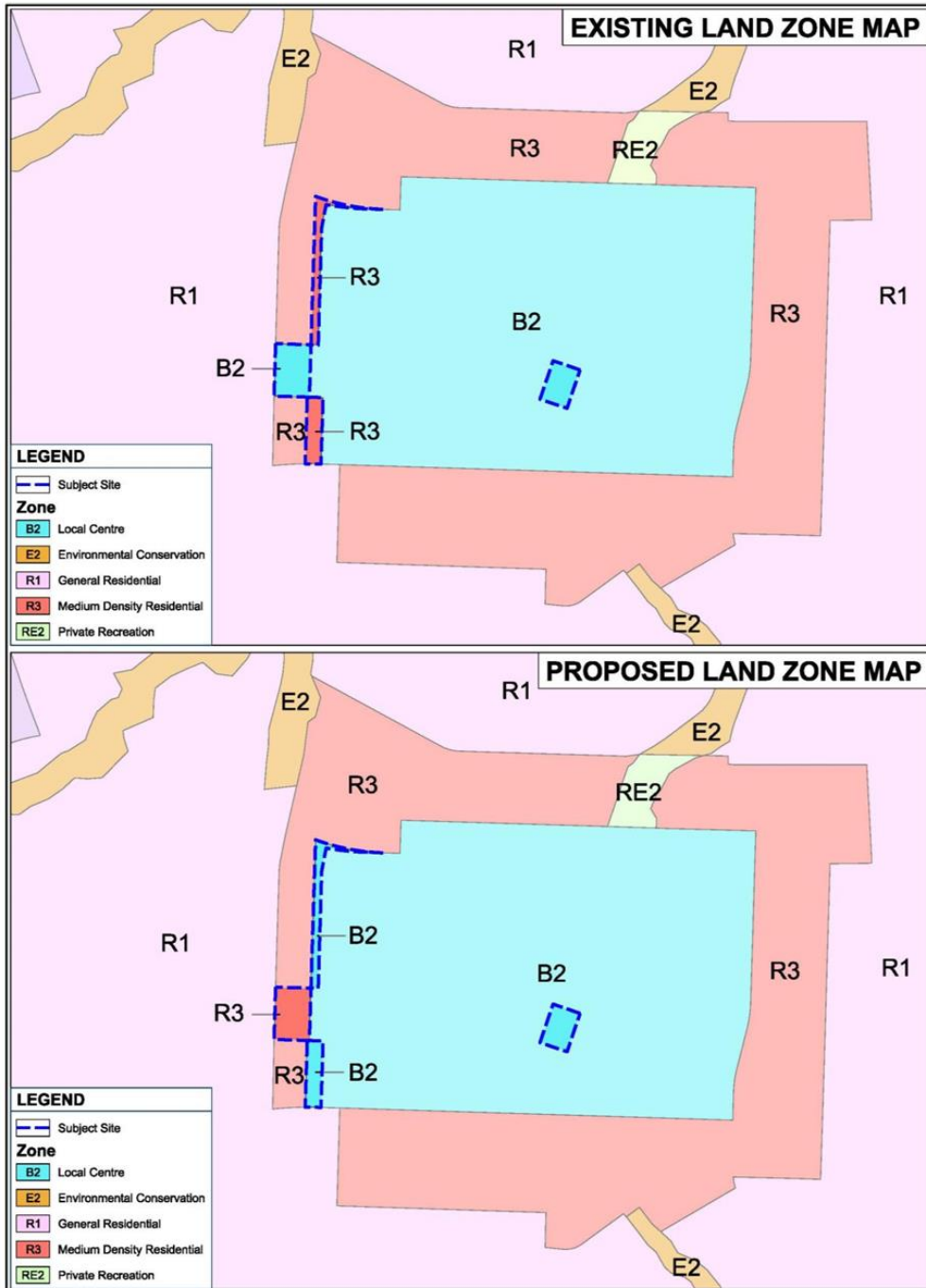
- Land Zoning Maps: Sheet LZN_003 & Sheet LZN_004
- Height of Building Maps: Sheet HOB_003 & Sheet HOB_004
- Minimum Lot Size Maps: Sheet LSZ_003 & Sheet LSZ_004
- Special Areas Maps: Sheet SAM_003 & Sheet SAM_004

Further details regarding the proposed amendments are outlined below.

3.2.1 Zoning Amendments

A minor 'housekeeping' amendment to the Land Zoning Maps Sheet LZN_003 & Sheet LZN_004 in the Growth Centres SEPP are proposed. This includes realigning the western boundary of the B2 Local Centre zone to reflect cadastral and logical land use boundaries. Figure 3 below provides a comparison between the existing and proposed land use zoning maps.

Figure 3: Comparison of Existing and Proposed Zoning



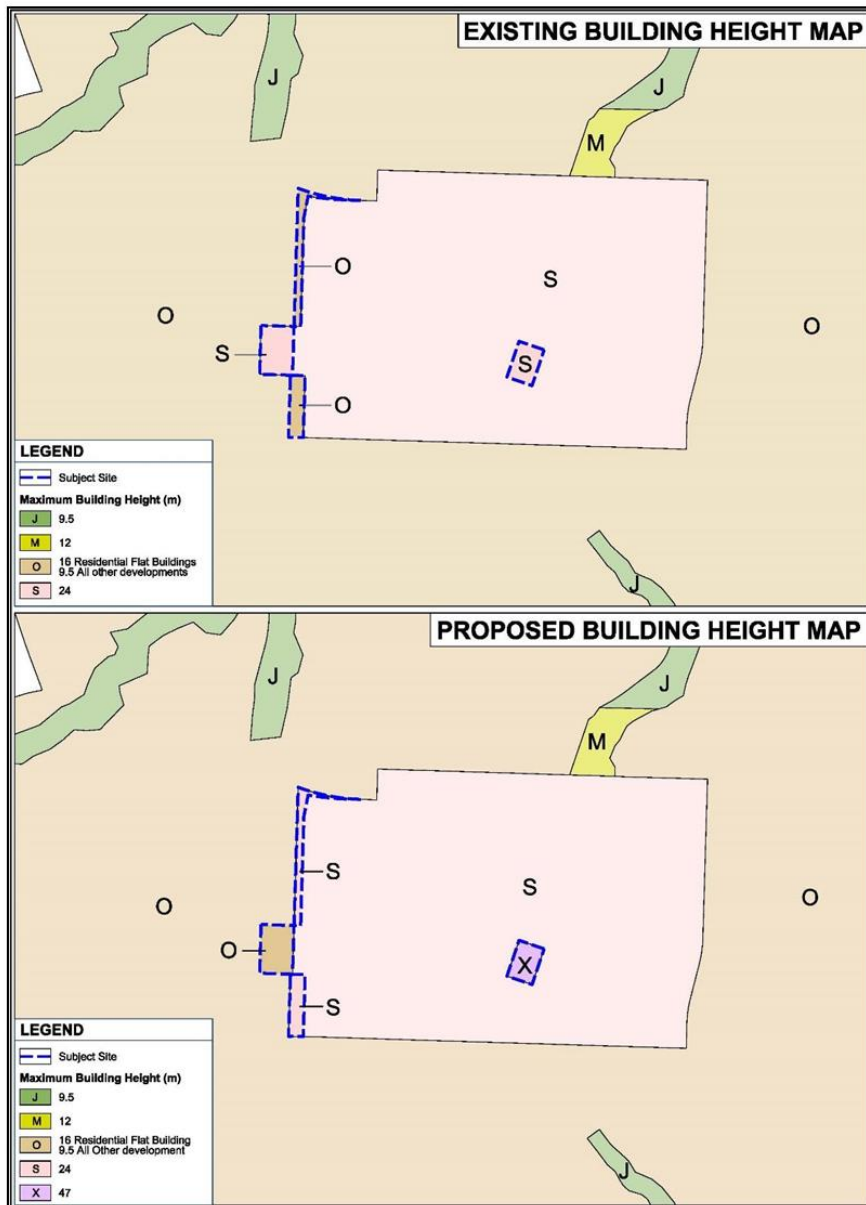
3.2.2 Building Height Amendments

This Planning Proposal seeks the following height amendment to the subject site:

- 47 metres (ground floor retail and 12 residential storeys above) – located at the corner of the proposed Main Street and Central Avenue.
- As a consequence of the change in the Town Centre zone boundary, the Height of Building Map will be amended to correspond with the Town Centre Boundary.

Figure 4 below provides a comparison between the existing and proposed Height of Buildings maps.

Figure 4: Comparison of Existing and Proposed Height of Buildings



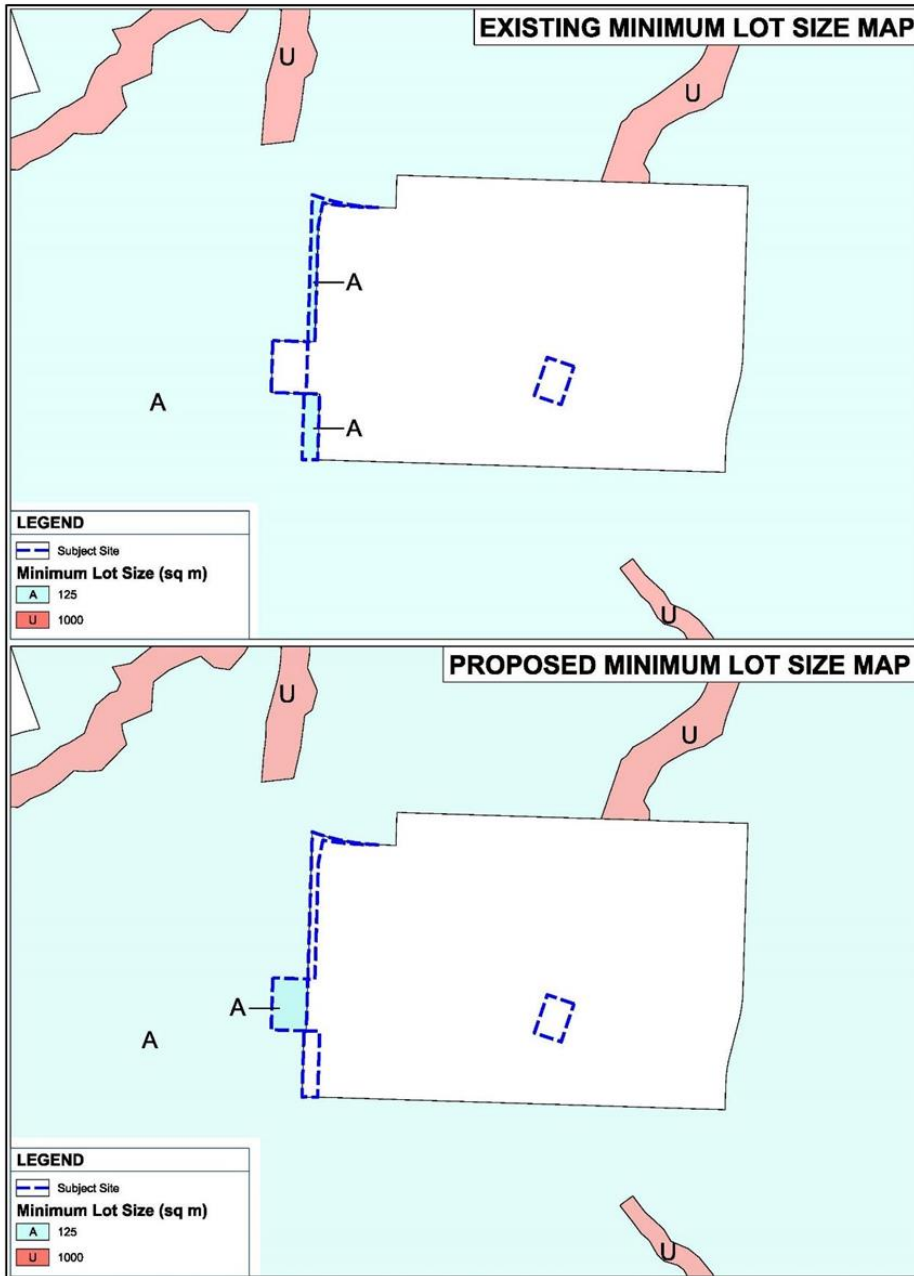
3.2.3 Consequential Map Amendments

As a consequence of the realignment of the B2 Local Zone, the Minimum Lot Size Map and Special Areas Map will need to be updated. Further detail on these amendments is provided below.

- **Minimum Lot Size Map**

These changes will be facilitated by amendments to Minimum Lot Size Maps Sheet LSZ_003 & Sheet LSZ_004. Figure 5 below provides a comparison between the existing and proposed minimum lot sizes.

Figure 5: Comparison of Existing and Proposed Minimum Lot Size

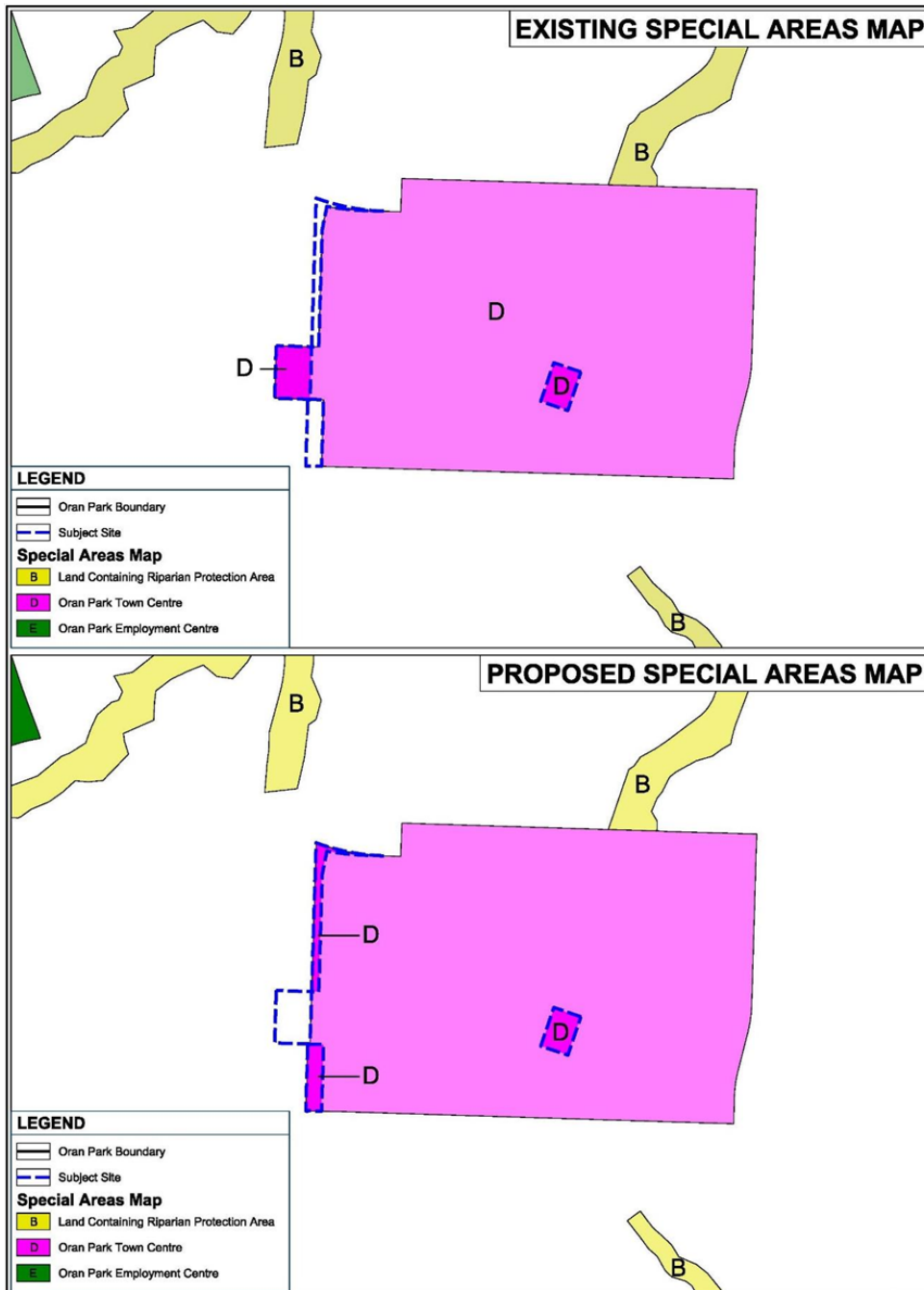


- **Special Areas Map**

The realignment of the B2 Local Zone will mean the Special Areas Map needs to be updated. The Special Areas Map will be amended to reflect the new Town Centre B2 Local Centre zoned land boundary.

These changes will be facilitated by amendments to Special Areas Maps: Sheet SAM_003 & Sheet SAM_004. Figure 6 below provides a comparison between the existing and proposed special areas boundary.

Figure 6: Comparison of Existing and Proposed Special Areas



3.3 Oran Park Precinct Development Control Plan 2007 ('Oran Park DCP')

The Oran Park DCP applies to all development within the Oran Park Precinct of the South West Growth Centre. The Oran Park DCP came into force in April 2007 and includes general controls that guide development within the Oran Park Precinct in the Camden LGA.

Further to the adoption of Part A of the DCP, Part B provisions were adopted by Camden Council on 15 October 2011 (and amended in 2015). Part B incorporates detailed land use and built form guidelines for the delivery of the Oran Park Town Centre precinct.

Amendments to Parts A and B of the Oran Park DCP would be prepared to reflect this Planning Proposal should it receive a supportive Gateway determination.

Some of the key proposed amendments to the Indicative Layout Plan (ILP) and associated DCP plans proposed by this submission include:

- a) Amendment to the Town Centre boundary.
- b) Amendment to building envelopes to allow for the increased building height for the corner of the proposed Main Street and Central Avenue.
- c) Introduction of additional principles to guide streetscape treatments and ensure good urban design and built form outcomes that encourage a variety of building types, including:
 - Podium developments with tower elements in appropriate locations and circumstances.
 - Identification of the Main Street and Central Avenue corner to facilitate the delivery of an iconic/architectural node.
 - Streetscape articulation through build to boundary controls and setbacks.

The DCP amendments will be prepared in collaboration with Council and it is anticipated that Council endorsement and DP&E review will run concurrently with the Gateway process. This will enable a draft DCP to be exhibited with the Planning Proposal.

4. PART 3 – JUSTIFICATION

4.1 Background to Justification

A fundamental driver for the development of Oran Park Town for GDC has been providing meaningful facilities and services to the community early in order to encourage walkable communities and greater level of local self-containment. To facilitate self-containment, as well as provide convenient access to retail and business services, Stage 1 of the Oran Park Podium was delivered well ahead of time. This approach also served as key community and business building tool, enabling local businesses to maintain and build a local presence at the Oran Park Smart Work Hub, as well as helping residents to achieve a work/life balance by providing office space close to where they live.

The delivery of Stage 2 Podium development will ensure that the community has access to a wider range of retail and commercial opportunities, as well as providing a more diverse range of housing through apartment style housing in a high amenity precinct. The residential component will also broaden the diversity and affordability of housing in Oran Park Town, allowing for a wider part of the community to enter in the residential market.

Scott Carver has undertaken a design exercise that has investigated the most appropriate design and built form response for the Stage 2 Podium Shopping Centre development. This has included an analysis of the current controls, the sites context and importantly its relationship to the Town Park and adjacent Civic Precinct

A series of massing diagrams have been prepared to illustrate the evolution of the built form outcome through the application of the design principles noted in Section 2.2.1. The massing diagrams (refer to Figures 7-9) have also been prepared in accordance with the requirements of State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development (SEPP 65) and Apartment Design Guide (ADG).

Figure 7: Site Capability – Current Controls

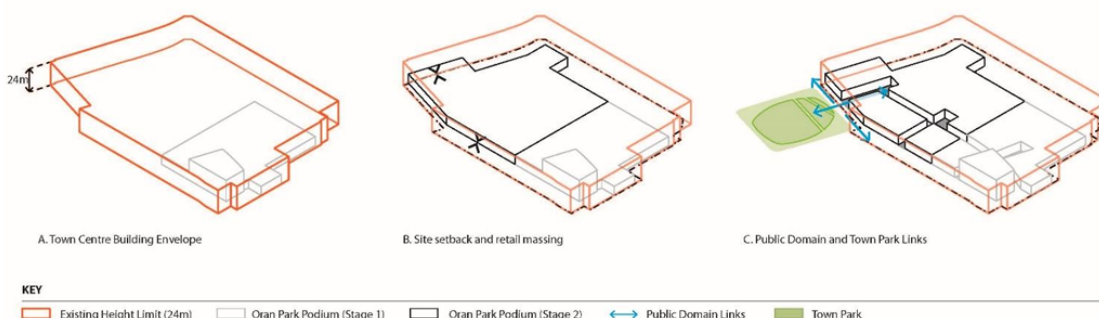


Figure 8: Site Capability – Height and Density Investigation

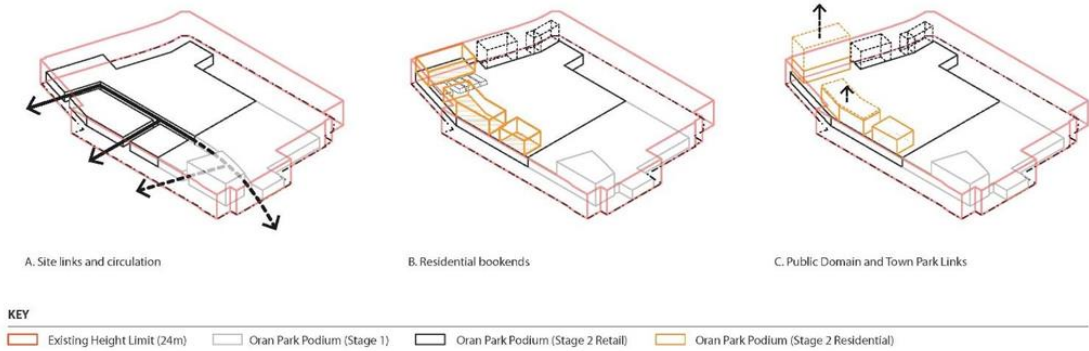
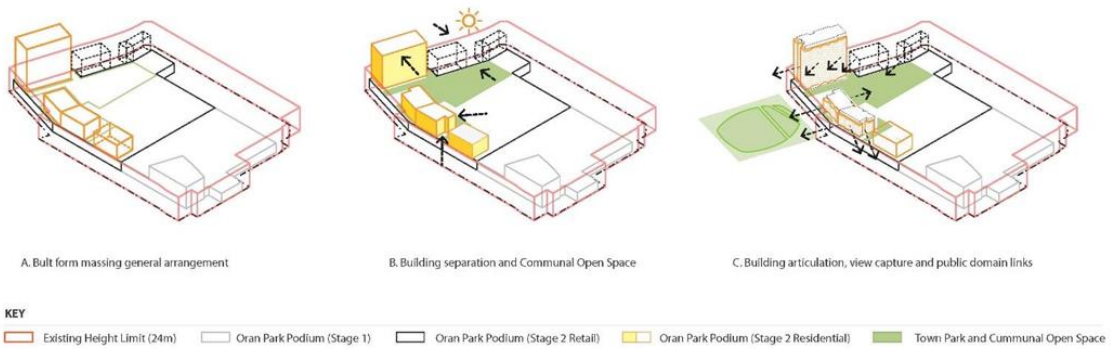


Figure 9: Site Capability – Built Form and Public Domain Connectivity



The massing diagrams illustrate an evolution of the built form design for the Stage 2 Podium Shopping Centre development. Specifically, the massing exercise details the relationship of the retail component and residential apartments, particularly the residential tower to the public domain and Town Park.

The built form analysis and the design exercise that will form part of a future Development Application for the Stage 2 Podium development delivers on the creation of:

- A landmark development that visually anchors Main Street, the Town Park and the Civic Node within the Town Centre.
- A balanced Town Centre where height and density is distributed in a way that will activate the Civic Precinct and support the retail centre, generating local job opportunities and increased amenity.
- A reinforcement of a connected and walkable town centre, with pedestrian linkages to Stage 1, future developments and the Town Park.
- A vibrant ground level with active edges fostering the interaction between the public domain and the retail centre. Weather protected outdoor rooms for café and restaurant dining connect the retail to the public domain.
- A reinforcement of the Town Centre as place for social gathering and community interaction.
- A vibrant community of diverse social interactions through a variety of apartment typologies and communal open space.



As noted above, Scott Carver has identified a potential dwelling yield based on a mix of 1, 2, 3 and 4-bedroom apartments totalling approximately 230 residential apartments across the whole Stage 2 expansion area. This includes approximately 56 dwellings that are a result of the increase in height proposed by this Planning Proposal. It should be noted that the current 24m height limit transects the sixth level, mid floor, of the residential tower. As a consequence, the dwellings on level six have been included as part of the additional 56 residential dwellings facilitated by the height increase in this Planning Proposal.

Given the context of the residential tower, the increased height at this location presents the opportunity to provide an architecturally design landmark building that is prominent in the landscape, providing a marker to the focal point of the Town Centre, drawing people to the Civic, leisure and retail activities.

4.1.1 Strategic Regional and District Planning

While the growth of the Oran Park Town necessitates the expansion of the Podium Shopping Centre, it is important to acknowledge some of the key strategic planning policies that provide the policy framework for strategic planning in the Sydney Region. A brief review of Our Greater Sydney 2056 and the Western City District Plan is provided below.

- **Greater Sydney Region Plan 2056**

The Greater Sydney Region Plan 2056 – A Metropolis of three Cities (the Region Plan) delivers a high-level regional plan for Sydney that sets the future growth of the Sydney Region with a focus on providing people with access to jobs within reach of liveable and walkable neighbourhoods. This is set on a backdrop of a City expanding from the current 4.7 million population to 8 million people over the next 40 years. The Plan introduces the notion of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City.

The Plan is centred around ten key directions, which are to be used to guide future strategic planning decisions, including planning proposals. The directions are categorised under the Plan's Planning Priorities for Productivity, Liveability, and Sustainability form the broad strategic criteria to deliver the three Cities notion.

A detailed response to all Productivity, Liveability and Sustainability Priorities in the Our Greater Sydney 2056 – Greater Sydney Region Plan is included in Section 5.2.1 of this proposal.

- **Western City District Plan**

The Greater Sydney Commission rereleased the final five District Plans in March 2018, including the Western City District Plan which incorporates the Oran Park Precinct, and maps the 20-year vision for the Western District of Greater Sydney.

The Western City District covers the Local Government Areas of Camden, Campbelltown, Liverpool, Wollondilly, Blue Mountains, Fairfield, Hawkesbury and Penrith, with a current population of over 1,070,000 people living in the district. The population in the Western City District is estimated to grow to over 1.5 Million by 2036, representing growth of approximately 464,450 more people every year.

A key purpose of the Western City District Plan is to inform the preparation of planning proposals. The District Priorities for Collaboration, Productivity, Liveability, and Sustainability form the criteria of assessing how proposals respond to the District Plan. The amendments proposed in this Planning Proposal will not hinder the achievement of the objectives, priorities and actions of the District Plan and are consistent with its intent.

A detailed response to all Infrastructure and Collaboration, Productivity, Liveability and Sustainability Priorities in the Western City District Plan is included in Section 5.2.1 of this proposal.

4.2 Infrastructure Capacity

4.2.1 Traffic and Transport

The Oran Park Town Centre and surrounding road network has been designed to cater for a significant volume of traffic. Currently, the road network is operating substantially below capacity, with the ability to cater for the incoming population of the Oran Park Town Precinct.

AECOM has prepared a Traffic Report in support of this Planning Proposal (refer to Appendix A) to assess any traffic and transport impacts the suggested amendments that form part of this Planning Proposal may have on the capacity of the current and future road network. The modelling undertaken as part of the Traffic Report encompasses the whole of the Town Centre and sets a number of land use assumptions to assess the traffic and transport impacts at an estimated ultimate development potential of the Town Centre. The land use assumptions utilised in the modelling include an uplift in residential dwellings, increased commercial/mixed use development potential and actual civic floor space areas. These assumptions are greater than the proposed amendments identified in this Planning Proposal, however they have been used to assess the ability of the road network to cater for growth and identify any impacts that may require ameliorating.

The assumptions used to test the road capacity of the Town Centre Precinct is detailed in Table 1 below.

Table 1: Land Use Assumptions

| Land use | Current floor space | Assumed floor space | Difference |
|----------------------------|-----------------------|-----------------------|-----------------------|
| Retail | 50,000m ² | 50,000m ² | - |
| Commercial (Mixed Use) | 115,000m ² | 160,000m ² | +45,000m ² |
| Council | 8,500m ² | 8,500m ² | - |
| Library* | 2,700m ² | 2,500m ² | -200m ² |
| Leisure* | 9,200m ² | 7,000m ² | -2,200m ² |
| Residential (high density) | 300 units | 1,000 units | +700 units |

Note:

* Floor space based on actual known figures

The Traffic Report shows that the existing road network will be able to cater for the increased growth at the full development of the Town Centre, including an uplift in residential and commercial/mixed use activity. To this end, the road network has excess capacity to accommodate the traffic volumes expected as a consequence of the Stage 2 Podium Shopping Centre expansion, including the residential and commercial components. Furthermore, with only a number of minor road upgrades, the road network will be able to absorb the increased capacity based on the entire Town Centre Precinct being developed with an increased commercial and residential floor areas. The road upgrades identified in the Report are limited to the intersection of Peter brock Drive and South Circuit (east), and include:

- Extension of the northbound right turn bay from 30m to 60m
- Extension of the westbound right turn bay from 40m to 70m.

The Report has identified that based on the assumption of increased residential and commercial development within the Town Centre at its ultimate development, the current road network will be able to satisfactorily accommodate increased traffic movement. Further, the minor nature of the amendments proposed by this Planning Proposal will not require any additional traffic management solutions to be incorporated. The traffic management upgrades identified above will be delivered as the Town Centre is developed.

4.2.2 Open Space

The residential apartment component of the Podium Stage 2 development will provide a mix of 1, 2, 3 and 4-bedroom apartments totalling approximately 230 residential dwellings. This potential yield includes approximately 56 dwellings that are a result of the increase in height proposed by this Planning Proposal. As noted above, the current 24m height limit transects the sixth level, mid floor, of the residential tower. As a consequence, the 56 dwellings include the dwellings on level six. This ensures that any assessment of open space requirements is transparent and reflective of the development outcome. The additional 56 dwellings has been considered as over and above the current residential yield for the Town Centre. As such an analysis of the impact the additional residential population may have on the provision of open space has been undertaken.

In determining the population uplift as a result of the proposed height increase, a dwelling occupancy of 1.8 persons per dwelling applied, which is in line with "Table 4.2 Household occupancy rates for residential development types" under the Oran Park and Turner Road Precincts Section 94 Contributions Plan. Based on this dwelling occupancy rate, the additional 56 dwellings will result in an additional 101 persons.

In the context of Oran Park, the impact on local infrastructure demand of a population increase of 101 persons on a master planned community of 22,000 people is very minor.

Notwithstanding, to ensure that the increased population has adequate access to open space, additional provision will be made to provide the necessary open space. Based on the above residential dwelling figures and associated population assumptions and adopting a benchmark / standard of 2.83ha of open space per 1,000 residents (ref: Growth Centres Development Code 2006), 2,858m² of additional open space is required. This will be met by:

- Dedication of 1,500m² of land and value of embellishment currently used as a temporary open space adjacent to the Oran Park Sales Centre (south east corner of Oran Park Drive and Peter Brock Drive).
- Open space area provided within Stage M, totalling 3,236m² and including embellishment valued at \$440,000.

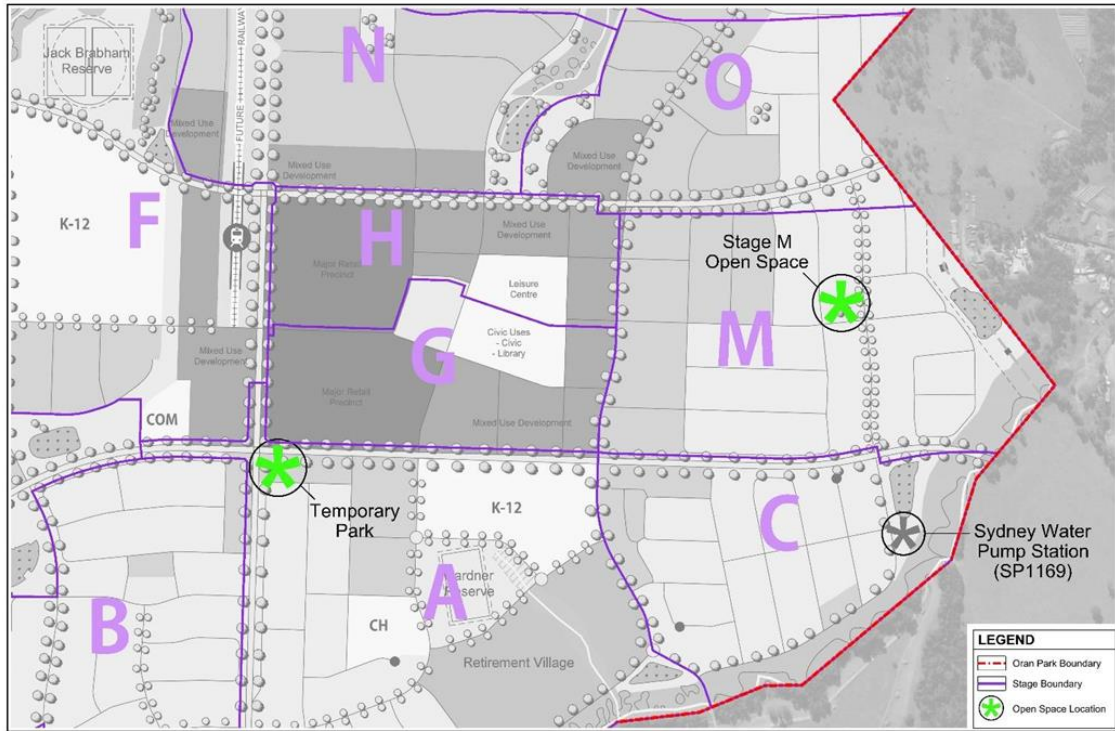
The open space provided within Stage M was offered in 2014 as a consequence of changes to Sydney Water's Servicing Strategy at the time, where open space in Stage C was used as a Sewage Pump Station, known as SP1169. Sydney Water is decommissioning SP1169. As a consequence of the decommissioning of the Sewage Pump Station, play space embellishment at Stage C can now be provided as was initially intended.

The net result is that the Stage M play space (3,236m²) together with the dedication of the temporary park (1,500m²), will provide 4,736m² of open space, which is surplus to the calculated demand of 2,858m² (surplus of 1,878m²).

The above open space area provisions meet the open space requirements for the additional population which would result from the building height increase proposed as part of this Planning Proposal. The additional open space areas that are proposed to cater for the additional population are located in close proximity to the Town Centre, enabling future residents of the Stage 2 Podium development to easily and conveniently access the open space (refer to Figure 10).

These matters can be further addressed through a review of the VPA following Council and Gateway support for the proposal.

Figure 10: Open Space Location



5. QUESTIONS TO CONSIDER WHEN DEMONSTRATING JUSTIFICATION

5.1 Section A – Need for the Planning Proposal

5.1.1 Q1. Is the Planning Proposal a result of any Strategic Study or Report?

This Planning Proposal is not a result of any Strategic Study or Report. Rather, the amendments proposed in this Planning Proposal are a result of a review of the cadastral boundaries and land uses on the ground and an urban design review process to establish a positive built form outcome within the Town Centre. While not directly a result of any Strategic Study or Report, amendments proposed by this Planning Proposal are considered to be consistent with the directions, strategies and actions outlined in the NSW Governments recent strategic planning policies, including the Greater Sydney Region Plan, and the Western City District Plan.

5.1.2 Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The amendment to the Growth Centres SEPP maps outlined will reflect the objectives and intended outcomes of this Planning Proposal request.

5.2 Section B – Relationship to Strategic Planning Framework

5.2.1 Q3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The NSW Government created the Greater Sydney Commission, who recently released the final Greater Sydney Region Plan 2056 (the Region Plan), which proposes to refocus the planning for the Greater Sydney Region through the establishment of a polycentric Sydney. The Western City District Plan has also been finalised. Both plans provide key directions, strategies and actions to guide Sydney's productivity, environmental management, and liveability including the delivery of housing, employment, infrastructure and open space.

Both the Regional Plan and District Plan set objectives and actions based on four key areas, including *Infrastructure and Collaboration, Liveability, Productivity and Sustainability*.

The proposal is complementary to the relevant outcomes sought by the Regional Plan and District Plan, supporting implementation of key priorities relating to planning for key centres, including opportunities for local employment generation and higher density housing in areas on existing or planned mass transit corridors.

Tables 2, and 3 below outline the key actions listed in strategies and demonstrates how the Planning Proposal is consistent with the *Greater Sydney Region Plan* and the *Western City District Plan*.

The subject site is therefore consistent with objectives and actions contained within the State Government strategic planning policies.

Table 2: Greater Sydney Region Plan

| Greater Sydney Region Plan Priority | Compliance Statement |
|--|--|
| Infrastructure and Collaboration | |
| <p>Objective 1: Infrastructure supports the three cities</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Prioritise infrastructure investment to support the vision of <i>A Metropolis of Three Cities</i>. • Sequence growth across the three cities to promote north-south and east-west connections. | <p>This Planning Proposal seeks an amendment to the HOB map to increase height in a specific and small location within the Town Centre and the realignment of the Town Centre boundary to correspond with the cadastral boundaries and land uses.</p> <p>A Traffic and Transport Report has been prepared for the Planning Proposal and shows that the existing and future road network will be able to accommodate the additional 56 dwellings that are a result of this Planning Proposal.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 1 and the relevant actions and strategies.</p> |
| <p>Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Align forecast growth with infrastructure. • Sequence infrastructure provision across Greater Sydney using a place-based approach. | <p>This Planning Proposal seeks an amendment to the HOB map to increase height in a specific and small location within the Town Centre and the realignment of the Town Centre zoning to correspond with the cadastral boundaries and land uses.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 2 and the relevant actions and strategies.</p> |
| <p>Objective 3: Infrastructure adapts to meet future needs</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans. | <p>The Oran Park Town development is adaptable and embraces the use of technology through work hubs and shared work spaces that encourage knowledge sharing and the effective use of technology.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 3 and the relevant actions and strategies.</p> |
| <p>Objective 4: Infrastructure use is optimised</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Maximisation of the utility of existing infrastructure assets and consideration to the strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptable and flexible regulations to allow decentralised utilities. | <p>The design and delivery of the Oran Park Town has been considered at a Planning Proposal and Master Planning level which has allowed for the utilisation of infrastructure and the collaboration of all parties to maximise the use of resources.</p> <p>The Traffic and Transport Report prepared for the Planning Proposal shows that the existing and future road network will be able to accommodate the additional 56 dwellings that are a result of this Planning Proposal.</p> <p>This Planning Proposal will further enable the efficient use of infrastructure.</p> |
| <p>Objective 5: Benefits of growth realised by collaboration of governments, community and business</p> | <p>Nothing within the Planning Proposal precludes the vision of the Western Sydney City Deal or Collaboration with the Greater Sydney Commission, NSW Department of Planning, Council and Urban Growth NSW Development Corporation and Landcom.</p> |

Liveability

Objective 6: Services and infrastructure meet communities changing needs

Applicable Actions and Strategies:

- Deliver social infrastructure to reflect the needs of the community now and in the future.
- Optimise the use of available public land for social infrastructure.

This Planning Proposal supports the delivery of connected places. The Oran Park Precinct has delivered a walkable community connected by open space, pedestrian and cycling links. Schools and open space have been planned to be delivered with the ability to share facilities.

This proposal satisfies all the objectives outlined in the Region Plan in relation to the delivery of public land and social infrastructure to cater for forecast growth, with additional open space to be provided (refer to Section 4.2.2 for additional information).

Nothing within the Planning Proposal precludes the achievement of Objective 6 and the relevant actions and strategies.

Objective 7: Communities are healthy, resilient and socially connected.

Applicable Actions and Strategies:

- Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities by:
 - Providing walkable places with active street life and a human scale.
 - prioritising opportunities for people to walk, cycle and use public transport.
 - co-locating schools, social, health, sporting, cultural and shared facilities.
 - promoting local access to healthy fresh food and supporting local fresh food production.

The design and delivery of the Oran Park Precinct has been undertaken with a place-based approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.

Oran Park Town has promoted and implemented innovative school planning delivery throughout the project. The existing Oran Park K-12 Public School and Anglican College both incorporate best practice design outcomes, co-located surrounding the Town Centre to foster community interaction.

This proposal does not compromise the planning and delivery of healthy, resilient and socially connected communities.

Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods

- Incorporate cultural and linguistic diversity in strategic planning and engagement.
- Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.

Sporting participation is recognised as an important social and recreational pursuit that builds resilience and social connections in diverse communities.

This Planning Proposal does not compromise the creation of diverse and culturally rich neighbourhoods, with access to a range of open space and sporting facilities.

Objective 10: Greater housing supply

Applicable Actions and Strategies:

- Prepare housing strategies
- Develop 6-10-year housing targets

This Planning Proposal supports the need for Camden Council to prepare a local housing strategy to respond to the housing targets set by the Greater Sydney Commission and to keep these updated in conjunction with local environmental plans.

| | |
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| | <p>This Planning Proposal seeks to facilitate the delivery of new housing in a liveable and high connected community within Western Sydney as is the intention of housing strategies.</p> |
| <p>Objective 11: Housing is more diverse and affordable</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Prepare Affordable Rental Housing Target Schemes. • State Agencies, are required to address housing diversity when disposing of land. <p>Objective 12: Great Places that bring people together</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Deliver great places by prioritising people friendly public realms, balancing the function of streets, providing fine grain urban form and walkability, encourage contemporary heritage where possible and used a placed based approach. • In Collaboration Areas, Planned Precincts and Planning for Centres investigate the need for precinct based provision of adaptable car parking and infrastructure in lieu of private provision of car parking. Ensure parking availability takes into account the level of public transport and consider the capacity for places to change and evolve to accommodate different activities over time. | <p>This Planning Proposal seeks to increase the supply of diverse residential housing in Western Sydney which will have positive impacts on housing affordability through the delivery of a new housing product.</p> <p>The actions under this objective are primarily the responsibility of Government and nothing within the Planning Proposal negates the importance of these higher-level priorities.</p> <p>The Oran Park Town project is committed to the delivery of an extensive high-quality pedestrian network, utilising roadways, green corridors and other lineal spaces.</p> <p>This Planning Proposal will not preclude the continual delivery of a high quality, connected community with access to a range of retail, commercial and leisure activities as well as a diverse range of housing types at a range of price points.</p> |
| <p>Objective 13: Environmental heritage is conserved and enhanced</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Conserve and enhance environmental heritage by engaging with the community early in the planning process to understand Aboriginal, European and natural heritage values. • Conserve and interpret Aboriginal, European and natural heritage to foster distinctive local spaces. | <p>Nothing within the Planning Proposal precludes the achievement of Objective 13 and the relevant actions and strategies.</p> |
| <p>Productivity</p> | |
| <p>Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities</p> | <p>This Planning Proposal seeks a minor amendment to the HOB map to increase height in a specific and small location within the Town Centre and the realignment of the Town Centre boundary to correspond with the cadastral boundaries and land uses.</p> |



| | |
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| <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Integrate land use and transport plans to deliver the 30-minute city. • Investigate, plan and protect future transport and infrastructure corridors. • Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network. | <p>The amendment to the HOB map proposed by this Planning Proposal will facilitate the expansion of the Oran Park Podium Shopping Centre will deliver increased retail and commercial opportunities to existing and future residents in the short to medium term. The residential component of the development will ensure improved housing diversity and affordability is in close proximity to civic, recreation, employment and lifestyle activities.</p> <p>The Traffic and Transport Report prepared for the Planning Proposal shows that the existing and future road network will operate satisfactorily, enabling residents and the broader community to easily access the improved retail, commercial and leisure activities of the Stage 2 Podium Shopping Centre development (refer to Section 4.2 for further detail).</p> |
| <p>Objective 17: Regional transport is integrated with land use</p> <ul style="list-style-type: none"> • Investigate and plan for the land use implications of potential long-term regional transport connections. | <p>Nothing within the Planning Proposal precludes the achievement of Objective 17 and the relevant actions and strategies.</p> |
| <p>Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City</p> <ul style="list-style-type: none"> • Prioritise: <ul style="list-style-type: none"> – public transport investments to improve north-south and east-west connections – infrastructure investments, particularly those focused on access to the transport network • Develop and implement land use and infrastructure plans for the Western Sydney Airport, the metropolitan cluster, the Western Sydney Employment Area and strategic centres in the Western Parkland City | <p>Nothing within the Planning Proposal precludes the achievement of Objective 20 and the relevant actions and strategies.</p> |
| <p>Objective 22: Investment and business activity in centres</p> <ul style="list-style-type: none"> • Provide access to jobs, goods and services in centres • Create new centres in accordance with the principles for Greater Sydney’s centres. | <p>This Planning Proposal seeks a minor amendment to the HOB map to increase height in a specific and small location within the Town Centre and the realignment of the Town Centre zoning to correspond with the cadastral boundaries and land uses.</p> <p>The amendment to the HOB map proposed by this Planning Proposal will facilitate the expansion of the Oran Park Podium Shopping Centre will deliver increased retail and commercial opportunities to existing and future residents in the short to medium term. The residential component of the development will ensure improved housing diversity and affordability is in close proximity to civic, recreation, employment and lifestyle activities.</p> |



| Sustainability | |
|--|--|
| <p>Objective 26: A cool and green parkland city in the South Creek corridor</p> <ul style="list-style-type: none"> Implement the South Creek Corridor Project and use the design principles for South Creek to deliver a cool and green Western Parkland City. | <p>Nothing within the Planning Proposal precludes the achievement of Objective 26 and the relevant actions and strategies.</p> |
| <p>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> | <p>The subject land is currently bio-certified and zoned for either medium density or industrial development.</p> <p>Therefore, the proposal will have no impact on biodiversity.</p> |
| <p>Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths</p> | <p>The Oran Park Structure Plan demonstrates that the “Green Grid” will be delivered through the existing / planned open space and pedestrian / cycle pathways.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 32 and the relevant actions and strategies.</p> |

Table 3 below outlines each District Priority and how this proposal meets the respective requirements.

Table 3: Response to Western City District Plan District Priorities

| Western City District Plan Priority | Compliance Statement |
|--|---|
| Infrastructure and Collaboration | |
| <p>Planning Priority W1: Planning for a city supported by infrastructure</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> (4) Infrastructure use is optimised. | <p>This Planning Proposal seeks a minor amendment to the HOB map to increase height in a specific and small location within the Town Centre and the realignment of the Town Centre boundary to correspond with the cadastral boundaries and land uses.</p> <p>The amendment to the HOB map proposed by this Planning Proposal will facilitate the expansion of the Oran Park Podium Shopping Centre will deliver increased retail and commercial opportunities to existing and future residents, while the residential component of the development will ensure improved housing diversity and affordability is in close proximity to civic, recreation, employment and lifestyle activities.</p> <p>The confluence of activities within the town centre will ensure that infrastructure (including road, social and public transport) use is optimised by the incoming population and wider community.</p> <p>Nothing within the Planning Proposal precludes the achievement of the remaining actions of Planning Priority W1.</p> |
| <p>Planning Priority W2: Working through collaboration</p> | <p>The proposal does not preclude collaboration between all level of Government and the private sector to enable good planning outcomes to be achieved.</p> |



Liveability

Planning Priority W3: Providing services and social infrastructure to meet people's changing needs

Applicable Actions:

- (9) Deliver social infrastructure to reflect the needs of the community now and in the future.

The amendment to the HOB map proposed by this Planning Proposal will facilitate the expansion of the Oran Park Podium Shopping Centre, including a residential component with 230 apartment dwellings including approximately 56 dwellings that are a result of the increase in height proposed by this Planning Proposal.

A review of the open space provisions has been undertaken, with additional open space to be provided in close proximity to the Stage 2 Podium Shopping Centre – refer to Section 4.2.2 for further details.

Nothing within the Planning Proposal precludes the achievement of the remaining actions of Planning Priority W3.

Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities

Applicable Actions:

- **(11) Deliver** healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:
 - a. providing walkable places at a human scale with active street life
 - b. prioritising opportunities for people to walk, cycle and use public transport
 - c. co-locating schools, health, aged care, sporting and cultural facilities
 - d. promoting local access to healthy fresh food and supporting local fresh food production..

The design and delivery of the Oran Park Precinct has been undertaken with a place-based approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.

Oran Park Town has promoted and implemented innovative school planning delivery throughout the project. The existing Oran Park K-12 Public School and Anglican College both incorporate best practice design outcomes, co-located surrounding the Town Centre to foster community interaction.

Nothing within the Planning Proposal precludes the achievement of the remaining actions of Planning Priority W4.

Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs and services

Applicable Actions:

- (15) Prepare local or district housing strategies that address the following:
 - a. the delivery of five-year housing supply targets for each **local government area**
 - b. **the delivery of 6–10 year (when agreed) housing supply targets for each local government area**
 - c. **capacity to contribute to the longer term 20-year strategic housing target for the District**

The proposal will maintain and support the delivery of housing diversity within the Oran Park Town Project.

d. the housing strategy requirements outlined in Objective 10 of the A Metropolis of Three Cities that include:

- i. creating capacity for more housing in the right locations
- ii. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area
- iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure**
- iv. supporting the role of centres.

Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage

Applicable Actions:

- (19) Deliver great places by:
 - a. prioritising a people-friendly public realm and open spaces as a central organising design principle
 - b. recognising and balancing the dual function of streets as places for people and movement
 - c. providing fine grain urban form, high amenity and walkability
 - d. integrating social infrastructure to support social connections and provide a community hub
 - e. encouraging contemporary interpretation of heritage where possible
 - f. using a place-based and collaborative approach throughout planning, design, development and management.
- **(22) Use place-based planning to support the role of centres as a focus for connected neighbourhoods**

The design and delivery of the Oran Park Precinct has been undertaken with a place-based approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.

Nothing within the Planning Proposal precludes the continuation of a place-based approach and the broader achievement of the remaining actions of Planning Priority W6.

Productivity

Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City

Applicable Actions:

- (20) Integrate land use and transport plans to deliver the 30-minute city

The expansion of the Oran Park Podium Shopping Centre will deliver increased retail and commercial opportunities to existing and future residents in the short to medium term. The residential component of the development will ensure that more diverse and affordable housing provision is integrated with high levels of amenity.

| | |
|---|--|
| <ul style="list-style-type: none"> • (21) Investigate, plan and protect future transport and infrastructure corridors • (26) Plan for urban development, new centres and employment uses that are integrated with, and optimise opportunities of, the public value and use of the potential north-south train link | Nothing within the Planning Proposal precludes the achievement of the applicable or other actions of Planning Priority W7. |
| Planning Priority W8: Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis | Nothing within the Planning Proposal precludes leveraging off the opportunity the Badgerys Creek Aerotropolis will bring to employment activities. |
| Planning Priority W9: Growing and strengthening the metropolitan city cluster | Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W9. |
| Planning Priority W11: Growing investment, business opportunities and jobs in strategic centres | This Planning Proposal provides the ability to provide additional commercial and retail floor space within the Town Centre that will provide increased local employment opportunities. |
| Applicable Actions: | Nothing within the Planning Proposal precludes the achievement of the applicable or other actions of Planning Priority W11. |
| <ul style="list-style-type: none"> • (51) Provide access to jobs, goods and services in centres • (52) Create new centres in line with the Principles for Greater Sydney's Centres. • (54) Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space. • (56) Review current planning controls and create capacity to achieve the job targets for the District's strategic centres. | |
| Sustainability | |
| Planning Priority W12: Protecting and improving the health and enjoyment of the District's waterways | This Planning Proposal will maintain the water quality targets and riparian corridor areas established in the Oran Park Precinct rezoning in 2007. |
| Planning Priority W13: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element | The Oran Park Precinct has been designed to incorporate a green link along the South Creek Corridor with enhancements to the riparian corridor proposed as development occurs. This Planning Proposal does not prevent the achievements of this Planning Priority. |
| Planning Priority W14: Protecting and enhancing bushland and biodiversity | The subject land is currently bio-certified and zoned for either medium density or industrial development. Therefore, the proposal will have no impact on biodiversity. |

| | |
|--|--|
| Planning Priority W15: Increasing urban tree canopy cover and delivering Green Grid connections | <p>The Oran Park Structure Plan demonstrates that the “Green Grid” will be delivered through the existing / planned open space and pedestrian / cycle pathways.</p> <p>The Oran Park Town project is committed to the delivery of an extensive high-quality pedestrian network, utilising roadways, green corridors and other lineal spaces.</p> |
| Planning Priority W16: Protecting and enhancing scenic and cultural landscapes | The proposal will not impact on any areas of identified scenic landscape value. |

5.2.2 Q4. Is the Planning Proposal consistent with a Council’s local strategy or local strategic plan?

Camden 2040

Camden 2040 represents the community’s vision for the Local Government Area (LGA) over the coming three decades. It details the strategies that will need to be prioritised by a range of agencies, groups and individuals in order to achieve the community vision. Camden 2040 establishes a strategic framework for the expected large-scale population growth and urban development that has been set for the LGA under the State Government’s previous Metropolitan Strategy. The population growth expected for Camden has since increased under the recently released Sydney Region Plan and Western City District Plan, placing greater emphasis on the creation of high amenity, compact communities that are able to deliver a higher level of self-containment.

The proposal is consistent with the principles and objectives of Camden 2040.

Camden Residential Strategy 2008

The Camden Residential Strategy 2008 was prepared to inform how the growth pressures the LGA will experience to 2038 are managed. The strategy recognises that planning for housing is not static and is informed by new planning concepts and principles and also market forces.

It specifically seeks to provide the strategic framework that will guide the creation of development guidelines for the form and character of housing. Consistency with relevant recommendations is provided in Table 4 below.

Table 4: Camden Residential Strategy 2008 Review

| Recommendation 7.5 A New Model | Comment | Consistency |
|---|---|-------------|
| That Council further promote, in appropriate locations, alternative and affordable housing forms. | Housing supply and diversity within Oran Park Town is currently possible. This Planning Proposal only seeks to increased height to a small portion of the Town Centre, facilitating the opportunity to create an architecturally unique focal point. The overall Oran Park Podium expansion will contribute to a socially inclusive and well-balanced community. It will also ensure that housing is provided that meets the needs of population profile within the LGA | Yes |
| Supporting a greater distribution of diverse housing in appropriate locations through a review of LEP and DCP controls; | This Planning Proposal satisfies this recommendation by amending the Growth Centres SEPP. | Yes |

| | | |
|--|---|-----|
| Supporting improved local character as a result of housing redevelopment, by the development of high quality housing and landscaping controls and the development of appropriate mechanisms for the funding of public domain improvements. | The increase in height to a small portion of the Town Centre will facilitate the opportunity to create an architecturally unique focal point, while the expansion of the Podium Shopping Centre will deliver a significantly improved urban environment through active street frontages and street walls that frame the street. | Yes |
| That Council encourage a range of housing opportunities for seniors, from independent living in retirement villages through to nursing homes, in appropriate locations. | A range of apartment dwelling sizes will encourage housing diversity. This provides opportunities for seniors to down size to smaller houses within the same community. This provides positive social benefits including lower costs to the health system by allowing people to be independent for longer. | Yes |

Camden Council Economic Development Strategy Growth and Prosperity

On 9 July 2013, Camden Council adopted its economic development strategy. This strategy was developed by Council to actively promote strong economic growth and development in a manner consistent with Camden 2040. The strategy identifies Council's role in economic development and the 'Key Activity Areas' for Council to focus on over a four-year period.

The Economic Development Strategy does not contain actions relevant to industrial land. Instead, the actions are more specific to economic activity within town centres.

Consistency with relevant recommendations is provided in Table 5 below.

Table 5: Camden Council Economic Development Strategy Growth and Prosperity

| Key Activity Areas | Comment | Consistency |
|---|---|---|
| Council's Operating Environment Goals <ol style="list-style-type: none"> 1. Activate public and private underutilised spaces through planning and development [Target Sectors: Retail, Education, Health, and Professional Services]. 2. Support the expansion of existing businesses and industry [Target Sectors: Retail, Education, Health, Professional Services, Agriculture, and Tourism]. 3. Attract new businesses and industry to grow employment in the LGA consistent with the community's vision, including a focus on the development of associated executive housing requirements for new residents [Target Sectors: Health, Professional Services, and Government Services]. | <ul style="list-style-type: none"> • Action One is not relevant to this Planning Proposal. • The expansion of Podium Shopping Centre will enable Council to action Goal Two. • The extension of the Podium Shopping Centre will assist in attracting new businesses and employment growth. | <p>Not applicable</p> <p>Yes</p> <p>Yes</p> |

| | | |
|---|--|---|
| <p>4. Maintain and develop the rural lifestyle setting which is an important part of the place, and therefore the economy, of Camden [Target Sectors: Construction, Retail, Agriculture, and Tourism].</p> | <ul style="list-style-type: none"> ● Goal Four is not relevant to the Oran Park Town which is within the South West Growth Centre. | Not Applicable |
| <p>Advocacy and Engagement</p> <p>Goals</p> <p>1. Attract new investment and more skilled people to Camden by working with the business community and other key stakeholders [Target Sectors: All].</p> <p>2. Communicate more regularly and effectively with the business community and key stakeholders [Target Sectors: All].</p> <p>3. Develop Camden's position as the region's professional services area and encourage networking, events and other activities that support the on-going development of this sector [Target Sector: Professional Services].</p> <p>4. Work closely with State and Federal government to meet our desired economic outcomes, including finding and attracting the desired residents [Target Sector: Government Services].</p> | <ul style="list-style-type: none"> ● Nothing within this Planning Proposal prevents Council from actioning this goal. ● Nothing within this Planning Proposal prevents Council from actioning this goal. ● Nothing within this Planning Proposal prevents Council from actioning this goal. ● Nothing within this Planning Proposal prevents Council from actioning this goal. | <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> |
| <p>Support Business</p> <p>1. Create an environment that supports a modern economy and encourages business interactions and the exchange of ideas [Target Sectors: All].</p> <p>2. Support business growth and attract new industry through the provision of economic and business information [Target Sectors: All].</p> <p>3. Encourage entrepreneurs to develop projects that will increase business and employment opportunities for the area [Target Sectors: All].</p> | <ul style="list-style-type: none"> ● Nothing within this Planning Proposal prevents Council from actioning this goal. ● Nothing within this Planning Proposal prevents Council from actioning this goal. ● Nothing within this Planning Proposal prevents Council from actioning this goal. | <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> |

| | | |
|---|--|----------------|
| 4. Ensure that small businesses and emerging industries are supported and help them to prosper [Target Sectors: All]. | <ul style="list-style-type: none"> Nothing within this Planning Proposal prevents Council from actioning this goal. | Not Applicable |
|---|--|----------------|

5.2.3 Q5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The consistency of the Planning Proposal with applicable State Environmental Planning Policies (SEPPs) is outlined in Table 6 below. Former Regional Environmental Plans (REPs) for the Sydney and Greater Metropolitan Regions, which are deemed to have the weight of SEPPs have also been addressed in Table 7.

Table 6: SEPP Review

| SEPP | Comment |
|---|---|
| State Environmental Planning Policy No 1—Development Standards | SEPP No.1 is not applicable within the Oran Park and Turner Road precincts under the Growth Centres SEPP. |
| State Environmental Planning Policy No 14—Coastal Wetlands | Not Applicable. The area is not within an identified coastal wetland area. |
| State Environmental Planning Policy No 15—Rural Land sharing Communities | This SEPP does not apply to land within Camden LGA. |
| State Environmental Planning Policy No 19—Bushland in Urban Areas | Not Applicable as there are no identified areas of urban bushland within the subject site. |
| State Environmental Planning Policy No 21—Caravan Parks | Not Applicable. However, nothing in this Planning Proposal prevents the realisation of this SEPP. |
| State Environmental Planning Policy No 26—Littoral Rainforests | Not Applicable as there are no Littoral Rainforests within the subject site. |
| State Environmental Planning Policy No 29—Western Sydney Recreation Area | Not Applicable as the site is not within the Western Sydney Recreation Area |
| State Environmental Planning Policy No 30—Intensive Agriculture | Not Applicable as this Planning Proposal does not seek to convert the land from rural to urban use. |
| State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land) | Not Applicable. However, the Planning Proposal will not prevent the future application of the SEPP. |
| State Environmental Planning Policy No 33—Hazardous and Offensive Development | Not Applicable. However, the Planning Proposal will not prevent either the existing or future application of the SEPP. |
| State Environmental Planning Policy No 36—Manufactured Home Estates | Not Applicable. However, the Planning Proposal will not prevent the future application of the SEPP when the land is appropriately serviced for urban development. |

| SEPP | Comment |
|---|---|
| State Environmental Planning Policy No 39—Spit Island Bird Habitat | Not Applicable. The site is not within the vicinity of Spit Island. |
| State Environmental Planning Policy No 44—Koala Habitat Protection | Not Applicable as the site does not incorporate any identified areas of Koala habitat. |
| State Environmental Planning Policy No 47—Moore Park Showground | Not Applicable as the site is not within the Moore Park Showground area. |
| State Environmental Planning Policy No 50—Canal Estate Development | Not Applicable. The site is not within an area where canal development could occur. |
| State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas | Not Applicable. The proposal however does not prevent the successful application of this SEPP. |
| State Environmental Planning Policy No 55—Remediation of Land | Consistent. Land capability studies were undertaken as part of the rezoning of the Precinct in 2007. |
| State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential | Not Applicable as the subject site is not within the specified land area. |
| State Environmental Planning Policy No 62—Sustainable Aquaculture | Not Applicable as the site is proposed to be rezoned for urban land use purposes. |
| State Environmental Planning Policy No 64—Advertising and Signage | Consistent. The proposal will continue to enable signage to be assessed consistent with SEPP 64. |
| State Environmental Planning Policy No 65—Design Quality of Residential Flat Development | Consistent. The proposal will contain zones where SEPP 65 applies. |
| State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes) | Consistent. The Planning Proposal will facilitate a greater number of affordable housing options than is currently possible within the Town centre. |
| State Environmental Planning Policy No 71—Coastal Protection | Not applicable as the site is not within a coastal zone. |
| State Environmental Planning Policy (Affordable Rental Housing) 2009 | Consistent. The proposal will provide the opportunity for affordable rental housing in accordance with this policy. |
| State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 | Consistent. Would continue to apply to future housing resulting from the Planning Proposal. |
| State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 | Consistent. Exempt and complying development as envisaged by this SEPP will continue to be permissible. |
| State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 | Consistent. The proposal will provide opportunities for housing within close proximity to services. |

| SEPP | Comment |
|---|--|
| State Environmental Planning Policy (Infrastructure) 2007 | Consistent. Infrastructure can be provided consistent with the intent of this SEPP. |
| State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007 | Not Applicable as the site is not within the Kosciuszko National Park area. |
| State Environmental Planning Policy (Kurnell Peninsula) 1989 | Not Applicable as the site is not at the Kurnell Peninsula. |
| State Environmental Planning Policy (Major Development) 2005 | Not Applicable as there is currently no major development envisaged under this SEPP within the Study Area. Nothing however will prevent the Minister applying this SEPP within the study area. |
| State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 | The Planning Proposal does not prevent the application of this SEPP. |
| State Environmental Planning Policy (Penrith Lakes Scheme) 1989 | Not Applicable as the subject site is not within the specified land area. |
| State Environmental Planning Policy (Port Botany and Port Kembla) 2013 | Not Applicable as the site has no relevance to the areas identified in the SEPP. |
| State Environmental Planning Policy (Rural Lands) 2008 | Not Applicable as the SEPP does not apply to the study area. |
| State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011 | Not Applicable. This SEPP no longer applies. |
| State Environmental Planning Policy (State and Regional Development) 2011 | Not Applicable. However, the Planning Proposal does not prevent the application of this SEPP for state significant or critical infrastructure projects. |
| State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 | Not applicable. The proposal does not contain any area within the drinking water catchment. |
| State Environmental Planning Policy (Sydney Region Growth Centres) 2006 | Consistent. The site is located with the Oran Park Precinct. |
| State Environmental Planning Policy (Three Ports) 2013 | Not Applicable as the land has no relationship to the three ports covered by the SEPP. |
| State Environmental Planning Policy (Urban Renewal) 2010 | Not Applicable as the site is not identified as an Urban Renewal Precinct. |
| State Environmental Planning Policy (Western Sydney Employment Area) 2009 | Not Applicable. The site is not within the Western Sydney Employment Area. |
| State Environmental Planning Policy (Western Sydney Parklands) 2009 | Not Applicable as the subject site is not within the specified land area. |

Table 7: Deemed SEPP Review

| Deemed SEPPs | Comment |
|--|---|
| Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas) | Not Applicable as the subject site is not within the specified land area. |
| Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995) | Not Applicable. Nothing in this Planning Proposal prevents the application of this SEPP to relevant development applications. |
| Sydney Regional Environmental Plan No 16—Walsh Bay | Not Applicable as the subject site is not within the specified land area. |
| Sydney Regional Environmental Plan No 18—Public Transport Corridors | Not Applicable as the site is not within an identified public transport corridor. |
| Sydney Regional Environmental Plan No 19—Rouse Hill Development Area | Not Applicable as the subject site is not within the specified land area. |
| Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997) | Consistent. Future development as a result of this Planning Proposal is able to occur in a manner in keeping with the requirements of this deemed SEPP. |
| Sydney Regional Environmental Plan No 24—Homebush Bay Area | Not Applicable as the subject site is not within the specified land area. |
| Sydney Regional Environmental Plan No 25—Orchard Hills | Not Applicable as the subject site is not within the specified land area. |
| Sydney Regional Environmental Plan No 26—City West | Not Applicable as the subject site is not within the specified land area. |
| Sydney Regional Environmental Plan No 30—St Marys | Not Applicable as the subject site is not within the specified land area. |
| Sydney Regional Environmental Plan No 33—Cooks Cove | Not Applicable as the subject site is not within the specified land area. |
| Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 | Not Applicable as the subject site is not within the specified land area. |

5.2.4 Q6. Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal has been assessed against each Section 117 direction as shown in Table 8 below.

Table 8: Section 117 Direction Review

| Direction | Comment |
|--|--|
| 1. Employment and Resources | |
| 1.1 Business and Industrial Zones | The proposed realignment of the B2 Local Centre zone is minor and has been undertaken to ensure that the zoning boundary is consistent with the current cadastral and logical land use boundaries. |
| 1.2 Rural Zones | Not Applicable as the proposal is not on rural land |
| 1.3 Mining, Petroleum Production and Extractive Industries | The Planning Proposal can be consistent with this direction. Consultation will be undertaken with the Department of Primary Resources relating to any existing natural resources if required by the Gateway Determination. |
| 1.4 Oyster Aquaculture | Not Applicable as the proposal will not impact on an oyster aquaculture area. |
| 1.5 Rural Lands | Not Applicable as the land is not subject to a rural zone. |
| 2. Environment and Heritage | |
| 2.1 Environment Protection Zones | Not applicable. The proposal is not located within an area which has been identified as having ecological value or biodiversity constrained. |
| 2.2 Coastal Protection | Not Applicable as the land is not within a coastal protection zone. |
| 2.3 Heritage Conservation | Not applicable. The proposal does not affect any areas identified as having items of heritage significance. |
| 2.4 Recreation Vehicle Areas | Not Applicable, the proposal does not seek to introduce any recreational vehicle areas. |
| 3. Housing, Infrastructure and Urban Development | |
| 3.1 Residential Zones | The proposal is consistent with this Ministerial Direction. The Planning Proposal is consistent with the strategic growth policy framework identified for South West Sydney. In addition, it will increase housing choice, have a reduced environmental impact and utilise existing infrastructure. |
| 3.2 Caravan Parks and Manufactured Home Estates | Not Applicable as no caravan or manufactured home estates are proposed. |
| 3.3 Home Occupations | The proposal is consistent with this direction as it does not seek to alter the existing provisions within the current planning controls relating to home occupations. |
| 3.4 Integrating Land Use and Transport | The Planning Proposal is consistent with this Ministerial Direction. Road infrastructure within the site will be suitable for bus routes and pedestrian/cycle paths will link residential areas within the site to the surrounding areas. |
| 3.5 Development Near Licensed Aerodromes | Not Applicable as the proposal is not within the vicinity of an existing licensed aerodrome. |

| Direction | Comment |
|--|--|
| 3.6 Shooting Ranges | Not Applicable as there is no shooting range on the subject site. |
| 4. Hazard and Risk | |
| 4.1 Acid Sulfate Soils | The Planning Proposal is consistent with this Direction as comprehensive acid sulphate soil testing occurred during the precinct planning of Oran Park. |
| 4.2 Mine Subsidence and Unstable Land | Not Applicable as the land is not within a mine subsidence area. |
| 4.3 Flood Prone Land | Not applicable as the subject site is not identified as flood prone land. |
| 4.4 Planning for Bushfire Protection | Not applicable. The land the subject of this Planning Proposal is not identified as bushfire prone land. |
| 5. Regional Planning | |
| 5.1 Implementation of Regional Strategies | Not Applicable as the land is not within an area subject to a Regional Strategy. |
| 5.2 Sydney Drinking Water Catchments | Not applicable. The land the subject of this Planning Proposal is not within a drinking water catchment. |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast | Not Applicable as the land is not within the specified area. |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast | Not Applicable as the land is not within the specified area. |
| 5.8 Second Sydney Airport: Badgerys Creek | The Planning Proposal is consistent with this direction. |
| 6. Local Plan Making | |
| 6.1 Approval and Referral Requirements | The Planning Proposal is consistent with this direction as it does not introduce any additional or new referral requirements. |
| 6.2 Reserving Land for Public Purposes | The Planning Proposal is consistent with this direction as it will not require land for public purposes without the relevant authority's consent. |
| 6.3 Site Specific Provisions | The Planning Proposal is consistent with this direction as it does not introduce any site-specific provisions. |
| 7. Metropolitan Planning | |
| 7.1 Implementation of the Metropolitan Plan for Sydney 2036 | The Greater Sydney Commission released the Sydney Region Plan and Western City District Plan in 2018 and this Planning Proposal has been assessed based on these documents accordingly. Notwithstanding this, the Planning Proposal is consistent with this Ministerial Direction as it meets the intents and objectives of the Metropolitan Strategy through facilitating urban growth by providing residential and employment generating development. |
| 7.2 Implementation of Greater Macarthur Land Release Investigation | Not Applicable as the land is not within the specified area. |

| Direction | Comment |
|---|--|
| 7.3 Parramatta Road Corridor Urban Transformation Strategy | Not Applicable as the land is not within the specified area. |
| 7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan | Not Applicable as the land is not within the specified area. |
| 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | Not Applicable as the land is not within the specified area. |
| 7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | Not Applicable as the land is not within the specified area. |
| 7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor | Not Applicable as the land is not within the specified area. |

5.3 Section C – Environmental, social & economic impact

5.3.1 Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site is subject to biodiversity certification under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 which was gazetted on 14 December 2007. The subject site is generally cleared land with no significant vegetation.

No critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal.

5.3.2 Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The proposed amendments will not create any undue environmental effects. Potential stormwater quantity and quality impacts will be largely unchanged from the current circumstances as a result of the Planning Proposal.

5.3.3 Q9. How has the Planning Proposal adequately addressed any social and economic effects?

While the amendments in this Planning Proposal are minor in nature and apply to specific areas of the Town Centre, the overarching outcome will be the delivery of improved public realm, retail and commercial opportunities and a broader and more affordable range of housing choice with access to more open space. The Stage 2 Podium Shopping Centre development will provide greater commercial and retail floor space, improving the ability for local employment opportunities.

The increase in height to facilitate the delivery of an iconic residential tower at the corner of Main Street and Central Avenue. The residential tower is proposed to be seven levels over the current height controls (this is inclusive of level six of the tower component, which is transected by the existing 24m height control), delivering an additional 56 dwellings, which as noted in Section 3.4 will result in an additional population of 101 people. A review of open space has been undertaken to ensure there is sufficient space in close proximity to the Stage 2 Podium development, which has resulted in the provision of additional open space. In summary:

- 1,500m² of land and value of embellishment, currently identified as a temporary open space adjacent to the Oran Park Sales Centre (south east corner of Oran Park Drive and Peter Brock Drive) will be dedicated as a permanent play space.
- 3,236m² of land, including embellishment valued at \$400,000, within Stage M (refer to Figure 10)

The proposed open space is in excess of the area needed as a result of the additional 56 dwellings. This space is also in addition to the extensive podium level communal open space that will be provided as part of the delivery of the Stage 2 Podium Shopping Centre.

The proposed amendments will, therefore, deliver positive outcomes, both socially and economically.

5.4 Section D – State & Commonwealth interests

5.4.1 Q10. Is there adequate public infrastructure for the Planning Proposal?

The subject site is within a major urban growth precinct of South West Sydney. During the Precinct Planning of Oran Park, a comprehensive assessment of infrastructure needs was undertaken. This comprehensive assessment has determined public infrastructure needs for urban development. Investigation into the expansion of the transport infrastructure network in Western Sydney is aimed at improving public transport services and regional connectivity in the future. Provision of additional transport infrastructure over the broader South West Growth Area will help to improve the accessibility and connectivity to activity nodes, such as the Oran Park Town Centre.

AECOM has prepared a Traffic Report in support of this Planning Proposal (refer to Appendix A) to assess any traffic and transport impacts the suggested amendments that form part of this Planning Proposal may have on the capacity of the current and future road network. The modelling undertaken as part of the Traffic Report encompasses the whole of the Town Centre and sets a number of land use assumptions to assess the traffic and transport impacts within the Town Centre at its estimated development potential. The land use assumptions utilised in the modelling include an uplift in residential dwellings, increased commercial/mixed use development potential and actual civic floor space areas. Traffic Report shows that the existing road network will be able to adequately service the Stage 2 Podium Shopping Centre expansion, including the residential and commercial components. The Report has identified that based on the assumption of with increased residential development within the Town Centre and ultimate development, only minor traffic management upgrades would be required.

The Oran Park Town Centre Precinct is adequately serviced by public infrastructure to meet the demand generated by this Planning Proposal request.

5.4.2 Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This section of the Planning Proposal is to be completed following consultation with the State and Commonwealth Public Authorities identified in the Gateway Determination. Preliminary discussions have been undertaken with Camden Council and the Department of Planning and Environment, however there has not been any formal consultation with State and Commonwealth public authorities at this stage.

6. PART 4 – MAPPING

As outlined in Section 3.2 of this proposal, the following maps in the Growth Centres SEPP will require amendment:

- Land Zoning maps: Sheet LZN_003 & Sheet LZN_004
- Minimum Lot Size maps: Sheet LSZ_003 & Sheet LZN_004
- Height of Building maps: Sheet HOB_003 & Sheet HOB_004
- Special Areas maps: Sheet SAM_003 & Sheet SAM_004

These proposed amendments are shown at Appendices 2 -6

7. PART 5 – COMMUNITY CONSULTATION

Community consultation will be undertaken consistent with Camden Council requirements and the Department of Planning and Environment's Gateway Determination conditions should the Planning Proposal proceed.

8. PART 6 – PROJECT TIMELINE

Below is a suggested project timeline for the Proposal:

Table 9 - Project Timeline

| Project Milestone | Timeline |
|---|------------------|
| Anticipated commencement date (Gateway Determination) | December 2018 |
| Anticipated timeframe for the completion of required supporting information – post-gateway | February 2019 |
| Commencement and completion dates for public exhibition period & government agency consultation – after amending Planning Proposal, if required | March/April 2019 |
| Dates for public hearing, if required | March 2019 |
| Timeframe for consideration of submissions | April/May 2019 |
| Timeframe for the consideration of proposal post-exhibition, including amendments and report to Council | June 2019 |
| Date of submission to the Department to finalise the LEP | June/July 2019 |

9. CONCLUSION

As outlined in this submission, a modification is sought to the existing height controls for a small portion of the Oran Park Town Centre along with a minor 'housekeeping' amendment to rationalise the western edge of the B2 Local Centre Zone. The submission provides support and justification to:

- an increase in the Height of Building controls for a small portion of the Town Centre from 24m to 47m.
- Realigning the western boundary of the B2 Local Centre zone to reflect cadastral and logical land use boundaries.

These amendments will ultimately facilitate better urban, built form and land use outcomes within the Town Centre.

The proposed increase in height will enable the development of a landmark architectural node that will serve as a focal point of the Town Centre. As detailed in this proposal, an additional 56 dwellings will be provided by the additional floor area as a result of the increased height. A review of open space has been undertaken to ensure there is sufficient space in close proximity to the Stage 2 Podium development, which has resulted in the provision of 4,736m² of additional open space (refer to Section 4.2.2 for further detail). This space is also in addition to the extensive podium level communal open space and facilities that will be provided as part of the delivery of the Stage 2 Podium Shopping Centre.

The Traffic Report prepared for the Planning Proposal shows that the existing and planned road network will be able to adequately service the Stage 2 Podium Shopping Centre expansion, including residential and commercial components. The Report has identified that even with an assumed increase of residential and commercial/mixed use activity, the estimated ultimate development potential of the Town Centre will only require minor traffic management upgrades.

As demonstrated in this submission, the proposed amendments are consistent with the intent, objectives and principles of the recently released Our Greater Sydney – the Greater Sydney Region Plan and the Western City District Plan

Accordingly, we seek Council consideration and support for this proposal and to forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination.

ORD01

Appendix 1
Traffic Report – AECOM

Attachment 1



AECOM Imagine it.
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Greenfields Development Company No.2
27-Sep-2018

Oran Park Town Centre: Revised Master Plan

Traffic Report

ORD01

Attachment 1

AECOM

Oran Park Town Centre: Revised Master Plan

Oran Park Town Centre: Revised Master Plan

Traffic Report

Client: Greenfields Development Company No.2

ABN: 31 133 939 965

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Revision B – 27-Sep-2018
Prepared for – Greenfields Development Company No.2 – ABN: 31 133 939 965

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Oran Park Town Centre: Revised Master Plan

Quality Information

Document Oran Park Town Centre: Revised Master Plan
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Date 27-Sep-2018

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Reviewed by Nick Bernard

Revision History

| Rev | Revision Date | Details | Authorised | |
|-----|---------------|---------|------------------------------------|---|
| | | | Name/Position | Signature |
| A | 24-Aug-2018 | Draft | Nick Bernard Associate Director | Original signed |
| B | 27-Sep-2018 | Final | Nick Bernard Associate Director |  |
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Revision B – 27-Sep-2018
Prepared for – Greenfields Development Company No.2 – ABN: 31 133 939 965

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Oran Park Town Centre: Revised Master Plan

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1.0 Introduction

AECOM has been commissioned by Greenfields Development Company (GDC2) to prepare a traffic study to assess the traffic and transport impacts from a proposed increased development yield within the Oran Park Town Centre. This increase comprises an uplift in the number of residential dwellings and floor space for commercial use in the Town Centre.

This report will be used to supplement a Planning Proposal submission to Camden Council for the Oran Park Town Centre seeking an increase to building height and reconciliation of zone boundaries.

1.1 Background

Oran Park is a major land release area, located in the south west growth region of Sydney. It was rezoned for urban development and is one of the first areas to be planned under the NSW Government's South West Priority Growth Area (formerly the South West Growth Centre).

Overall, the precinct has an area of 1,120 hectares and has been rezoned to allow for residential, business, industrial, special purpose, recreational and environmental projection uses.

Oran Park is planned to provide approximately 7,500 dwellings with a population of 22,000 people. The Oran Park Precinct Development Control Plan (DCP) was adopted in 2007 by the NSW Department of Planning and Infrastructure (now Department of Planning and Environment) with the intent that the precinct is developed to provide a hierarchy of interconnected streets with safe and convenient public transport, pedestrian and cycleway networks.

1.2 Study objectives

In 2014, AECOM updated the *Oran Park Town Centre: Transport Appraisal* (initially prepared in 2012) to reflect changes to the master plan for the Oran Park Town Centre.

Since 2014, further master planning has taken place, which seeks to alter the development mix for the Town Centre. AECOM has been engaged to assess the traffic and transport impacts of these amendments, and recommend measures to minimise any impacts arising.

1.3 Report structure

The report is structured as follows:

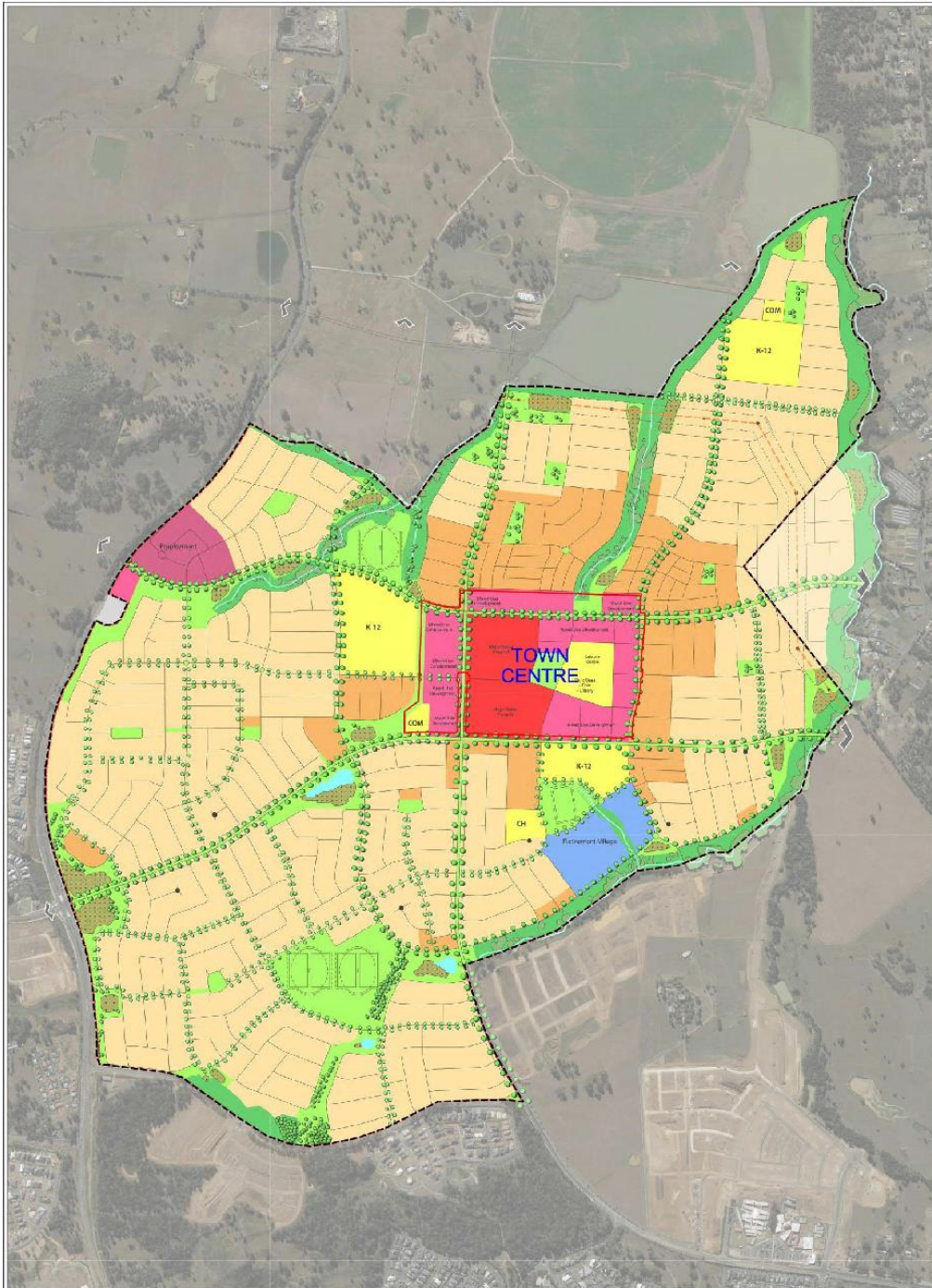
- **Section 2.0** describes the location of the site and provides a strategic review of relevant planning documents and previous traffic and transport studies prepared for the Oran Park Town Centre.
- **Section 3.0** provides a summary of the proposed changes to the development yield for the Oran Park Town Centre.
- **Section 4.0** discusses the traffic implications associated with the changes including the projected trip generation and forecast road network performance.
- **Section 5.0** provides a summary of the assessment.

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Figure 1 Oran Park Precinct



Source: Design + Planning, 2018

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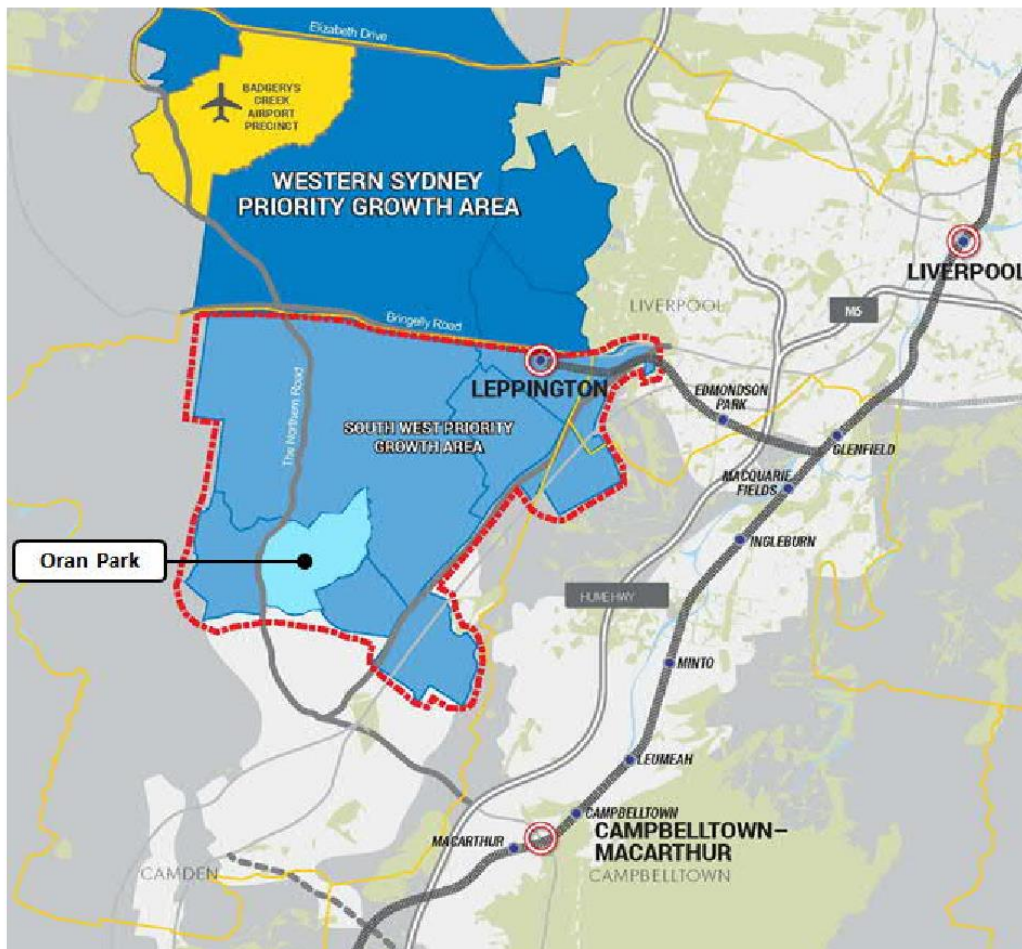
2.0 Planning context

2.1 Site location

Oran Park Town Centre is located in the Oran Park Precinct, approximately 10km from the Campbelltown-Macarthur centre. It is located within the Camden LGA and forms part of the South West Priority Growth Area as shown in **Figure 2**.

The Town Centre is bounded by key roads which provide major transport links for the precinct (further discussed in **Section 3.4**).

Figure 2 Site context



Source: NSW Government, 2018

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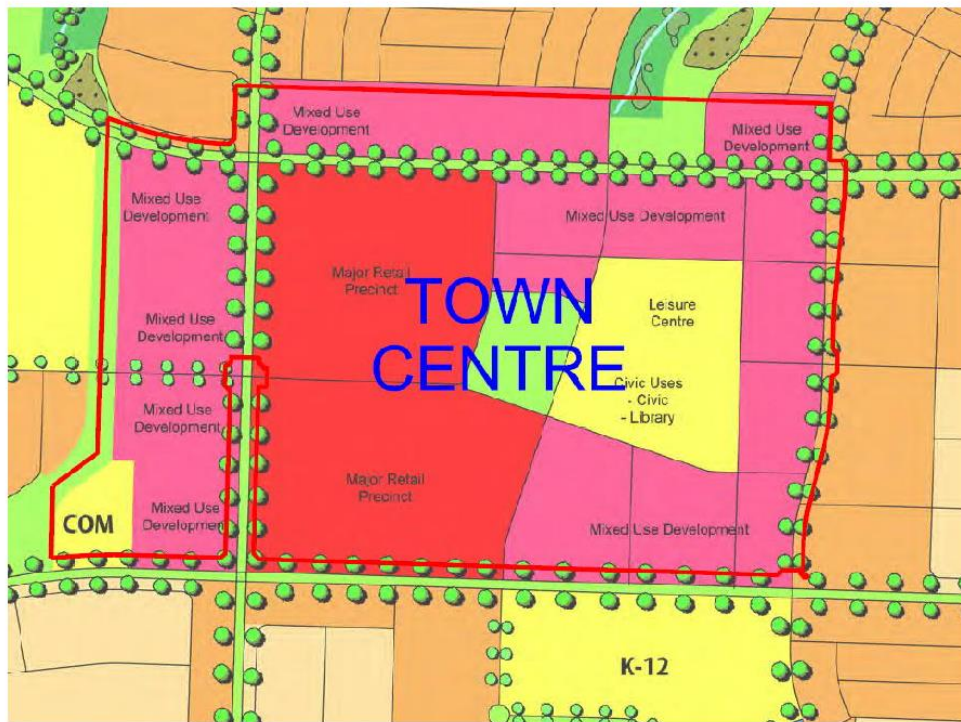
2.2 Indicative Layout Plan

The Indicative Layout Plan (ILP) integrates employment, retail and residential land for the Oran Park Precinct. It is primarily characterised by a mix of low and medium density residential uses and also contains smaller areas of high density residential and employment, commercial and retail uses.

The Town Centre will service the needs of the locality and region and is intended to accommodate a range of retail, civic, community, recreational, commercial, residential and mixed use types, which are generally defined by three interconnected and integrated precincts – a retail precinct, a Civic Precinct and a mixed use precinct. The ILP, illustrated in **Figure 3**, shows the retail core will be the geographical heart of the Town Centre, which will be further strengthened with a Civic Precinct (including a Council building, leisure centre and library), as well as high density housing.

Ultimately, the Town Centre will be a significant development in the South West Growth Centre, second in size only to the proposed Leppington Regional Centre. The Town Centre is also intended to have a bus interchange within easy walking distance of the main street and retail core.

Figure 3 Oran Park Town Centre – Indicative Layout Plan



Source: Design + Planning, 2018

2.3 Development Control Plan

The Oran Park Development Control Plan (DCP) was prepared by the NSW Department of Planning and adopted in 2007. The DCP contains objectives and development controls relating to the overall layout and vision for the future development of the precinct.

The DCP has two parts:

- Part A contains general objectives and controls that apply to development across the whole precinct
- Part B provides site specific DCP's including the Oran Park Town Centre (Part B1). The Oran Park Town Centre Part B1 DCP was adopted in October 2011 and describes the town centre structure, layout design and land use principles.

The development of Oran Park Town Centre is to be generally in accordance with the ILP and other controls within the Oran Park Precinct DCP. The consent authority is administered by Camden Council.

2.3.1 Town Centre planning principles

The principles for the Oran Park Town Centre as described in Part B1 of the DCP are as follows:

1. Incorporate a pedestrian focused main street that acts as the focal point for the retail precinct and provide direct pedestrian access from the Main Street to major retail anchors.
2. Establish a clearly defined Town Centre core and frame differentiated through varying uses and intensity of development.
3. Provide an interconnected street block network with block sizes and connections that promote pedestrian permeability.
4. Provide a street layout that allows easy vehicular and bicycle access to and within the Town Centre while allowing for sub-regional traffic to by-pass the centre.
5. Consider potential future noise and amenity conflicts in the layout and location of Town Centre uses.
6. Provide legibility by emphasising sight lines to local landscape features, places of key cultural significance, civic buildings and public open space.
7. Locate bus stops within easy walking distance of the Main Street and retail core.

2.4 Previous traffic and transport studies

AECOM prepared the *Oran Park Town Centre – Transport Appraisal* in March 2012 which was used to support the Development Application (DA) for the Stage 1 retail development. The report demonstrated how the aims, objectives and controls set out in the DCP would be achieved, as well as documented the design process of the town centre and its integration with the wider precinct. The report detailed the short and long-term arrangements for walking, cycling, public transport and traffic access to the town centre and included:

- Confirmation of how the design of the town centre would achieve the planning principles for each transport mode as set out in the DCP;
- A description of how the planning of the town centre achieved the sustainability objectives set out in the DCP from a transport perspective;
- An assessment of the proposed road infrastructure and related intersection controls.

The transport appraisal included an assessment of the performance of intersections surrounding the town centre which was based on the outputs from the strategic (CUBE) traffic model prepared for the project and assessed the traffic requirements upon full development of Oran Park and adjacent precincts.

The design and planning of Oran Park was further progressed through a number of proposed improvements to the Town Centre. Between 2012 and 2013, a joint exercise in the master planning of the Civic Precinct was undertaken between Camden Council and GDC2. As a consequence of the re-master planning of the Town Centre and the adoption of a revised street and block network, the transport appraisal was revised in 2014 to reflect amendments to the Town Centre master plan.

2.5 North South Rail Line

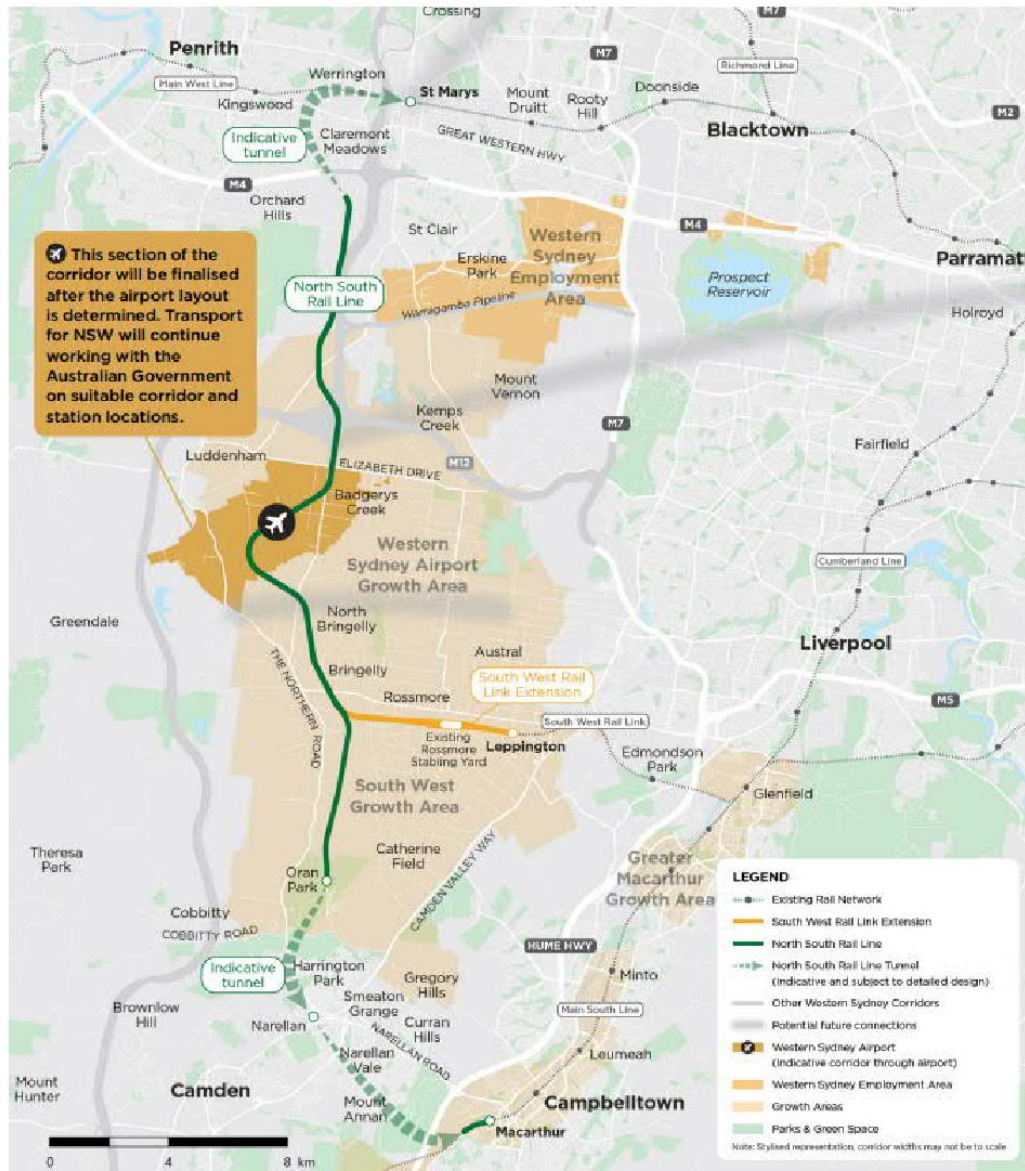
The Australian and NSW Government have undertaken investigations for corridor preservation for additional public transport corridors in Western Sydney. This is to ensure critical public transport services can be delivered in line with the growing needs of Western Sydney, including the South West and North West Growth Centre, the Western Sydney Employment Area and the second Sydney Airport at Badgery's Creek.

In 2018, the Western Sydney Rail Needs Scoping Study- Outcomes Report was released which identifies a long-term Preferred Network and sets out a vision for passenger rail services to serve Western Sydney as a whole.

The Scoping Study identified the need to protect a North South Rail Line corridor to provide a connection between the Main West Line near St Marys and the Main South Line near Macarthur. The proposed corridor for the North South Rail Line has identified a number of core stations including Oran Park as shown in **Figure 4**. The indicative location of the station box for Oran Park is west of Oran Park Drive, opposite the retail precinct.

Note that this study does not consider the impacts of the proposed rail connection at Oran Park as technical investigations are yet to be undertaken. Feedback from the consultation period, which closed in June 2018, will be used to refine the recommended corridors and inform technical investigations.

Figure 4 Recommended corridors for the North South Rail Line and South West Rail Link Extension



Source: NSW Government, 2018

3.0 Oran Park Town Centre

3.1 Revised development yield

The revised development yield seeks to alter the development mix for the Oran Park Town Centre. **Table 1** provides a comparison of the current development mix and the proposed development which is now sought by GDC2 for the Town Centre site.

The revised development yield seeks to:

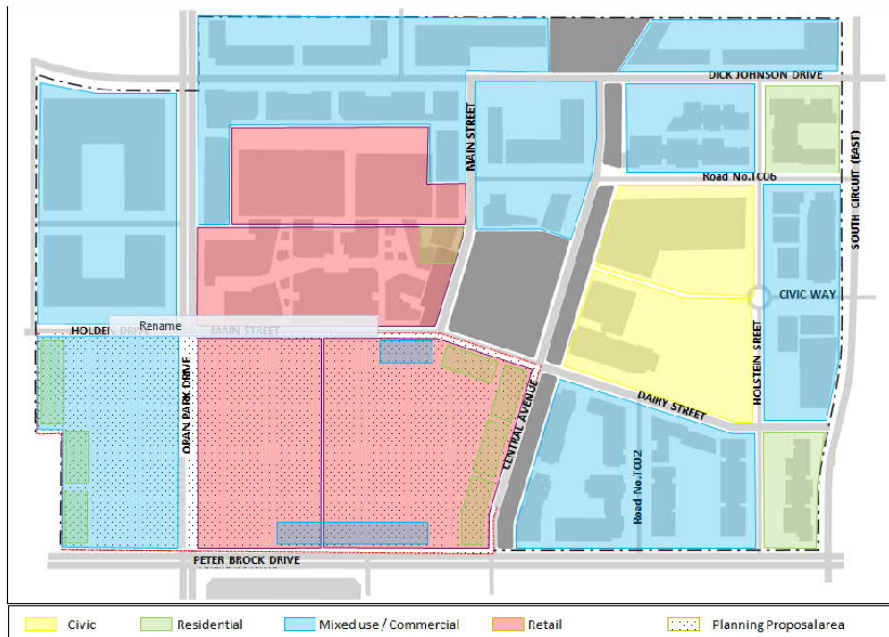
- Increase the commercial (mixed use) floor space to 160,000m²
- Increase the total number of high density residential dwellings to 1000 units. This includes an additional 56 dwellings caused by the increase in building height at the corner of Main Street and Central Avenue, which is subject of the Planning Proposed submitted by GDC2 .
- Amend the floor space for the civic precinct to reflect the 'actual' built form floor space; previously assumed prior to completion of the buildings (library floor space to 2,500m² and leisure floor space to 7,000m²).

Table 1 Proposed land uses – full development of the Town Centre

| Land use | Current floor space | Proposed floor space | Change |
|----------------------------|-----------------------|-----------------------|-----------------------|
| Commercial (Mixed Use) | 115,000m ² | 160,000m ² | +45,000m ² |
| Retail | 50,000m ² | 50,000m ² | - |
| Council | 8,500m ² | 8,500m ² | - |
| Library | 2,700m ² | 2,500m ² * | -200m ² |
| Leisure | 9,200m ² | 7,000m ² * | -2,200m ² |
| Residential (high density) | 300 units | 1,000 units | +700 units |

* actual floor space

Figure 5 Oran Park Town Centre - proposed land use



Source: AECOM, 2018

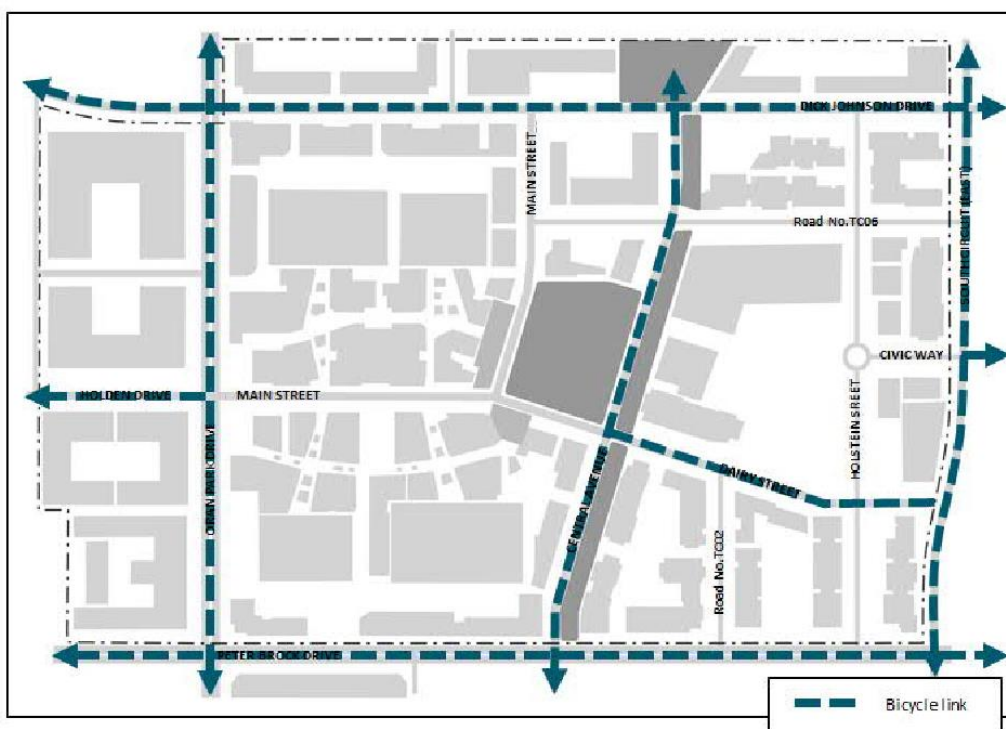
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The Oran Park Town Centre Structure Plan incorporates an integrated pedestrian, cycle and public transport network, with linkages to the broader network promoting a high level of pedestrian permeability. No significant changes to the road, public transport, and pedestrian and cycle network are proposed as part of the proposed changes to the development yield, however a brief discussion for each component is provided in the following sections.

3.2 Walking and cycling

Oran Park Town Centre has been designed to be easily accessible by walking and cycling from the Oran Park precinct and neighbouring areas. The shared pathway network, shown in Figure 7, illustrates how the main routes from residential areas will connect to the Town Centre, and subsequently within the town centre via Dairy Street and Central Avenue as shown in Figure 6.

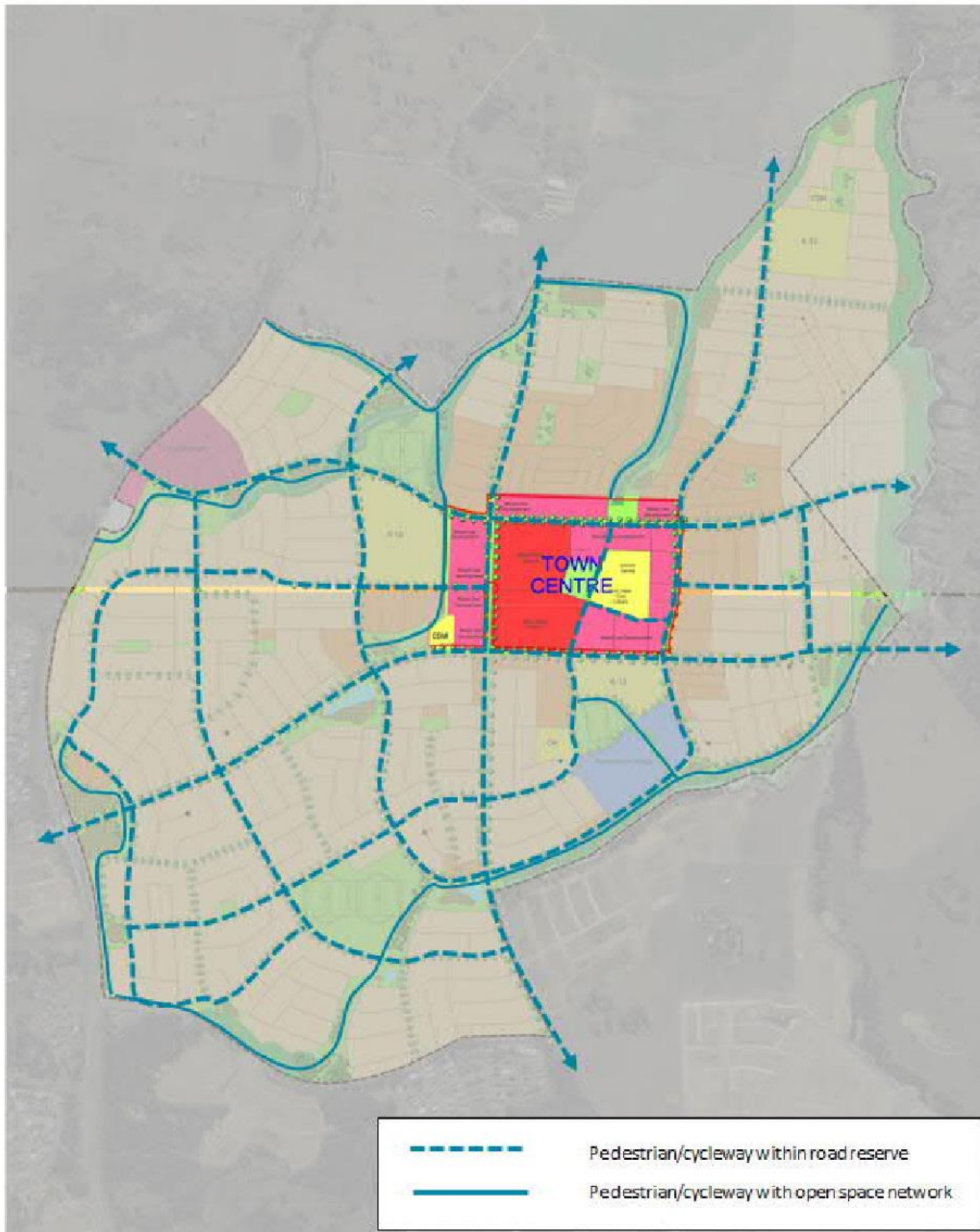
Figure 6 Oran Park Town Centre planned bicycle infrastructure



Source: AECOM, 2018

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Figure 7 Pedestrian and cycle network



Source: AECOM, 2018

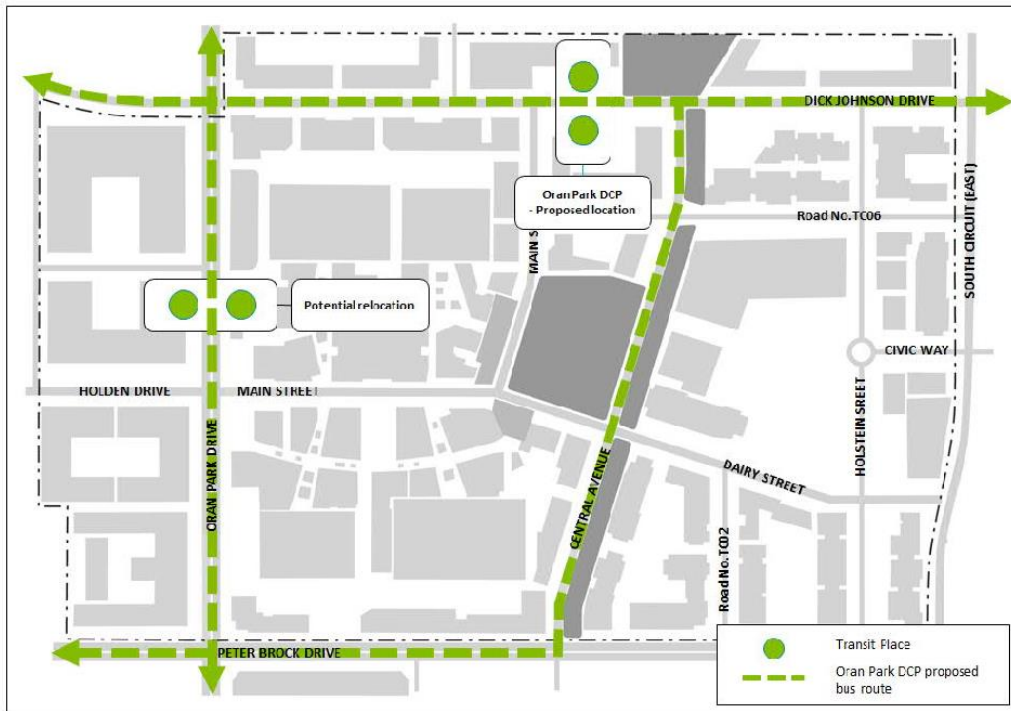
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3.3 Public transport

The Town Centre will include a bus interchange providing services to the wider area including Liverpool, Leppington and Campbelltown. The Oran Park DCP identifies Oran Park Drive, Peter Brock Drive and Dick Johnson Drive as accommodating bus routes. All bus-capable roads (including all collector roads) have been designed to accommodate buses. Bus stops (with shelters at key locations) will be provided on-street and not within indented bays. These measures will support the overarching intent that the majority of residential lots will be within 400m walking distance from a bus stop. The inclusion of a highly connected pedestrian network, as described in the previous section, will ensure clear, safe pedestrian links to public transport stops, further encouraging use of this mode of transport.

The Oran Park DCP has identified a 'Transit Place' to be located on Dick Johnson Drive, which would enable the town centre to function as a bus interchange. However, with the future planning for a proposed station at Oran Park, consideration should be given to locate the 'Transit Place' on Oran Park Drive to allow for a future interchange precinct to facilitate the efficient and safe transfer of passengers between modes. **Figure 8** presents the proposed bus routes within the Town Centre and the location of the 'Transit Place'.

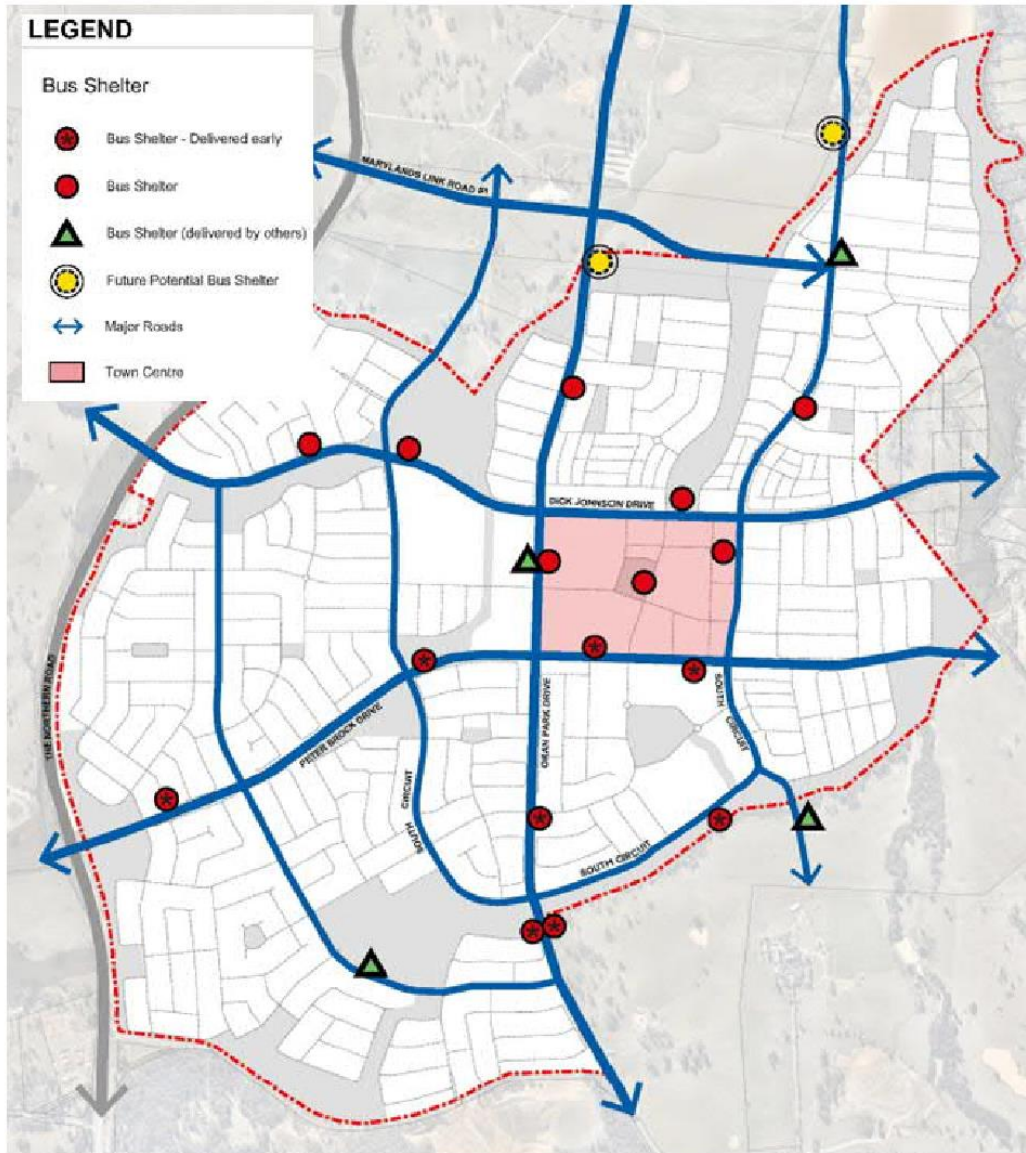
Figure 8 Oran Park Town Centre – public transport routes



Source: AECOM, 2018

Design + Planning have developed a *Bus Services Strategy* for Oran Park to rationalise the location of bus shelters. The proposed locations for bus shelters are presented in **Figure 9**.

Figure 9 Oran Park bus services strategy plan



Source: Design + Planning, 2018

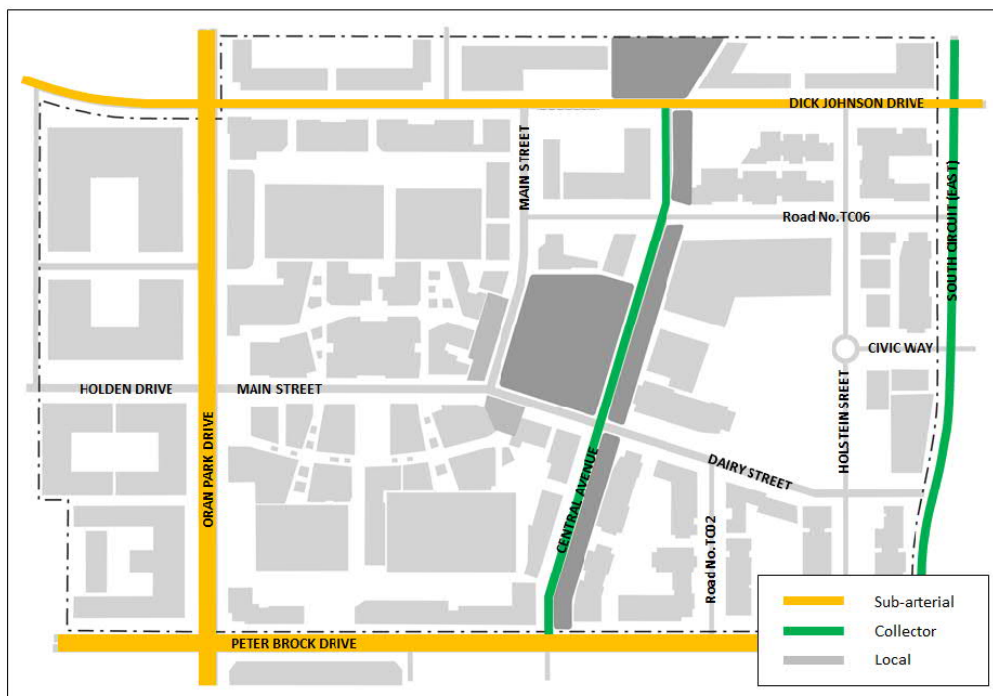
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3.4 Road network

The design of the precinct caters for a range of transport modes and provides an integrated hierarchy of roads to facilitate residential amenity, traffic efficiency and safety. The Oran Park road network has been designed with a clear hierarchy of streets that are well distributed and enable easy access within and around the Town Centre. Key roads include:

- Oran Park Drive is a sub-arterial road (four lanes) providing access to the wider strategic road network. It is the primary north-south connection through the precinct providing links to Camden Valley Way and the future Pondicherry precinct.
- Peter Brock Drive is a sub-arterial road (four lanes) providing east-west links through the precinct. It provides access to the wider strategic road network through connections to Oran Park Drive, The Northern Road to the west, and ultimately Leppington to the north-east. A planned connection to Springfield Road will also allow access to Camden Valley Way.
- Dick Johnson Drive is a sub-arterial road (four lanes) providing east-west links through the precinct. It also provides a connection to Oran Park Drive and The Northern Road in the west, as well as to Camden Valley Way to the east.
- South Circuit is a collector road (two lanes) and will provide an inner loop through Oran Park. It operates as higher order collector road that serves local and through traffic and provides drivers with a route choice to avoid perceived congestion on the sub-arterial roads adjacent to the Town Centre.
- Central Avenue is a collector road (two lanes) that connects Dick Johnson Drive and Peter Brock Drive through the Town Centre. It will primarily provide access to retail parking and the civic precinct. Central Avenue will provide bus services to the Town Centre through stops located at the northern end of the proposed civic precinct.

Figure 10 Town Centre road network



Source: AECOM, 2018

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3.5 Town Centre intersection controls

Site access arrangements for the Town Centre remains the same with intersections along Oran Park Drive, Dick Johnson Drive, Peter Brock Drive and South Circuit (east) providing multiple access points to and from the site.

Figure 11 provides an overview of the proposed intersection controls on the roads adjacent to the Town Centre which consists of signalised, priority and left-in/left-out intersections. These intersections have been included as part of the SIDRA modelling and remain consistent with the current ILP. Key intersections providing access to the Town Centre are presented in **Table 2**.

Table 2 Key intersections controls

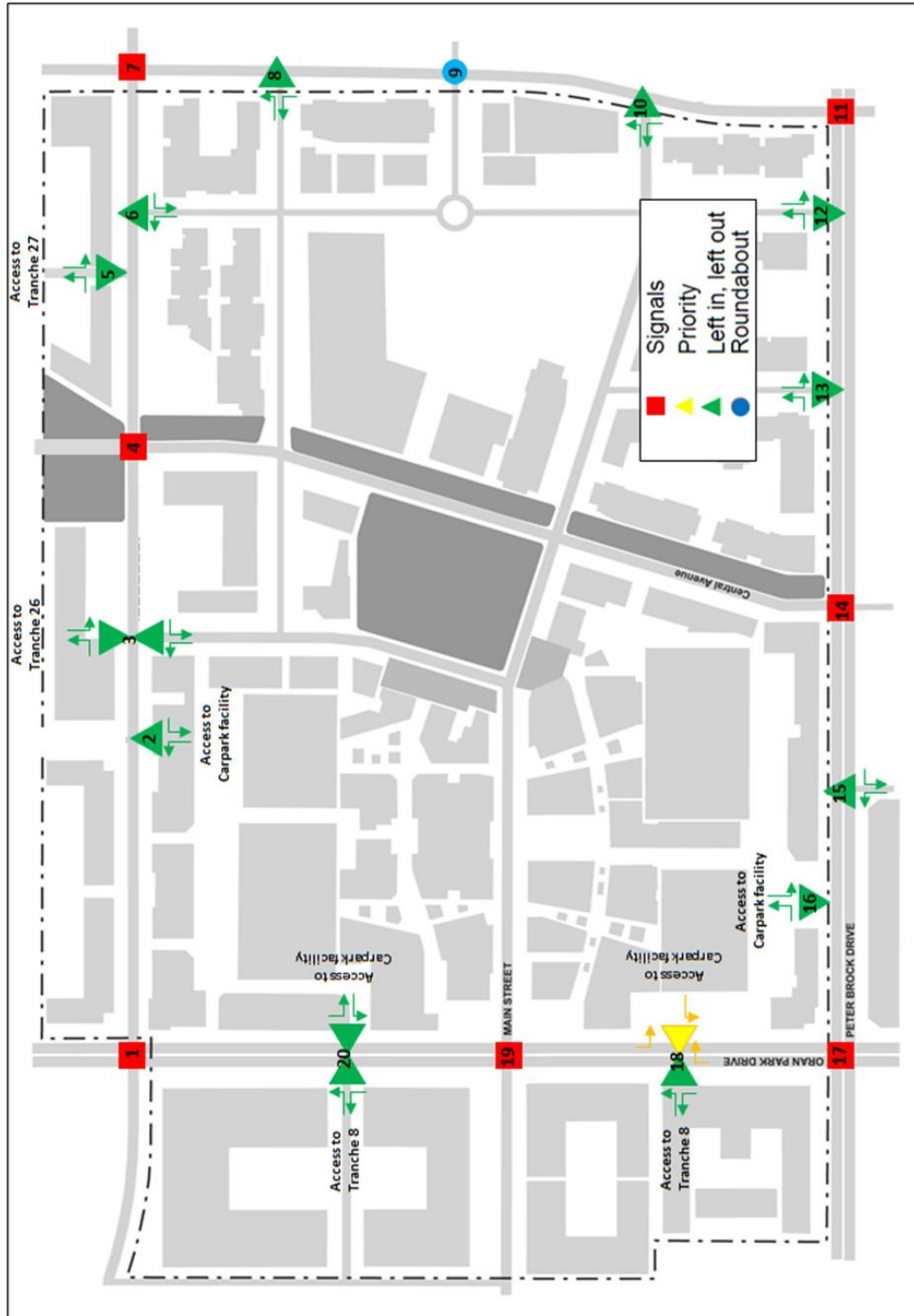
| Ref | Intersection | Type | Symbol |
|-----|--------------------------------------|------------|--------|
| 1 | Oran Park Drive Dick Johnson Drive | Signals | ■ |
| 4 | Dick Johnson Drive Central Avenue | Signals | ■ |
| 7 | Dick Johnson Drive South Circuit | Signals | ■ |
| 9 | South Circuit Civic Way | Roundabout | ● |
| 11 | Peter Brock Drive South Circuit | Signals | ■ |
| 14 | Peter Brock Drive Central Avenue | Signals | ■ |
| 17 | Oran Park Drive Peter Brock Drive | Signals | ■ |
| 18 | Oran Park Drive Car Park T8 | Priority* | ▲ |
| 19 | Oran Park Drive Main Street | Signals | ■ |

* right turn movements banned except into the retail car park (i.e. northbound right turn movements allowed)

The signalised intersections will provide equitable access for all road users and facilitate connections to the Town Centre for pedestrians and cyclists via the shared paths along key roads of the Town Centre. These connections have been designed to maximise the potential for people to walk and cycle to and from the Town Centre

Supplementary left in / left out accesses are provided for each car park to maximise use of the car park floor plate (spreading demands across the whole car park and adjacent network), and minimise circulation around the town centre. Turn movements at these intersections have been purposefully limited to reduce the number of conflicting movements on sub-arterial roads so that their intended function is not compromised.

Figure 11 Oran Park Town Centre intersection control



Source: AECOM, 2018

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4.0 Traffic assessment

4.1 Background

The strategic road network and intersections in the Oran Park Precinct are being designed with long term infrastructure needs in mind, following assessment of traffic requirements upon full development of the Oran Park Precinct (and adjacent precincts). Infrastructure requirements are being determined through use of strategic (CUBE) traffic modelling software and detailed intersection modelling (SIDRA).

AECOM have developed a strategic CUBE model for the Oran Park Precinct. The model has been used to inform the design and planning of the precinct. It was prepared to represent a long term scenario, based on future forecasts where the development of Oran Park would be completed and the development of surrounding regional areas would have taken place. The modelling incorporates the most up-to-date information on the characteristics of the road network, the proposed nature, mix and location of land uses and the likely timing of their implementation.

This modelling has been progressively developed over many years to reflect changes proposed to the precinct. It has been presented and discussed at various stages with Camden Council, the NSW Roads and Maritime Services and Department of Planning and Environment to agree the appropriateness of inputs, assumptions and consequent infrastructure requirements.

Intersections surrounding the Oran Park Town Centre have been assessed with the aid of SIDRA. The SIDRA models have been developed as a network to inform the key road network and intersection requirements surrounding the Town Centre site.

4.2 Updates to the CUBE Model

The Oran Park CUBE model has been refined to better reflect future demand for travel. These changes include:

- Network inputs – the network structure has been updated to reflect the latest road network layout and intersection control for the Oran Park Precinct including the proposed increased development yield within the Town Centre. The zoning system and centroid connectors were also updated to reflect the latest structure plan.
- Demand inputs – land use inputs have been updated to reflect the latest residential and non-residential land use projections for the Oran Park Precinct including the Town Centre and assist in the demand generation process.
- Modelling procedure – the coding of roads to better distribute traffic to and from zones and assignment procedure to produce more reasonable volume-delay results across the facility types.

Outputs from the CUBE model were used as traffic volume inputs to the SIDRA modelling to determine the performance of the road network adjacent to the Town Centre during the 2036 AM and PM peak hour.

4.3 Traffic generation

The trip rates adopted and approved in the traffic modelling undertaken as part of the Transport Appraisal prepared in 2014 were retained to forecast the additional amount of trips likely to be added to the road network as a result of the proposed revised master plan.

Roads and Maritime's *Guide to Traffic Generating Developments* (October 2002) and the subsequent *Technical Direction* (May 2013) were used to determine the peak hour trip generation at Oran Park Town Centre. The following peak hour trip rates were used:

- Commercial – 1.62 trips / 100m² GFA
- Retail – 3.7 trips / 100m² GFA
- Council – 3 trips / 100m² GFA
- Library – 2 trips / 100m² GFA
- Leisure – 1.62 trips / 100m² GFA
- Residential (high density) – 0.23 trips / dwelling.

Table 3 shows 5,091 vehicle trips are expected to be generated during the peak hour by the Town Centre, an additional 850 trips as shown in Table 4.

Table 3 Oran Park Town Centre trip generation

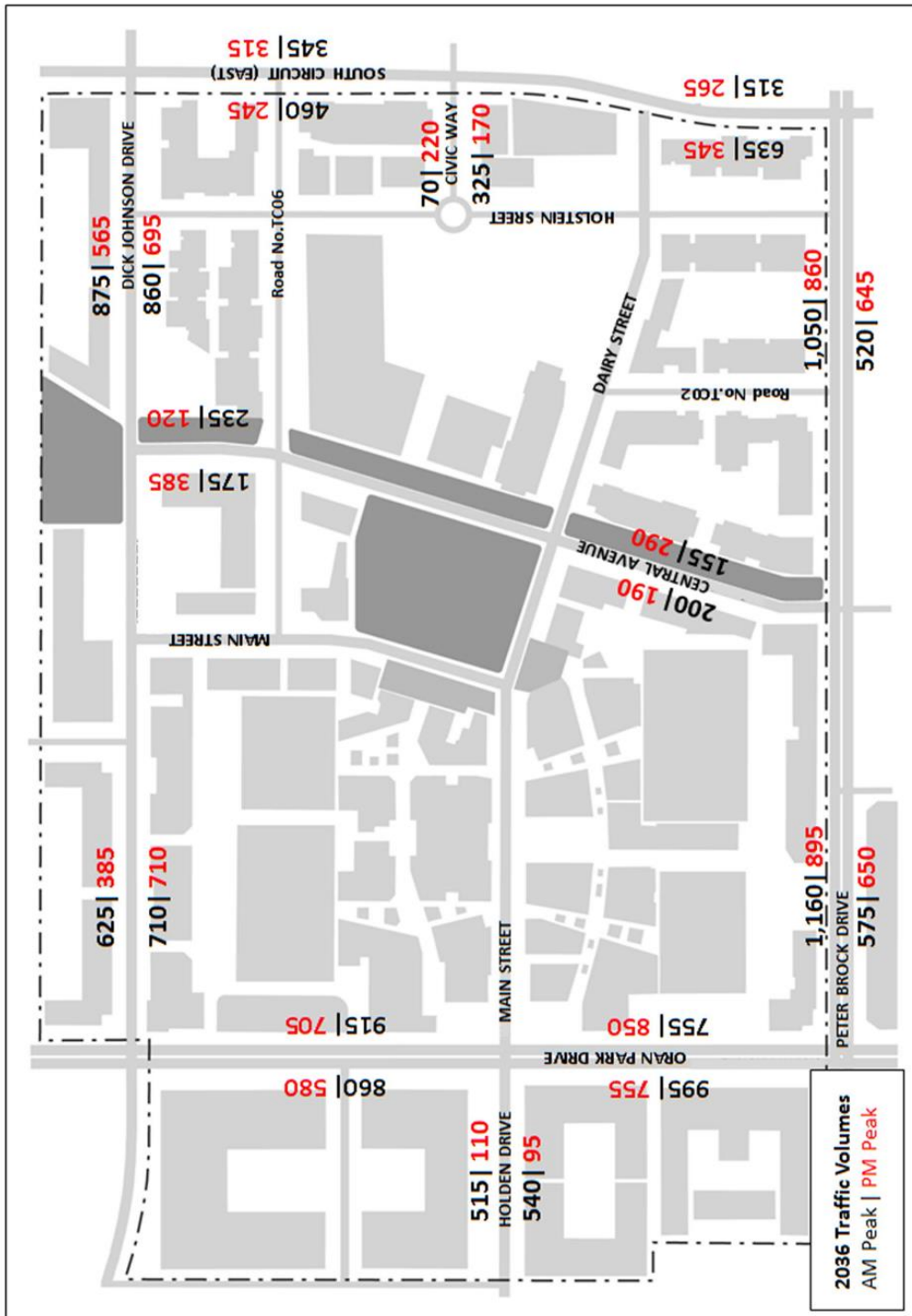
| Land use | Revised yield | Trip rate | Peak hour trips |
|----------------------------|-----------------------|------------------------------------|-----------------|
| Commercial (Mixed Use) | 160,000m ² | 1.62 trips / 100m ² GFA | 2,592 |
| Retail | 50,000m ² | 3.7 trips / 100m ² GFA | 1,850 |
| Council | 8,500m ² | 3 trips / 100m ² GFA | 255 |
| Library | 2,500m ² | 2 trips / 100m ² GFA | 50 |
| Leisure | 7,000m ² | 1.62 trips / 100m ² GFA | 114 |
| Residential (high density) | 1,000 units | 0.23 trips / dwelling | 230 |
| Total | | | 5,091 |

Table 4 Increase in trip generation

| Land use | Change in yield | Trip rate | Increase in trips |
|----------------------------|-----------------------|------------------------------------|-------------------|
| Commercial (Mixed Use) | +45,000m ² | 1.62 trips / 100m ² GFA | 729 |
| Retail | - | 3.7 trips / 100m ² GFA | 0 |
| Council | - | 3 trips / 100m ² GFA | 0 |
| Library | -200m ² | 2 trips / 100m ² GFA | -4 |
| Leisure | -2,200m ² | 1.62 trips / 100m ² GFA | -36 |
| Residential (high density) | +700 units | 0.23 trips / dwelling | 161 |
| Total | | | 850 |

The forecast 2036 AM and PM peak hour midblock traffic volumes for the Town Centre are presented in Figure 12. Assuming a lane capacity of 900 vehicles per hour on sub-arterial and collector roads at level of service D (*Guide to Traffic Generating Developments*, Roads and Maritime 2002), no capacity issues are envisaged on any of the roads in this area of the precinct in 2036.

Figure 12 2036 forecast traffic flows at Oran Park Town Centre



Source: AECOM, 2018

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4.4 Intersection performance

Intersection analysis, including the determination of proposed layouts and anticipated performance, was undertaken for key intersections providing access to the Town Centre with the aid of SIDRA Intersection 8.0.

Forecast turning movements for each intersection highlighted in **Figure 11** were extracted from the CUBE model and assessed in SIDRA as a network model to understand the impacts on the road network. A network cycle time of 100 seconds was applied in both peak periods which was based on previous modelling undertaken by AECOM. The geometric layout for each intersection was based on the latest intersection design provided by GDC2.

A summary of the performance results for key intersections is provided in **Table 5**, which compares the "Base" 2014 (TRANSYT) modelling results against the "Revised" 2018 (SIDRA) modelling results. It should be noted that comparison of intersection performance is limited due to the different software packages used and updates to the CUBE model as discussed in **Section 4.2**.

The left-in/left-out intersections were also modelled in SIDRA, however minimum delays are forecast to be experienced at these intersections and as a result the modelling results have not been reported.

Table 5 Intersection performance results (2036 AM and PM peak hour)

| Ref | Intersection | Peak hour | Degree of Saturation (DoS) | Level of Service (LoS) | Average Delay (sec/veh) |
|-----|---|-------------|----------------------------|------------------------|-------------------------|
| 1 | Oran Park Drive Dick Johnson Drive | AM base | 0.850 | D | 44.4 |
| | | PM base | 0.830 | C | 39.5 |
| | | AM revised | 0.691 | C | 37.0 |
| | | PM revised | 0.528 | B | 24.1 |
| 4 | Dick Johnson Drive Central Avenue | AM base | 0.400 | A | 10.5 |
| | | PM base | 0.250 | A | 9.6 |
| | | AM revised | 0.546 | B | 26.0 |
| | | PM revised | 0.597 | C | 32.3 |
| 7 | Dick Johnson Drive South Circuit (East) | AM base | 0.640 | C | 29.8 |
| | | PM base | 0.740 | C | 34.3 |
| | | AM revised | 0.858 | C | 36.4 |
| | | PM revised | 0.561 | C | 32.2 |
| 9 | South Circuit Civic Way | AM base | 0.350 | A | 10.8 |
| | | PM base | 0.250 | B | 15.0 |
| | | AM revised | 0.549 | A | 11.8 |
| | | PM revised | 0.321 | A | 10.3 |
| 11 | Peter Brock Drive South Circuit (East) | AM base | 0.850 | C | 31.1 |
| | | PM base | 0.650 | B | 21.4 |
| | | AM revised* | 0.925 | D | 48.0 |
| | | PM revised* | 0.616 | B | 27.0 |

| Ref | Intersection | Peak hour | Degree of Saturation (DoS) | Level of Service (LoS) | Average Delay (sec/veh) |
|-----|---|------------|----------------------------|------------------------|-------------------------|
| 14 | Peter Brock Drive Central Avenue | AM base | 0.770 | B | 23.5 |
| | | PM base | 0.630 | B | 18.9 |
| | | AM revised | 0.668 | B | 24.8 |
| | | PM revised | 0.581 | B | 27.7 |
| 17 | Oran Park Drive Peter Brock Drive | AM base | 0.950 | D | 48.4 |
| | | PM base | 0.760 | C | 38.4 |
| | | AM revised | 0.875 | D | 42.9 |
| | | PM revised | 0.799 | D | 43.9 |
| 18 | Oran Park Drive Retail Car Park Tranche 8 Access Road | AM base | N/A | | |
| | | PM base | N/A | | |
| | | AM revised | 0.421 | A | 9.6 |
| | | PM revised | 0.353 | A | 9.8 |
| 19 | Oran Park Drive Main Street | AM base | 0.880 | D | 48.3 |
| | | PM base | 0.660 | B | 26.0 |
| | | AM revised | 0.710 | C | 28.7 |
| | | PM revised | 0.383 | B | 18.8 |

* upgrades identified at the intersection of Peter Brock Drive | South Circuit (east) to operate at LoS D or better

Source: AECOM, 2018

The full development of the Town Centre is not forecast to have major impacts on the key intersections on the surrounding road network.

Under the 2036 ultimate development traffic flows, the modelling results indicate that the key intersections for the Town Centre are expected to perform acceptably at LoS D or better, with the exception of Peter Brock Drive | South Circuit (east).

The modelling has identified the following upgrades are required at the intersection of Peter Brock Drive | South Circuit (east) to operate at a satisfactory level of service (LoS D as shown above):

- Extension of the northbound right turn bay from 30m to 60m
- Extension of the westbound right turn bay from 40m to 70m.

Without the proposed upgrades above, the intersection of Peter Brock Drive | South Circuit (east) operates at a LoS E in the AM peak hour and an average delay of 57.1 seconds. These upgrades are expected to be required when Peter Brock Drive is extended east providing connections to Springfield Road.

The intersections operating close to capacity, 0.9 or greater, are Peter Brock Drive | South Circuit (east), with the upgrades identified above, and Oran Park Drive | Peter Brock Drive. However, both have an acceptable level of average delay.

The intersection of Oran Park Drive | Retail Car Park | Tranche 8 Access Road (intersection 18) allows for the northbound right turn movements into the Retail Car Park. The modelling indicates the right turn movement into the car park would be able to find gaps in traffic to enter the intersection. The performance of this intersection should be monitored, and if significant delays and queuing are experienced, consideration should be given to banning the right turn movement. The retail car park access on Peter Brock Drive would provide motorists with an alternative point of access.

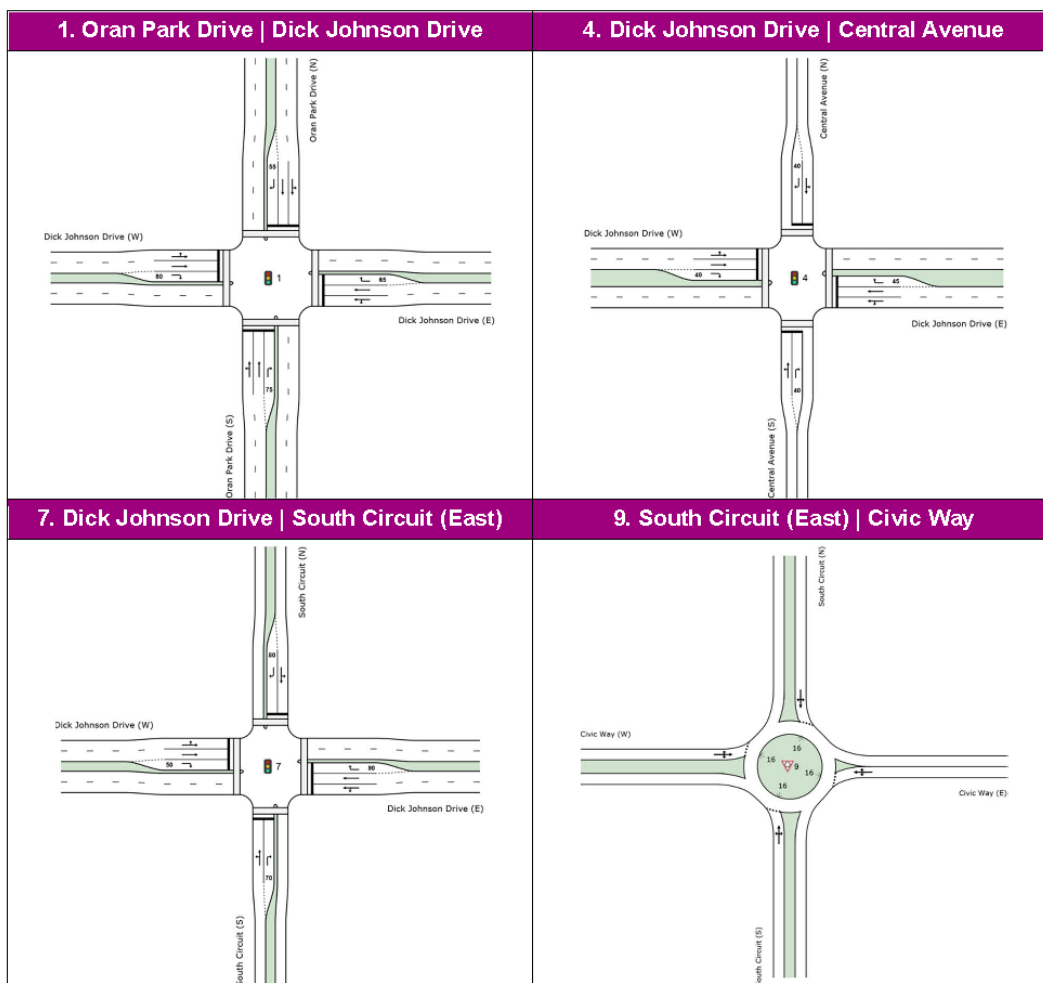
Revision B – 27-Sep-2018
Prepared for – Greenfields Development Company No.2 – ABN: 31 133 939 965

Based on the modelling results the following intersections are shown to operate satisfactorily without left turn slip lanes as reported in the *Oran Park Town Centre: Transport Appraisal (2014)*:

- Dick Johnson Drive | South Circuit (East)
- Peter Brock Drive | South Circuit (East)
- Oran Park Drive | Peter Brock Drive

The intersection layouts required to accommodate the forecast level of traffic in 2036 are shown in **Figure 13**. Allowance should be made within the road reserve to ensure that sufficient space is provided if these intersections are required to be developed to this extent.

Figure 13 Proposed Town Centre intersection layouts



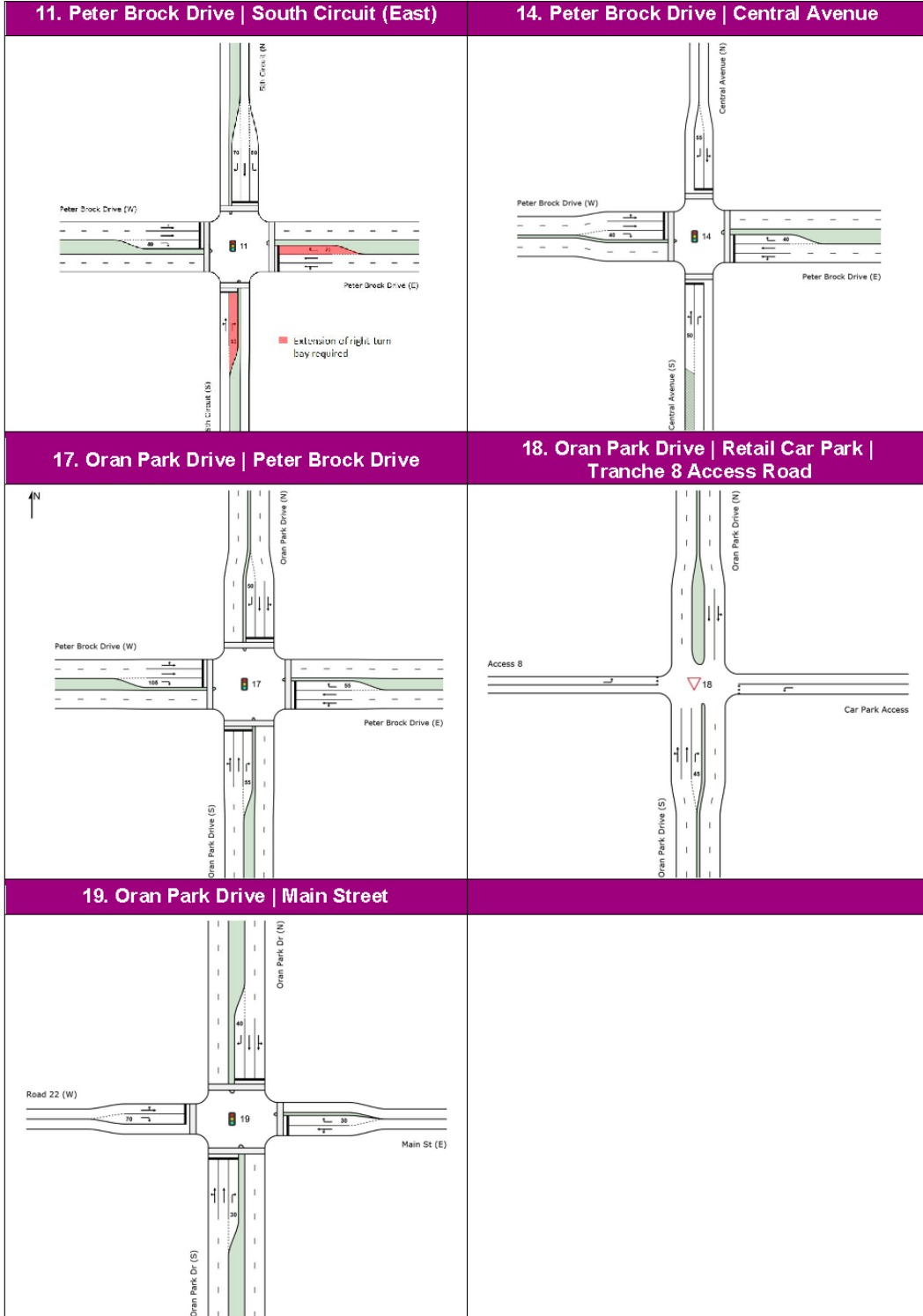
Source: AECOM, 2018

Revision B – 27-Sep-2018
 Prepared for – Greenfields Development Company No.2 – ABN: 31 133 939 965

AECOM

Oran Park Town Centre: Revised Master Plan

22



Source: AECOM, 2018

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 Prepared for – Greenfields Development Company No.2 – ABN: 31 133 939 965

5.0 Summary

AECOM has been engaged by GDC2 to update the traffic modelling previously undertaken as part of the *Oran Park Town Centre: Transport Appraisal* to support the proposed increase to the development yield for the Oran Park Town Centre.

The report will be used to supplement the Planning Proposal submission to Camden Council for the Oran Park Town Centre seeking to increase building height and reconcile zone boundaries.

Development yield amendments include:

- Increasing the commercial (mixed use) floor space to 160,000m²
- Increasing in the total number of high density residential dwellings to 1000 units. This includes an additional 56 dwellings at the corner of Main Street and Central Avenue, which is subject of the Planning Proposal submitted by GDC2.
- Amendments to reflect the 'actual' built floor space for the civic precinct (library floor space to 2,500m² and leisure floor space to 7,000m²)

In keeping with the planning principles described in Part B1 of the DCP, no significant changes are proposed to the road, public transport, and pedestrian and cycle network for Oran Park Town Centre, with the exception of the potential relocation of the 'Transit Place' from Dick Johnson Drive to Oran Park Drive to allow for a future transport interchange as a result of the proposed station at Oran Park.

The CUBE model developed used to inform the design and planning of Oran Park Precinct has been updated to reflect the amendments for Oran Park including the Oran Park Town Centre and refined to better reflect future demand for travel. SIDRA intersection modelling was used to inform the key road network and intersection requirements surrounding the Town Centre site.

The modelling results indicate that the increase in forecast traffic generated by the changes to the development yield can be accommodated by the proposed road network in 2036 under ultimate development. Key roads surrounding the Town Centre have sufficient capacity to meet forecast traffic demands. In addition, the key intersections assessed for the Town Centre are shown to operate at an acceptable level of service (LoS D or better) during the AM and PM peak hours, with minor upgrades required at Peter Brock Drive | South Circuit (east).

The modelling has identified the following upgrades are required at the intersection of Peter Brock Drive | South Circuit (east) to operate at a satisfactory level of service:

- Extension of the northbound right turn bay from 30m to 60m
- Extension of the westbound right turn bay from 40m to 70m.

Without the proposed upgrades above, the intersection of Peter Brock Drive | South Circuit (east) operates at a LoS E in the AM peak hour. These upgrades are expected to be required when Peter Brock Drive is extended east providing connections to Springfield Road.

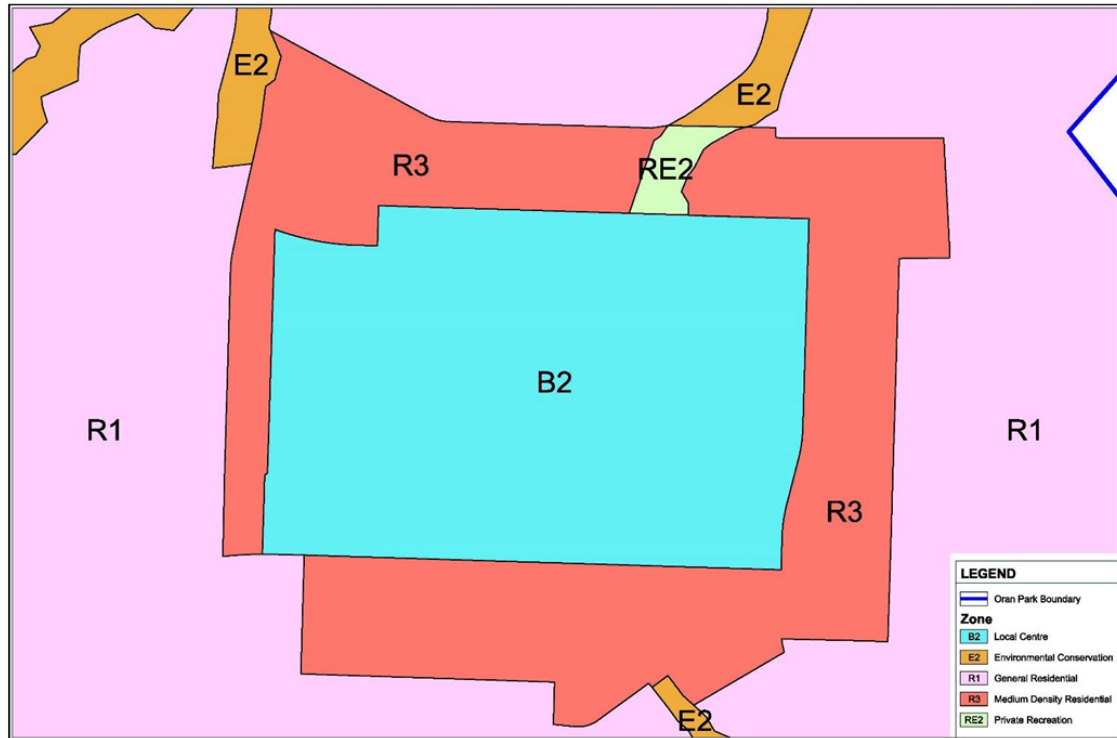
A summary of the geometric layout required for each intersection has been provided. Allowance should be made within the road reserve to ensure that sufficient space is provided if these intersections are required to be developed to this extent.

ORD01

Attachment 1

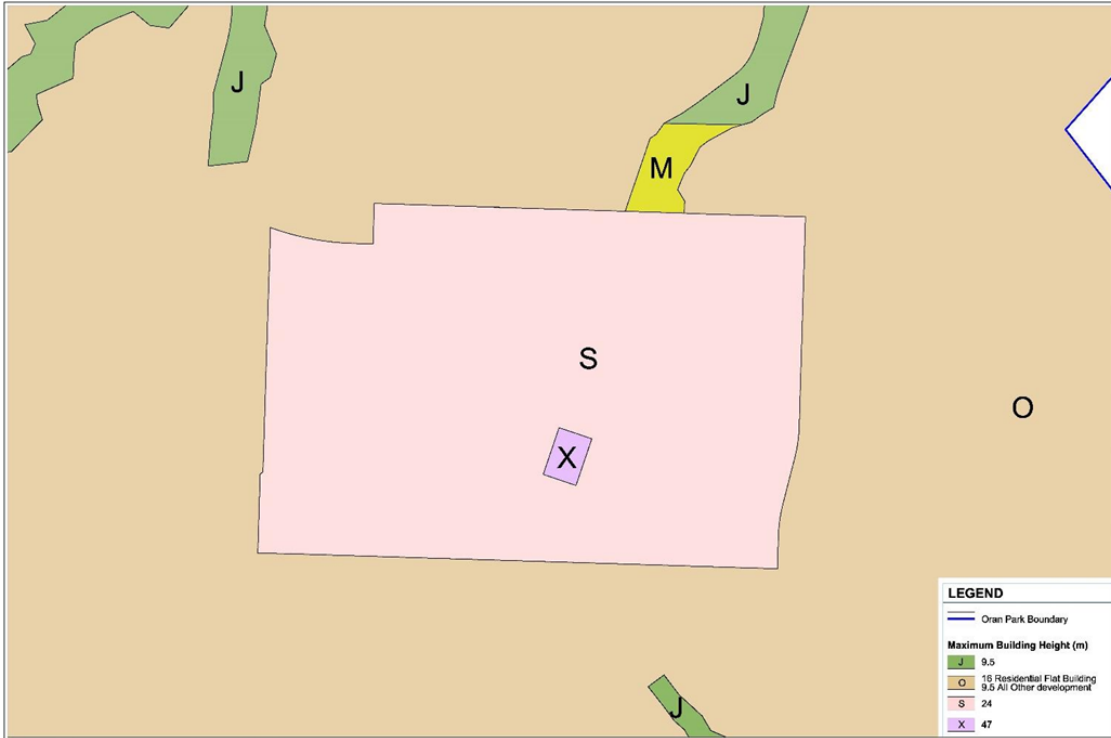
Appendix 2

Land Zoning Map Amendments



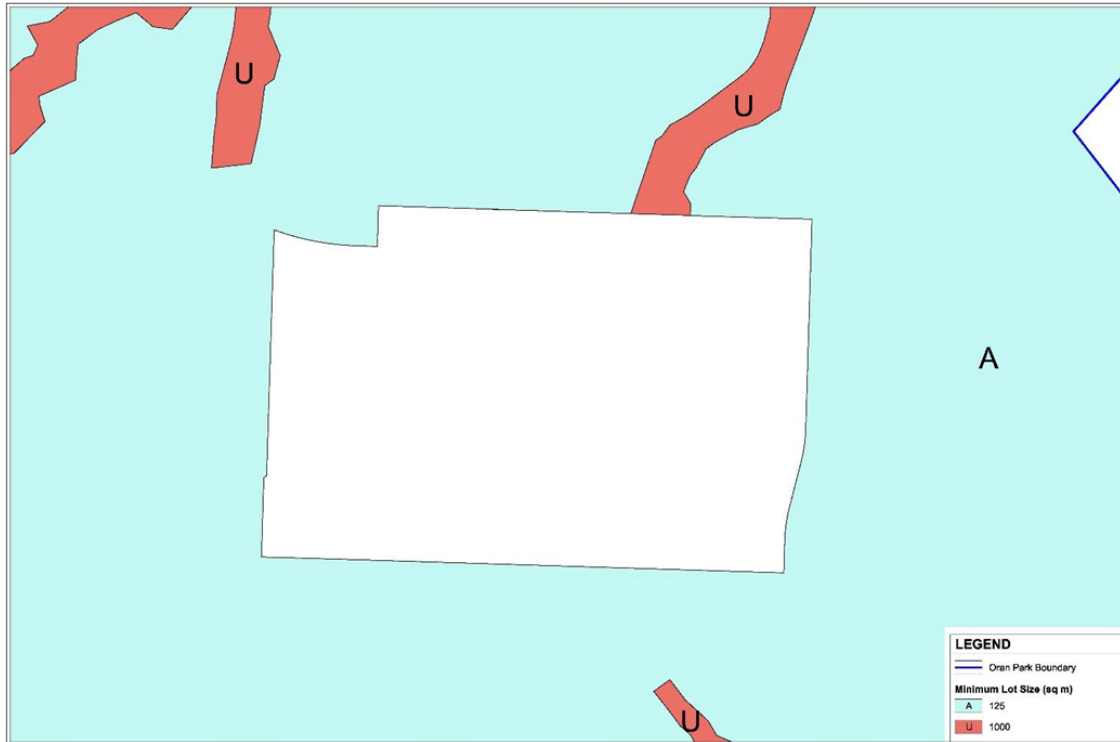
Appendix 3

Height of Building Map Amendments



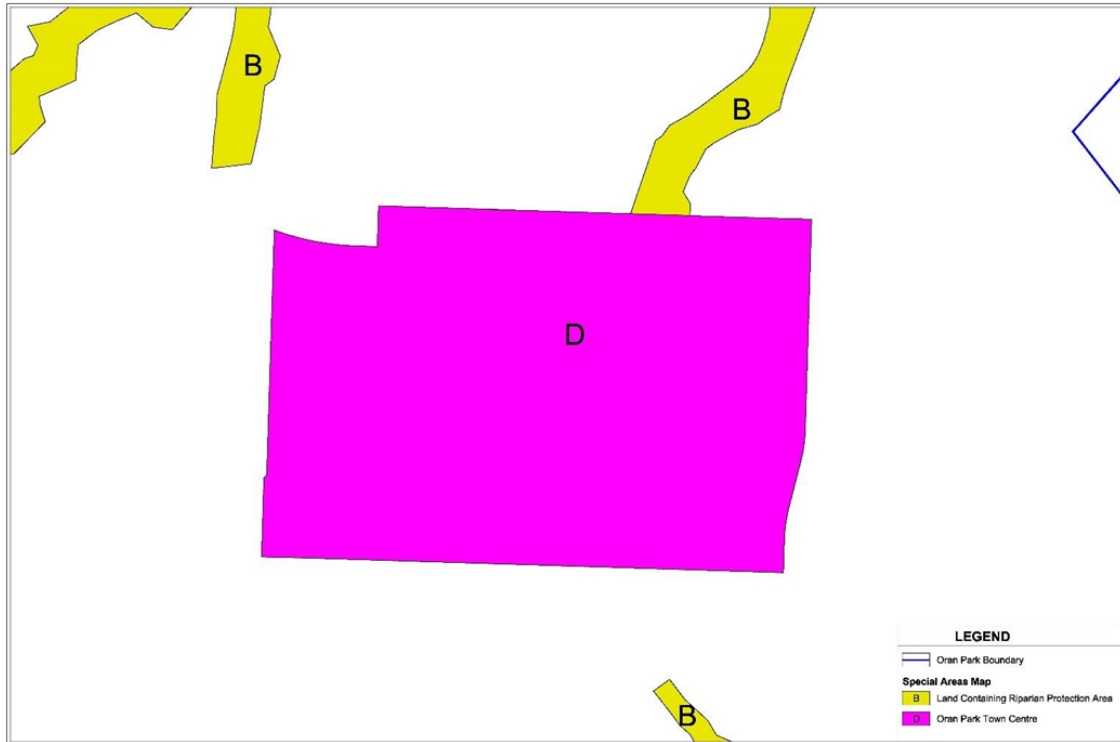
Appendix 4

Minimum Lot Size Map Amendments



Appendix 5

Special Areas Map Amendments





Suite 801, 171 Clarence Street
SYDNEY NSW 2000
PO Box 1778 SYDNEY NSW 2001





Cnr Oran Park Drive &
Peter Brock Drive
Oran Park Town NSW 2570

Ph: +61 2 9043 7500
Fax: +61 2 9043 7591
ABN 31 133 939 965

12 October 2018

General Manager
Camden Council
70 Civic Way
ORAN PARK NSW 2570

Attention: Tina Chappell

Oran Park Town Centre Planning Proposal Request ('PPR') – Urban Design Report

We refer to our letter of 28 September 2018 that was submitted with the revised PPR and provided responses on pre-gateway information requested by Council. Our response to information requested on design analysis and demonstration of urban design outcomes references an Urban Design report by Scott Carver Architects to be provided under separate cover. That Urban Design report (3 hard copies plus e-copy) accompanies this letter.

Should you have any questions please contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "Paul Hume".

Paul Hume
Development Manager
Encls.



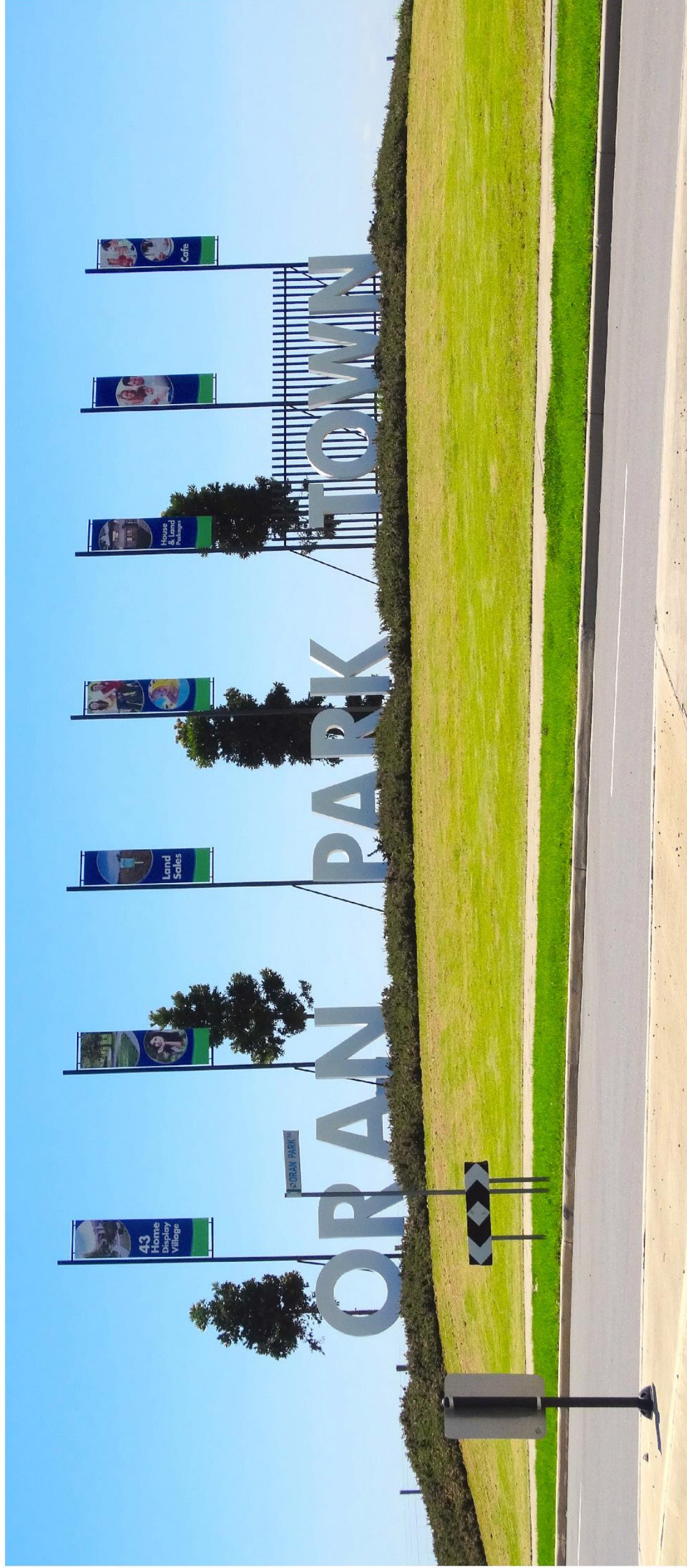
ORD01

Attachment 2

Oran Park Podium Stage 2A

[DA Design Report]

October 2018



Prepared for

[Greenfields Development Company Pty Ltd]
[Cnr Peter Brock Drive & Oran Park Drive]
[Oran Park NSW 2570]

Submission

[Development Application Submission]

Scott Carver Pty Ltd
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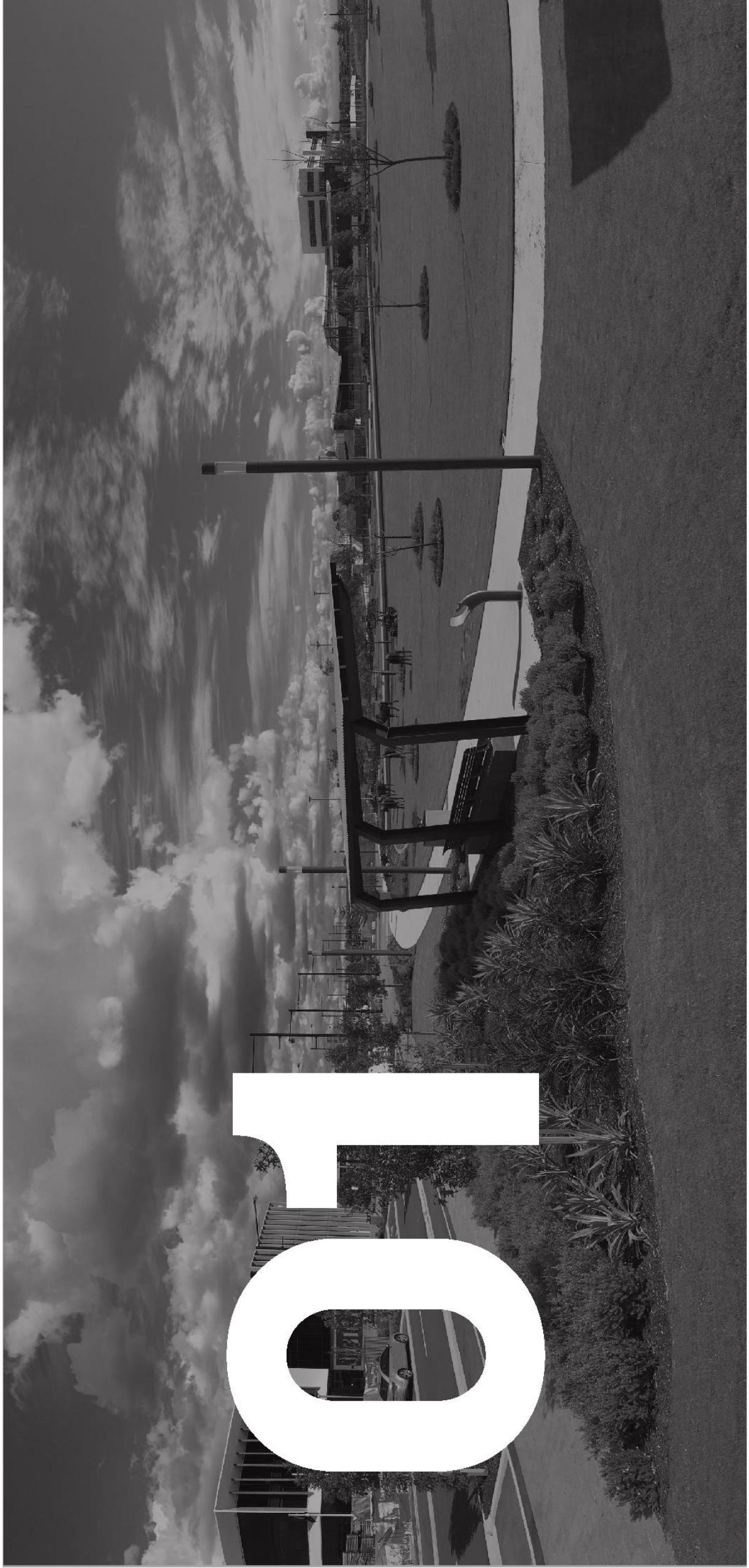
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Introduction



Introduction

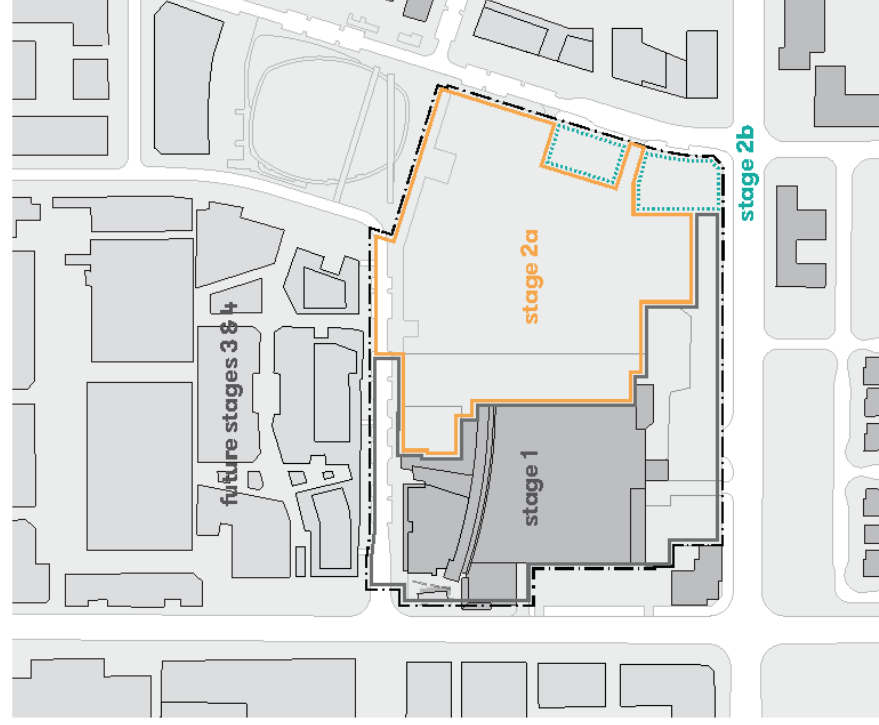
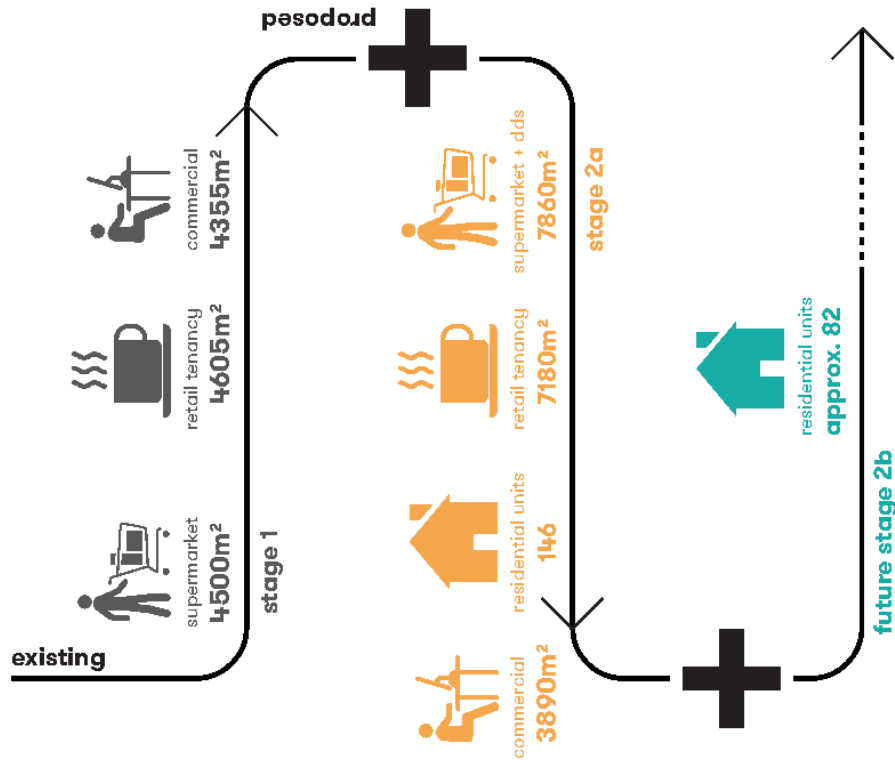
Purpose of this report

This Design Report has been prepared by Scott Carver in support of the Development Application submitted to Camden Council by Greenfields Development Company, in relation to the expansion of the existing Oran Park Podium retail centre and the proposed construction of residential apartments above the retail centre.

The report outlines the proposal in relation to its significant location within the Oran Park Town Centre and the opportunity to make a landmark statement at the nexus of the civic, community and open space heart of the Town Centre.

In relation to the residential component of the proposal, the report outlines the response to the Design Quality Principles of State Environmental Planning Policy No 65 and the Apartment Design Guide [ADG].

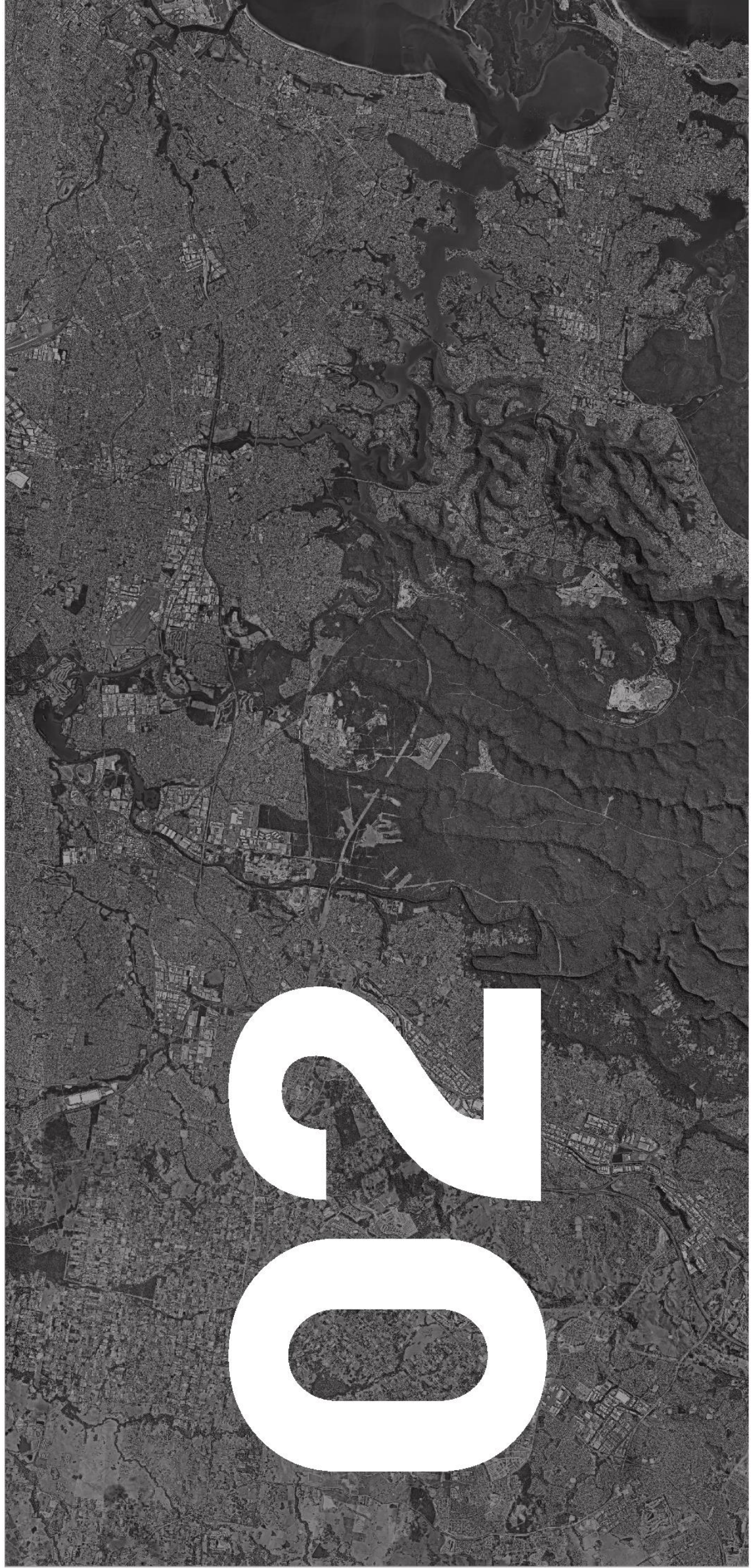
This report should be read in conjunction with the architectural drawings prepared by Scott Carver, the Statement of Environmental Effects prepared by UrbanCo and the other supplementary reports prepared by the proposal's consultant team.



Stages

Uses + stages

Site Analysis



Site Analysis

[Wider Context Plan]



Oran Park

Oran Park is situated within the south west growth centre of Sydney, 15 km from the future western Sydney air port site.

- SITE
- ORAN PARK TOWN CENTRE
- ORAN PARK
- NEIGHBOURING SUBURBS
- EXISTING RAIL LINE
- PROPOSED RAIL LINK EXTENSION
- PROPOSED OUTER SYDNEY ORBITAL CORRIDOR

Site Analysis

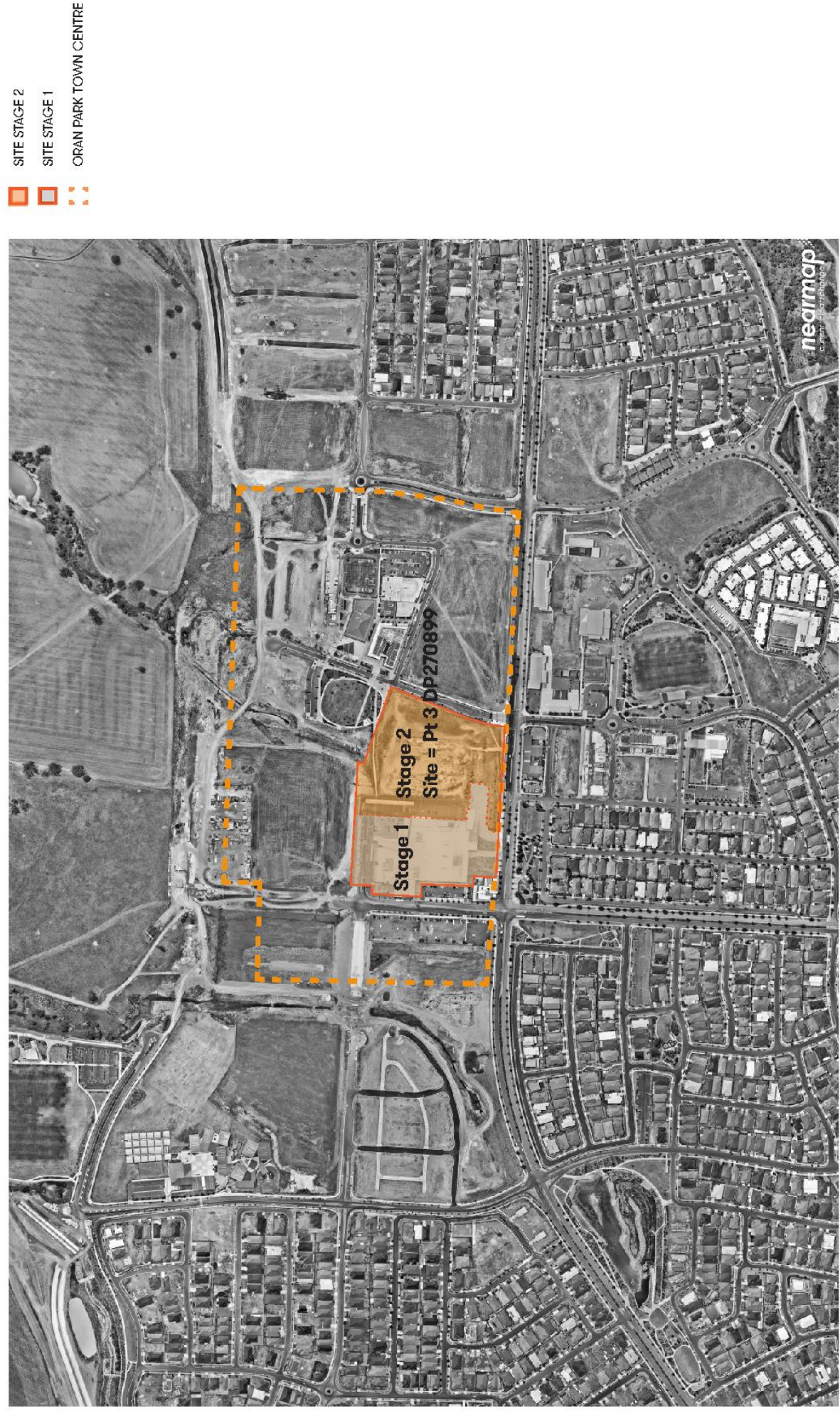
[Local Context Plan]

- SITE
- ORAN PARK TOWN CENTRE
- PROPOSED RAIL CORRIDOR



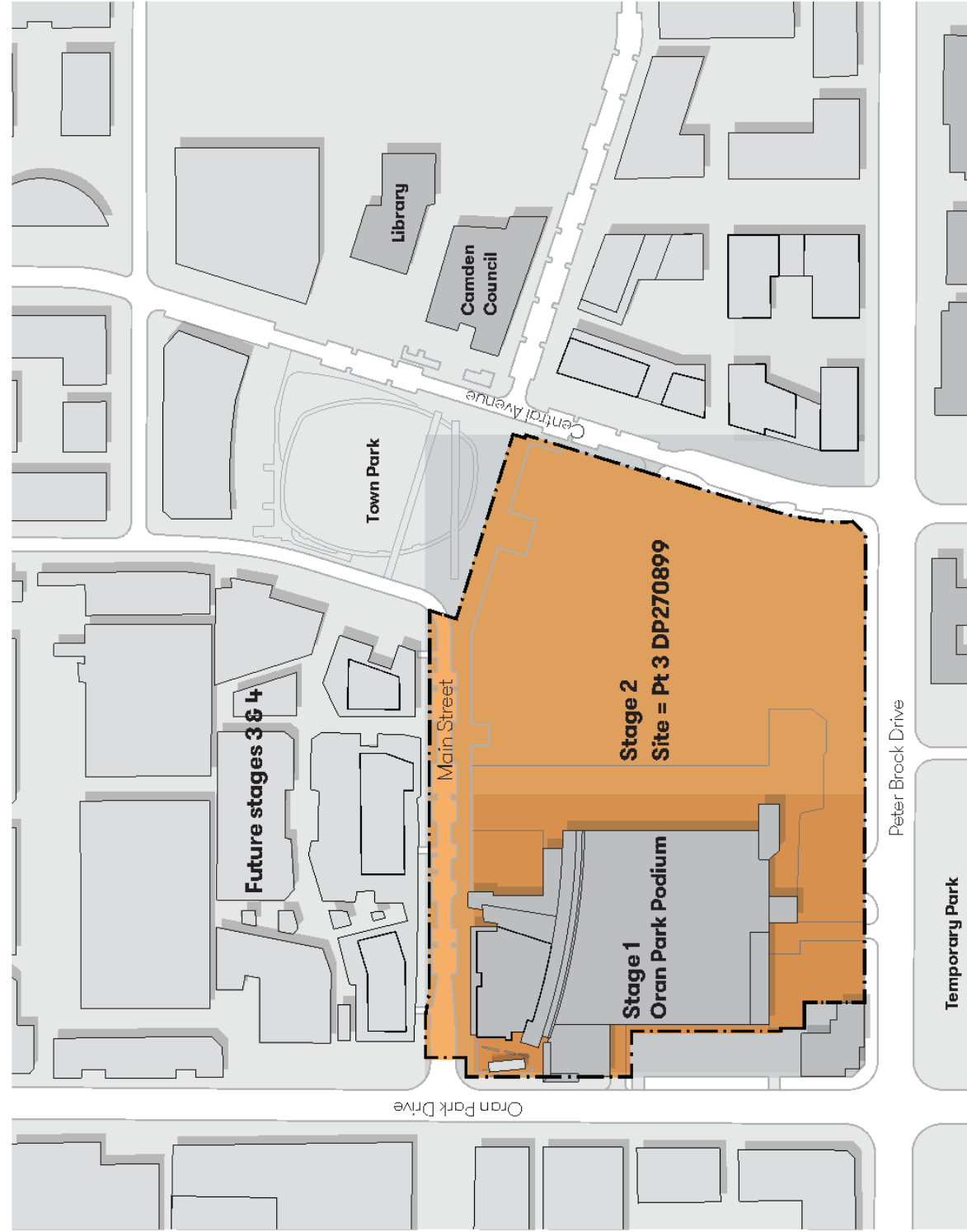
Site Analysis

[Aerial Photograph]



Site Analysis

[Site Context Plan]



Site Characteristics

The site of the proposal, which includes the existing Oran Park Podium retail centre, is 55,260 sqm in area and is part of a larger landholding earmarked for the further expansion of the retail centre under the Town Centre Masterplan.

The site is surrounded on three sides by public roads. Oran Park Rd, the major access road to the Town Centre from the south, Peter Brock Drive, connecting the Town Centre to The Northern Road and Central Ave, the civic spine of the Town Centre. To the north is the established Town Park, jointly funded and constructed by the applicant and NSW Urban Growth. Also, to the north is Main St, a suspended roadway on the Podium property, which is proposed to be extended east and which becomes pedestrianised between the Town Park and the expanded retail centre.

An area of the site fronting Central Ave and Peter Brock Drive has been set apart for the development of additional residential buildings in the future.

The edge of the site falls approximately 0.5m from west to east and a further 0.5m from north to south along Central Avenue. Given the length of the property boundaries these relatively minor falls have not restricted continuation of the retail centres main floor and at grade access can be provided to all new entry points to the retail centre and residential entries.

The area of the property where the new work is proposed has already been partially excavated in anticipation of the expansion of the basement parking.

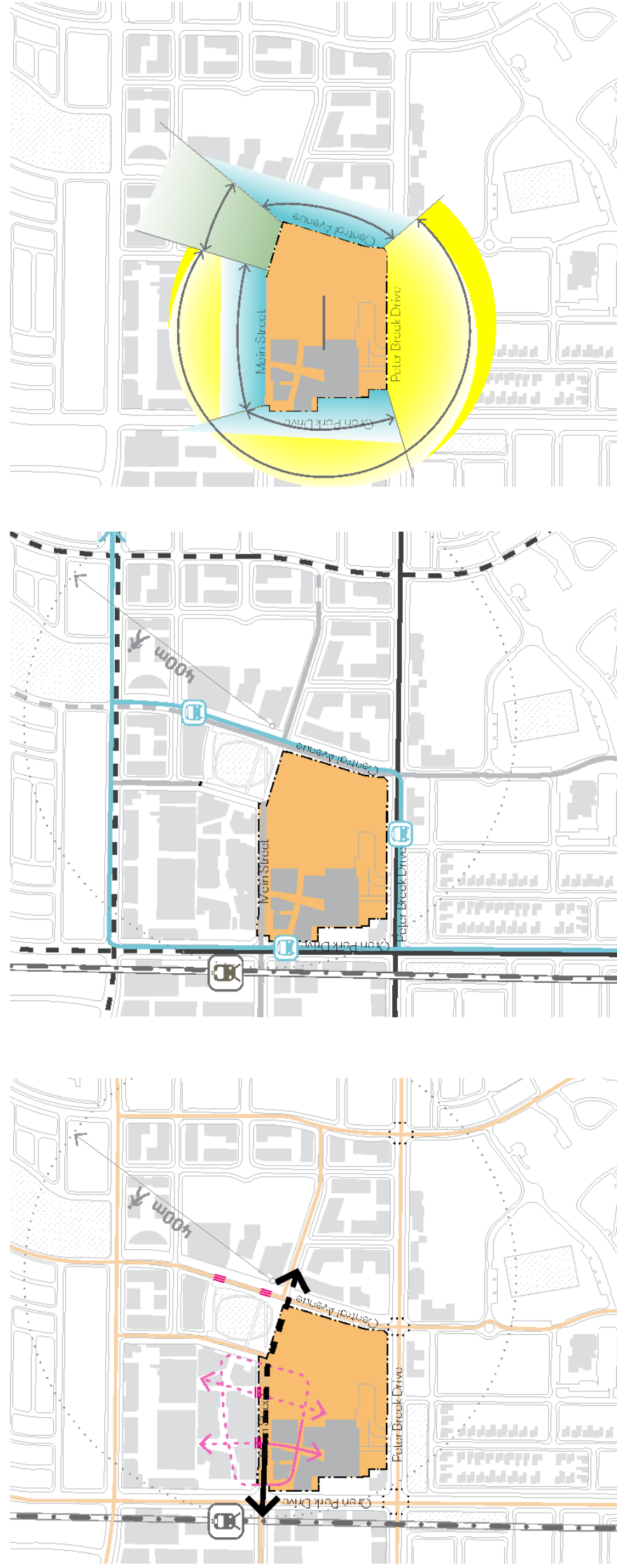
Address 351 Oran Park Drive

Zoning B2 Local Centre

SEPP [Sydney Regional Growth Centres] 2006

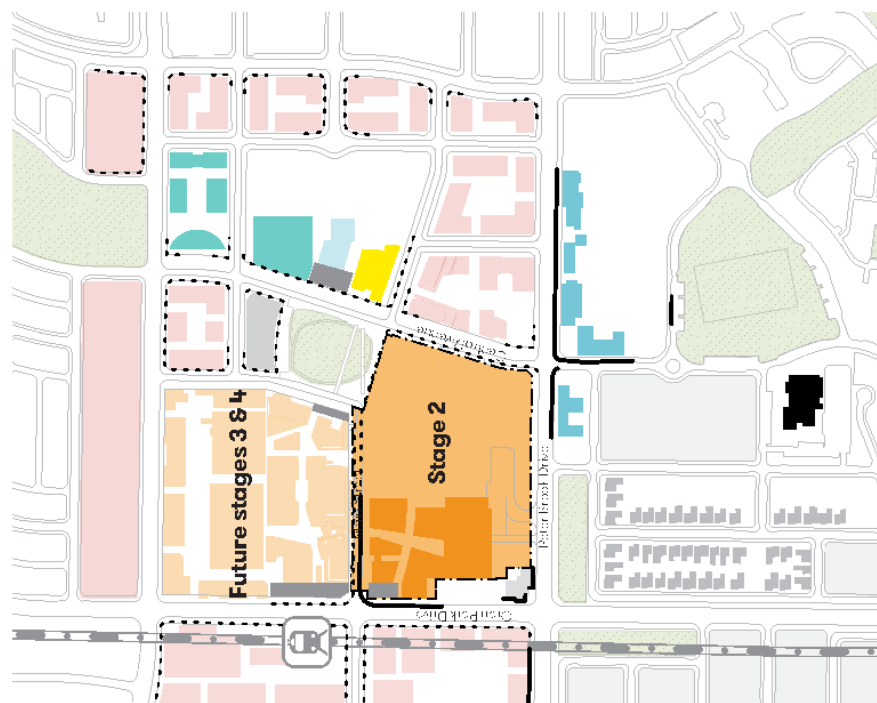
Total Site Area 55,260 sqm

Site Analysis



Site Analysis

[Land Uses]



Site Analysis Summary

The site occupies a substantial footprint at the heart of the Oran Park Town Centre, at the nexus of civic, community, open space and retail uses. The perimeter road and pedestrian network provides exceptional connectivity to these uses, with growing transport options, which will only be enhanced with the proposed North South Rail corridor to Oran Park and beyond.

The northern and easterly facing aspect provides excellent opportunities for solar access to residential apartments with open vistas across the Town Park and at levels above the podium, to distant views over Oran Park to the Blue Mountains.

The openness of the site in the north east corner facilitates the location of a significant residential component providing iconic built form as key visual markers in the urban fabric of the Town Centre. The location of a tall building element on the corner of the Town Park and Central Ave will have no adverse environmental impact on either the Town Park or the Civic precinct, minimal impact on the mixed-use precinct to the east, and no impact on any residential areas.

The expansion of the Oran Park Podium retail centre is intended to provide an enhanced food and beverage offering with the opportunity for outdoor dining, activating the precinct beyond normal shop opening hours and introduce a commercial building to further invigorates and supports the Town Centre activity. The synergy between mixed-use retail and commercial with the residential development identifies this site is an ideal location for increased residential density and building height.

Urban Design Analysis



**scott
carver** [DA Design Report]
[20170013][ORAN PARK PODIUM STAGE 2A]

Strengthen Opportunities

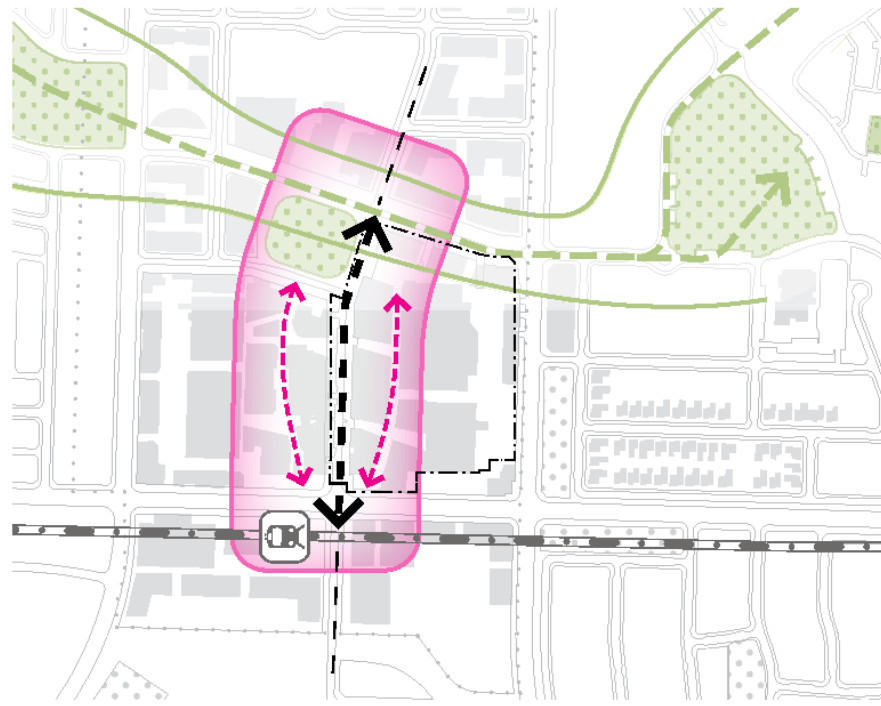
The Stage 2 development of the Town Centre plays a pivotal role in enhancing the structure and character of the Oran Park Town Centre. The Stage 2 Development is located at the nexus of the 'urban axis' and the 'nature axis'.

The urban axis is primarily defined by the Main Street, which is linked to the nature axis to the East. The nature axis ensures a variety of connected open spaces within the Oran Park Town Centre.

The existing Town Park is located adjacent to the Civic Node and is the iconic open space along the nature axis.

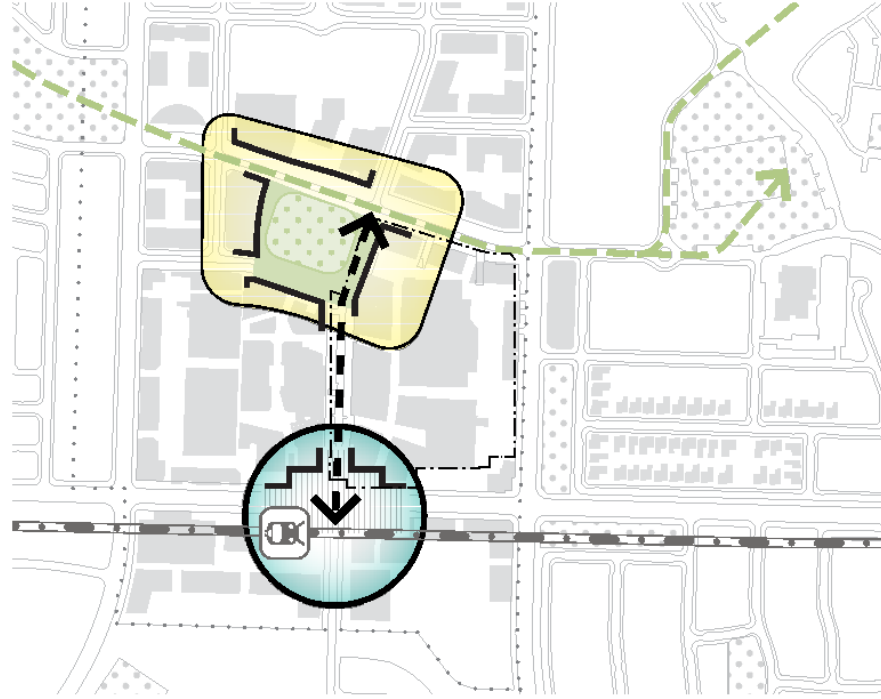
The Stage 2 development has extensive frontage along both the urban and the nature axis and fronts onto the Town Park.

As a result the Stage 2 development is ideally positioned to be the landmark development that visually anchors the Main Street and the Civic Node.

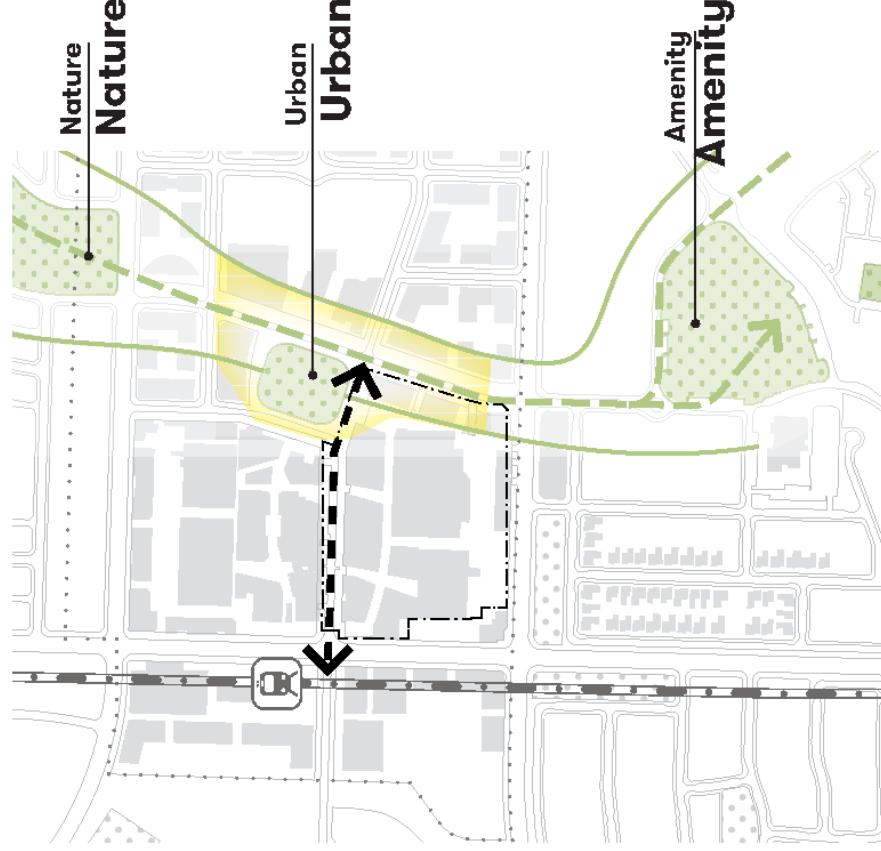


Urban + Nature Axis

- Urban axis
- Nature axis



Defining Main Street



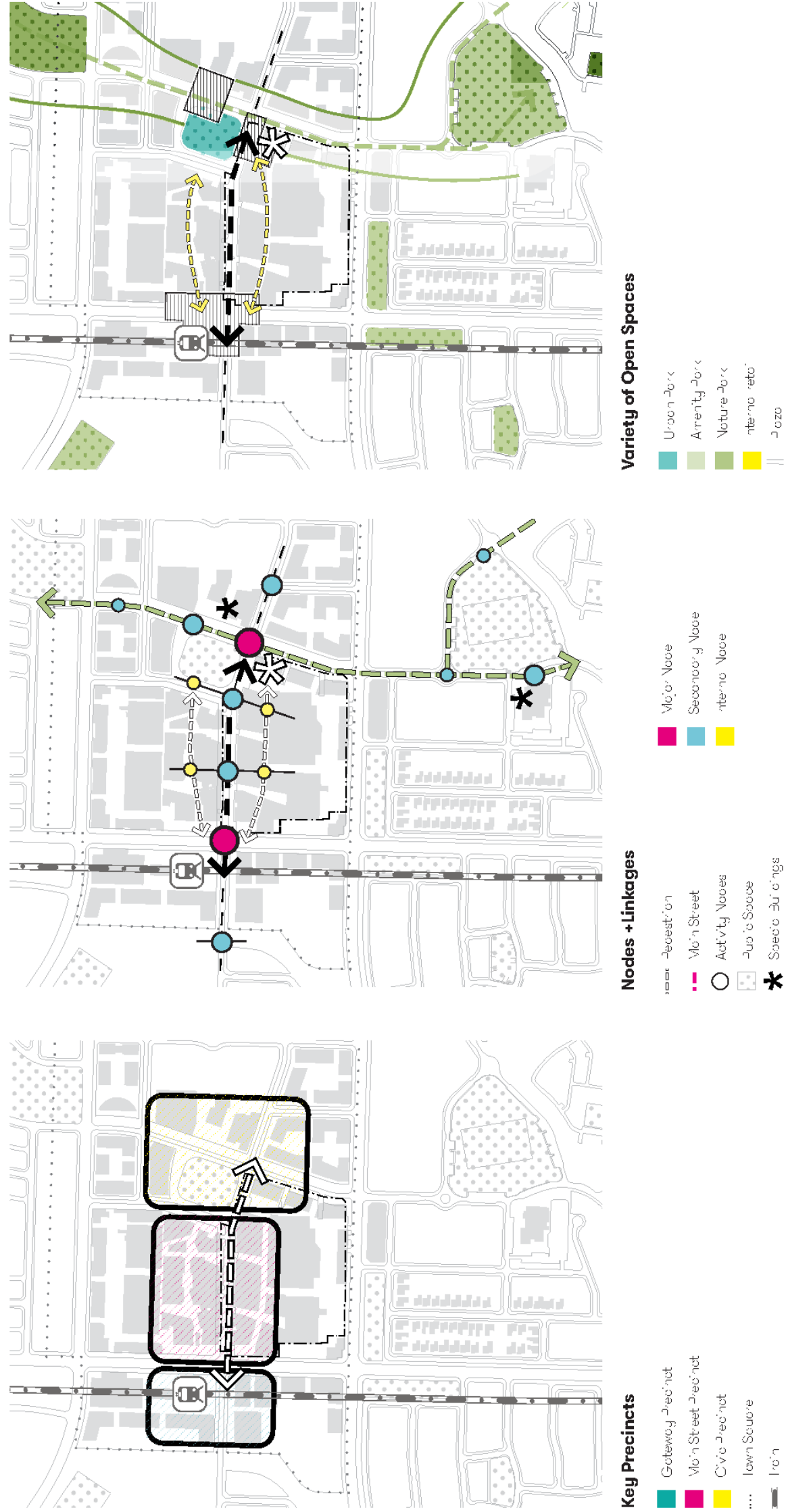
Variety Along Green Corridor

Reinforce Town Centre Structure

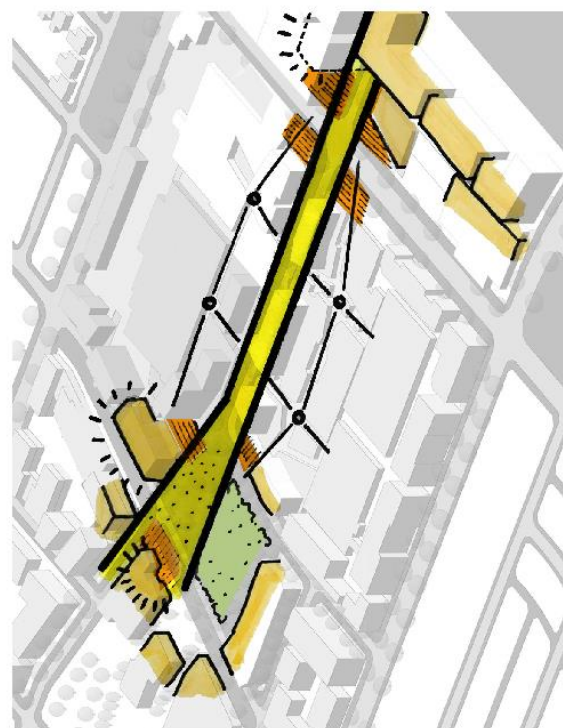
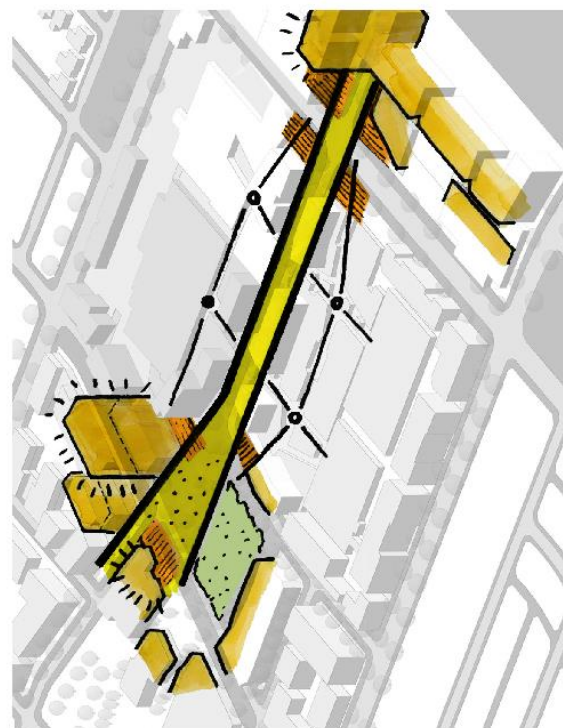
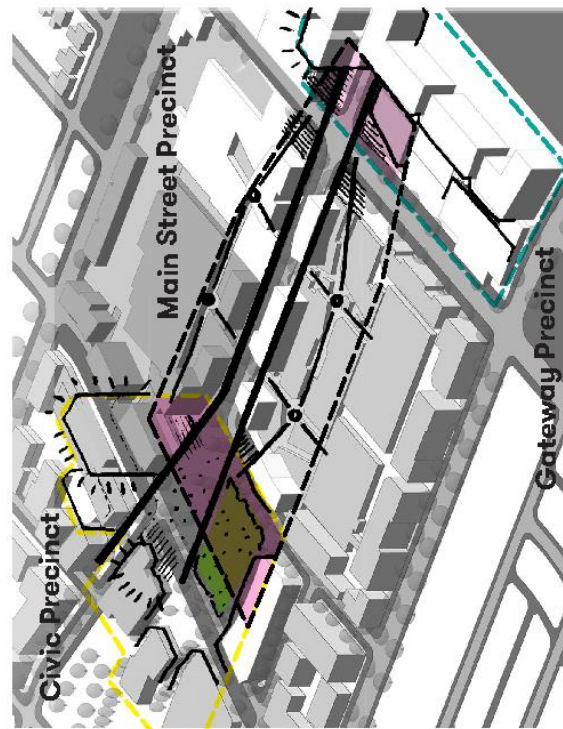
The Stage 2 development is located in the heart of the Town Centre next to the Town Park, Library and Council Offices. It is therefore a strategic development and part of the broader 'Civic' precinct.

Due to its location, the Stage 2 development will comprise of a vibrant ground level activation through active edges that foster interaction between the public domain and the retail centre.

A variety of visual nodes, open spaces and pedestrian linkages further reinforce the Stage 2 development and overall Town Centre Structure and the delivery of a walkable and legible Town Centre that is a pleasant, activated and safe.



Balancing Precincts in Overall Town Centre



The Gateway Precinct will encourage density and height. The Civic Precinct at the other end of the Main Street with augmented height and density counter balances the Gateway Precinct, ensuring activity and Town Centre gravitas around the Civic Precinct as the heart of the community.

Allowance for focused distribution of height and density around the Gateway and the Civic Precinct ensures a balanced Town Centre, whilst becoming the anchors of the Main Street. The Stage 2 development is strategically positioned adjacent to the park and additional amenities. Increased height and density here will activate the Civic Precinct and support the retail centre.

Built Form



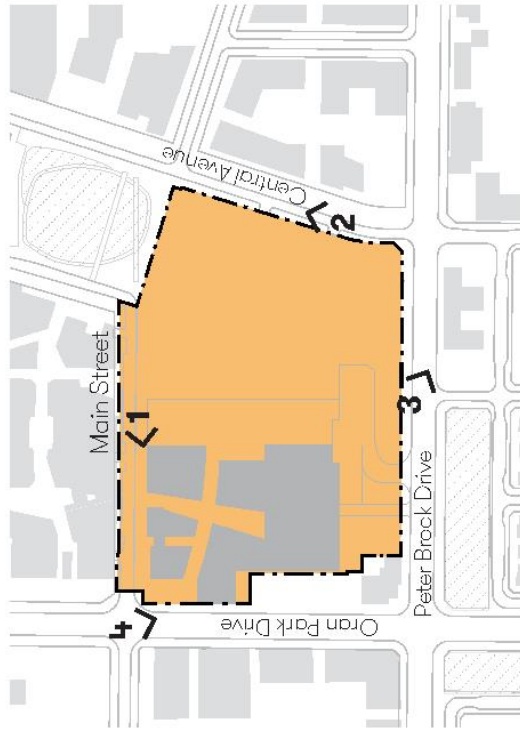
scott carver [DA Design Report]
 [20170013][ORAN PARK PODIUM STAGE 2A]

[Camden Council Building] 17

Town Centre Evolution

[Streetscapes]

Key Plan



Streetscape Character

The character of the Oran Park Town Centre is in a state of evolution. Prior to the construction of the Camden Council Administration Building, the area was dominated by the Podium retail centre with its 4 storey commercial component on the corner of Oran Park Drive and Main St and the smaller scaled Sales and Information Centre on the Peter Brock Drive Corner. The Council Administration Building is now complete and operational, and the adjoining Library is under construction. Both have significant setbacks from the street alignment creating public open space in front of them.

No development currently exists to the north, east or west. To the south, on the opposite side of Peter Brock Drive, is a single storey child care centre and a temporary park earmarked for medium density residential development. Beyond that the streetscape character becomes one and two storey single residences.

The conclusion that can be drawn is that the Oran Park Podium development will continue to provide the dominant streetscape character, extending the two storey scale retail character along Main St to the corner of Central Avenue and returning down Central Avenue for distance of approximately 30 metres, before being articulated by the residential Building 2 Entry. The remainder of the building is setback and comes to the ground prior to the location of the residential carpark entry. The remaining frontage of Central Avenue anticipates future multi-unit residential development, with the opportunity for courtyards and street address for ground floor apartments. A proposed 4 storey Commercial building will sit between the proposed Residential Building 1 and existing commercial building to consolidate the frontage of Main Street.

There will be no significant change to the streetscape in Peter Brock Drive as the retail component is well setback, in line with the existing.



[1] Main Street



[2] Central Avenue



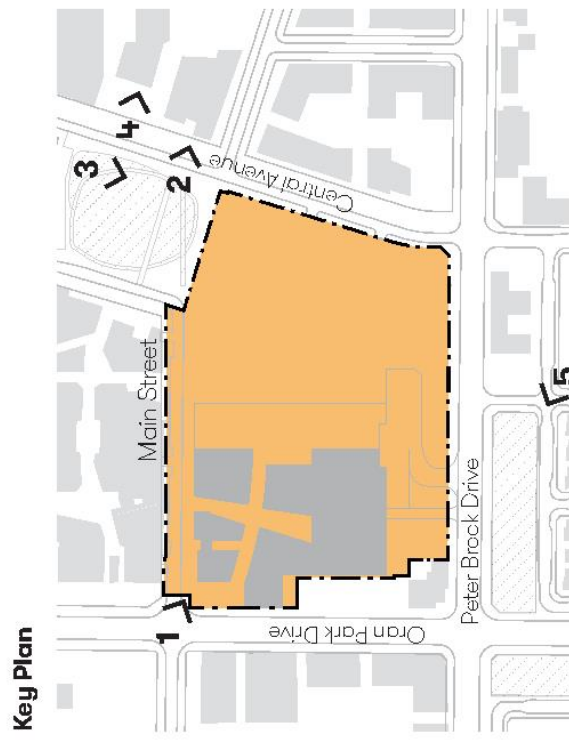
[3] Peter Brock Drive



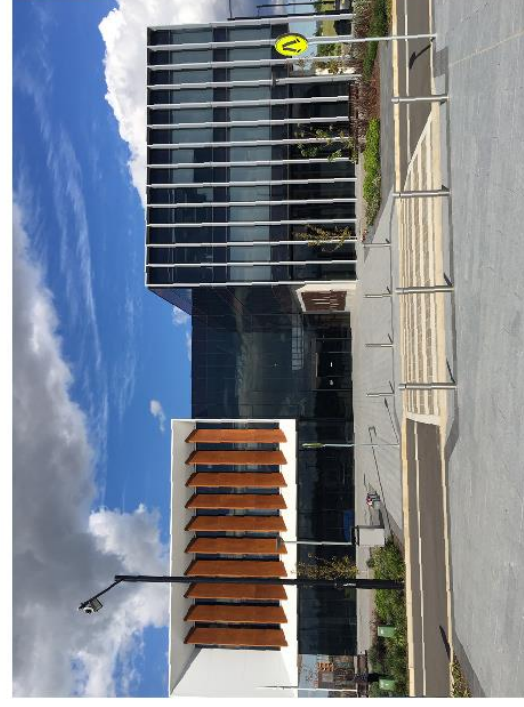
[4] Oran Park Drive

Town Centre Evolution

[Built Character, typologies and materials]



[1] Oran Park - Stage 1



[2] Camden Council



[3] Town Park Pavilions

Built Character

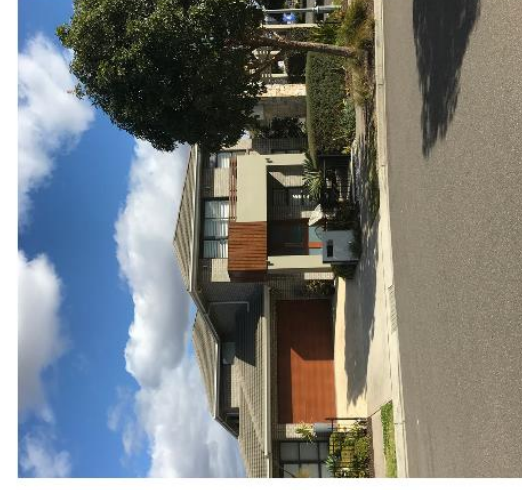
As can be seen from the limited number of buildings completed or proposed in the immediate vicinity, there is a diversity of architectural expression. The Council Administration Building and the Library building are of significant architectural quality. Of lesser quality, but still expressing a unique architectural character is the 4 storey commercial component of the Oran Park Podium. The retail centre itself is not untypical of contemporary, cost effective retail architecture.

The extension of the retail centre will occupy approximately 70% of the street frontage between the existing commercial building and Central Ave. This provides the opportunity to redefine the architectural character of the street front and to provide a coherent, relational transition to the proposed residential buildings.

The intention is to provide a built character consistent with the Oran Park Precinct DCP 2007 objective of providing "high quality built form and energy efficient architectural design that promotes a 'sense of place' and modern character for the Town Centre".



[4] Library - Construction Completed



[5] Private Residential

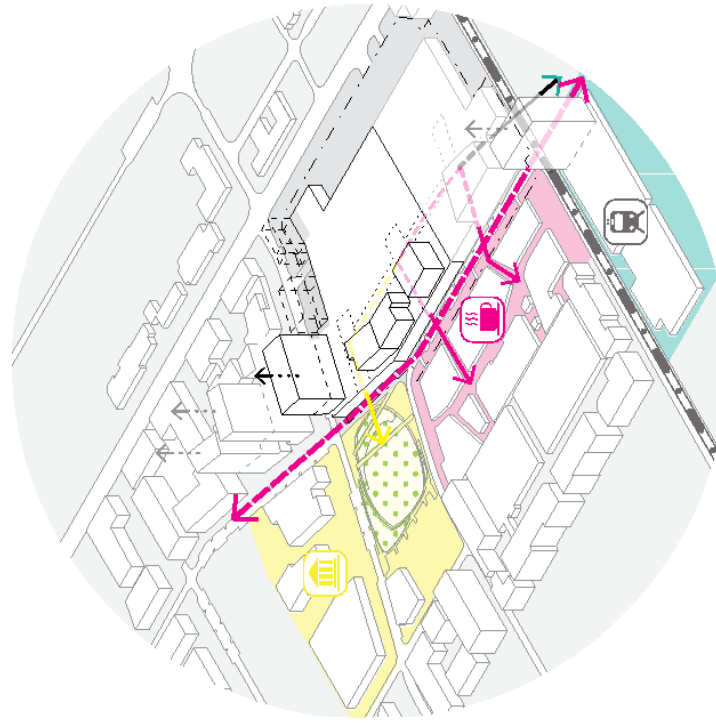
Design Principles

The Stage 2 development of the Town Centre represents an opportunity to enhance the structure and character of the Oran Park Town Centre. Oran Park is currently undergoing a population growth at a considerable rate and with this growth: a vibrant and connected town centre is pivotal to success of Oran Park.

The key elements of Stage 2 of the town centre are:

- A **landmark development and visual anchor** to announce the nexus of the 'urban axis': Main Street and the 'nature axis': Central Avenue and the arrival at the Civic Precinct. The Stage 2 development is ideally positioned to be the landmark development that visually anchors the Main Street and the Civic Node.
- A **balanced Town Centre**. Allowance for focused distribution of height and density around the Gateway Precinct and the Civic Precinct ensures a balanced Town Centre, whilst becoming the anchors of the Main Street. Increased height and density here will activate the Civic Precinct and support the retail centre, generating local job opportunities and increased amenity.
- Reinforcing a **connected and walkable town centre**, with pedestrian linkages to stage 1, future developments and the Town Park.
- A **vibrant ground level with active edges** fosters the **interaction between the public domain and the retail centre**. Weather protected outdoor rooms for café and restaurant dining connect the retail to the public domain.

- Reinforcing the **Town Centre as place for social gathering and community interaction**. The 'Market Place' dining precinct reinforces the town centre as the social hub, as it becomes an extension of the Town Park.
- **Bringing the outside in**: a naturally ventilated wintergarden connects the "Market Place" to the Town Park. Day light and sky views are brought into pedestrian links and into the marketplace through large light canons, high level windows and angled entry canopies.
- A **vibrant community of diverse social interactions**: by providing a variety of apartment typologies and communal open space that is bursting with community activities and programmed spaces.



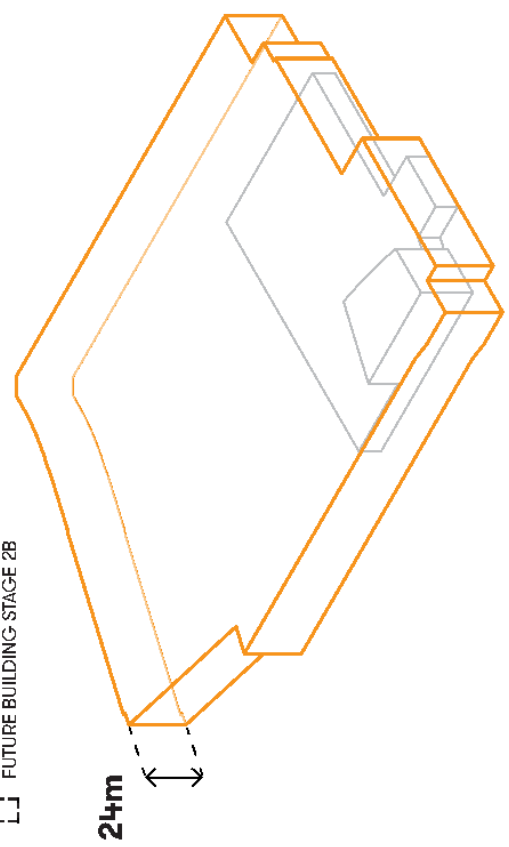
Concept Diagram

- GATEWAY PRECINCT
- MAIN STREET PRECINCT (INCLUDING FUTURE STAGES)
- CIVIC PRECINCT
- GREEN SPACE
- PROPOSED BUILDING STAGE 2A
- FUTURE BUILDING STAGE 2B
- SURROUNDING BUILDING
- ↑ DENSITY GROWTH
- MAIN STREET

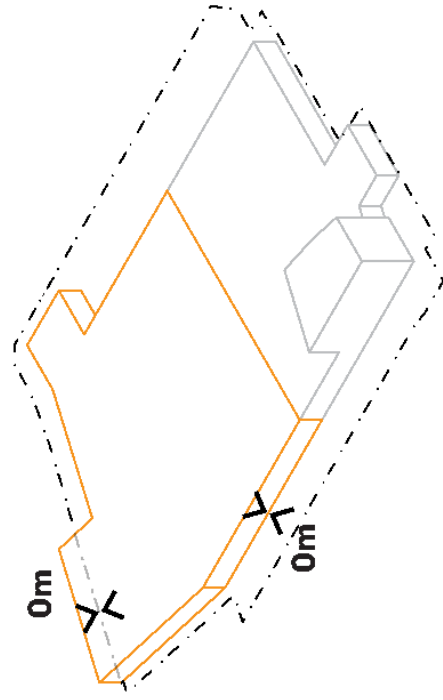
Massing Strategy

[Study on the development of the building form and key design strategies.]

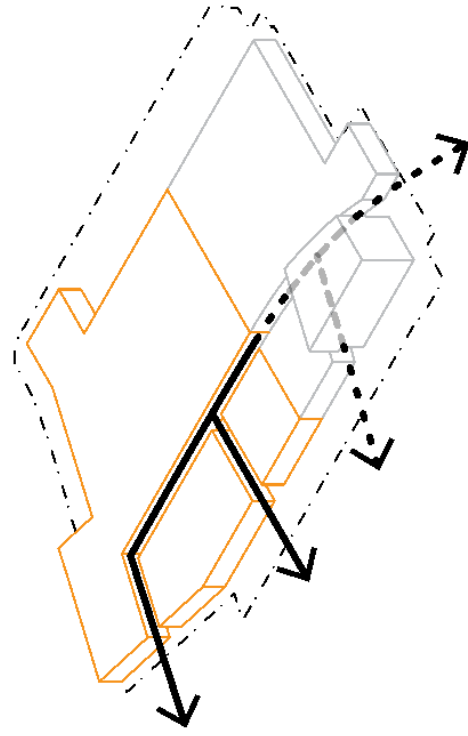
LEGEND
[] FUTURE BUILDING STAGE 2B



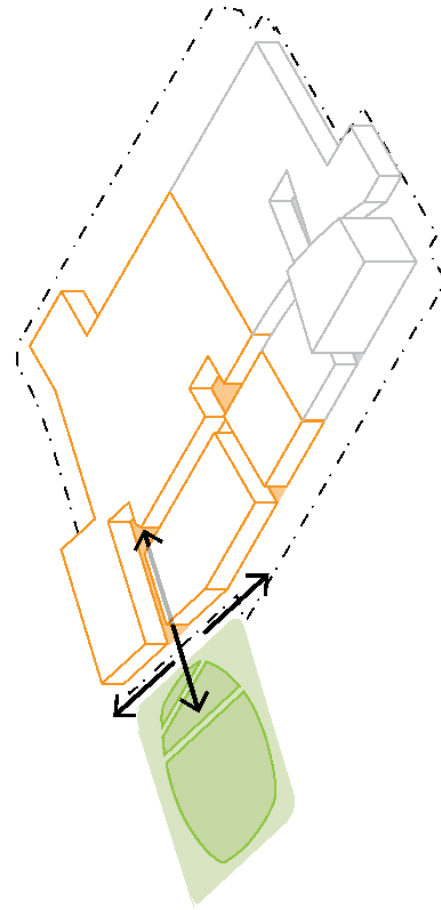
[1] Building envelope



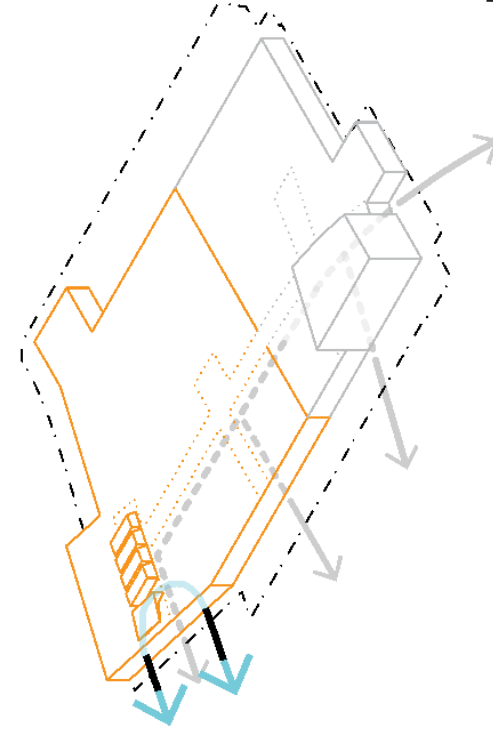
[2] Site setbacks + Retail massing



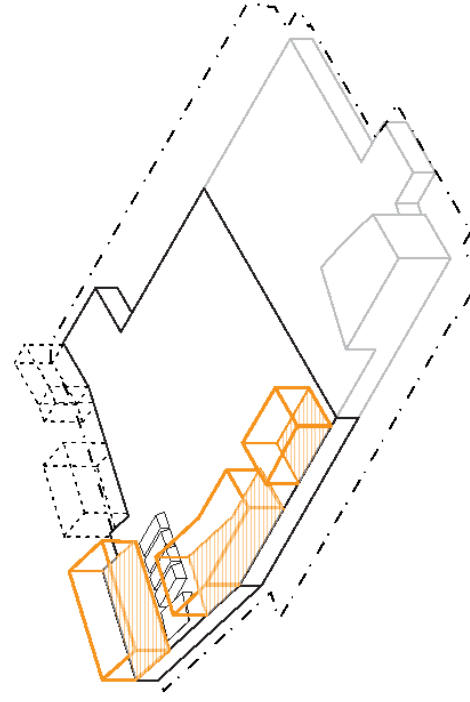
[3] Site links + Circulation



[4] Orientate link to Park and add Marketplace



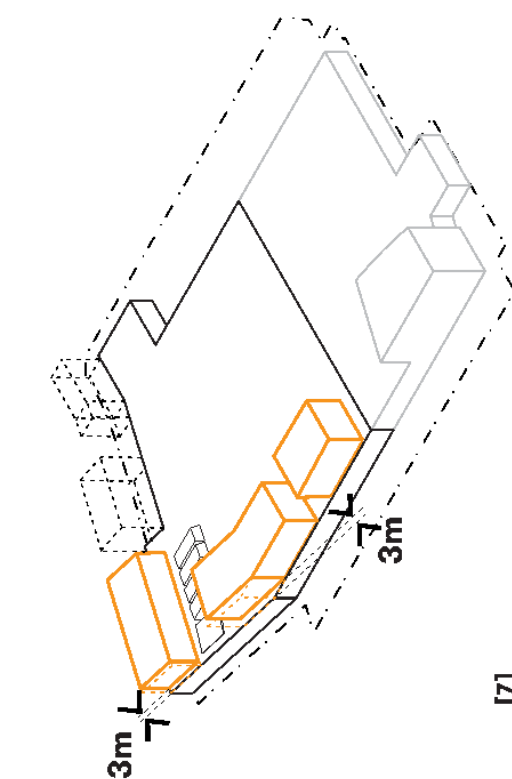
[5] Introduce daylight into the Marketplace



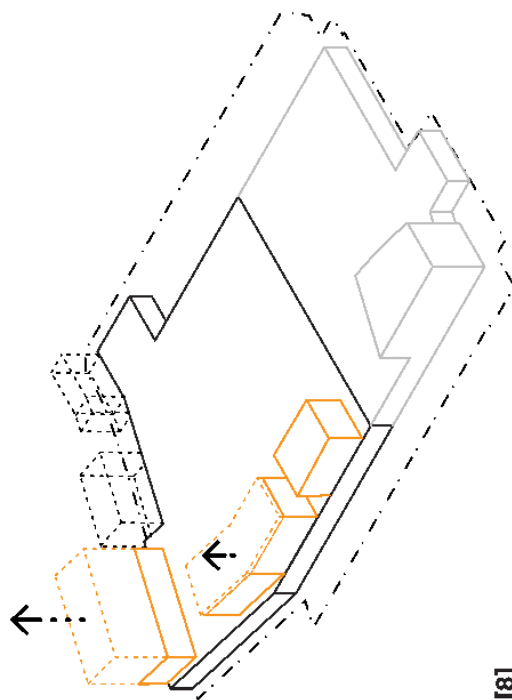
[6] Residential + Commercial frontage to streets

Massing Strategy

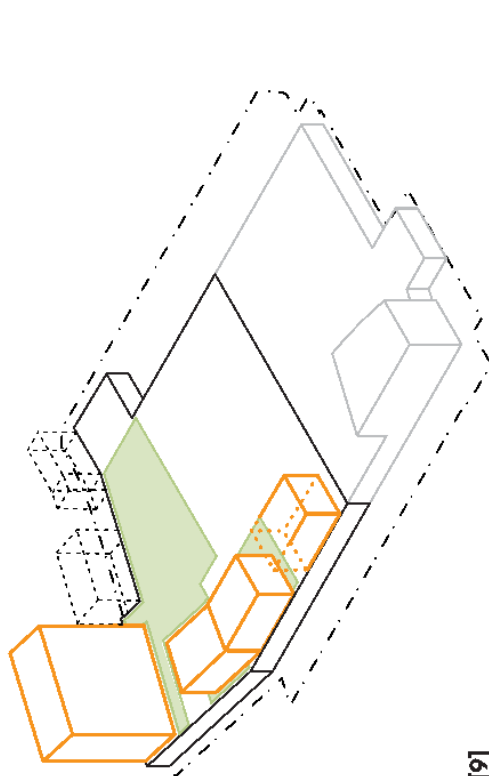
LEGEND
 FUTURE BUILDING STAGE 2B



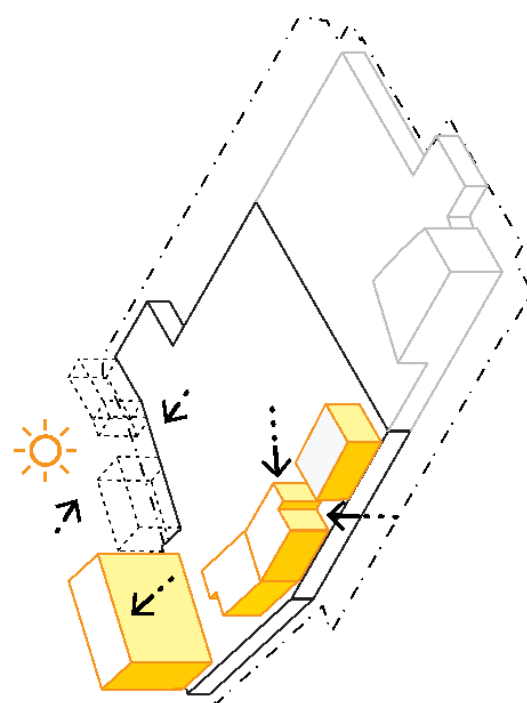
[7] Set back from street to define Retail



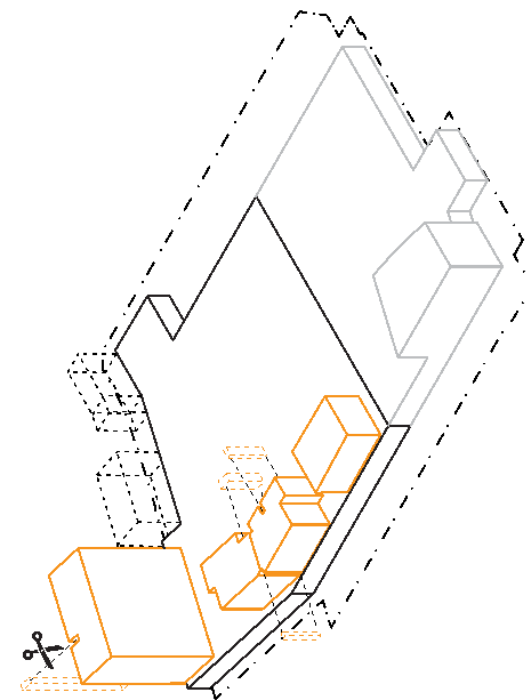
[8] Increase density at view points and town centre anchor points



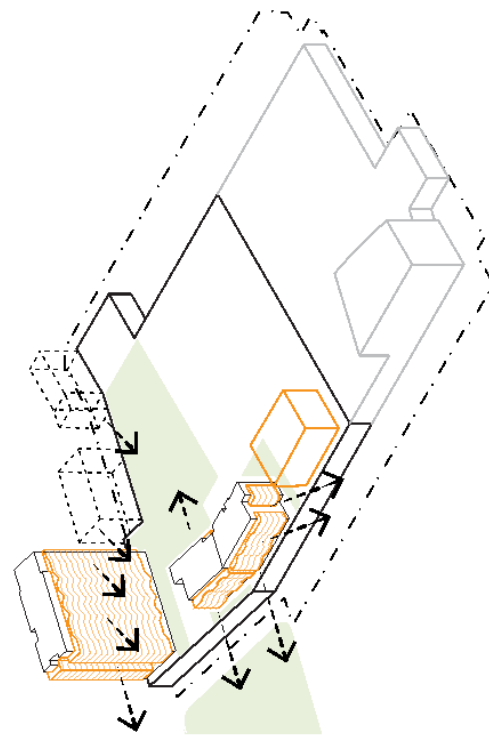
[9] Communal Open Space



[10] Maximum solar opportunities



[11] Articulation for residential cross ventilation



[12] Balconies articulated to capture views

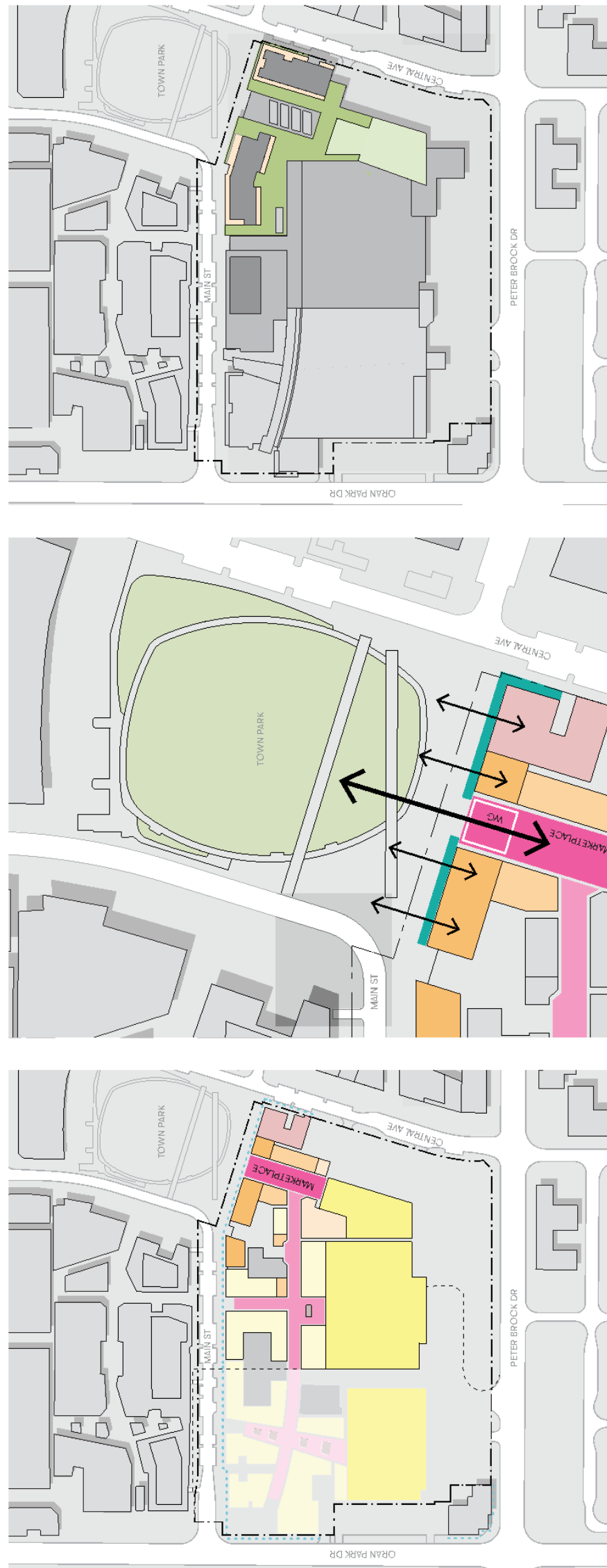
Environmental, Social & Economic Sustainability



scott carver [DA Design Report]
 [20170013][ORAN PARK PODIUM STAGE 2A]

Social and Economic Sustainability

Active ground floor, dining precinct and level 1 communal open space



Ground Floor Activation and Uses

- [Dashed Box] SITE BOUNDARY
- [Dotted Line] STAGE LINE
- [Yellow Box] SPECIALITY RETAIL
- [Orange Box] RESTAURANT
- [Pink Box] ARCADE
- [Red Box] TAVERN
- [Light Orange Box] FOOD RETAIL
- [Light Yellow Box] FRESH FOOD
- [Pink Box] MARKETPLACE
- [Blue Dashed Line] ACTIVE STREET FRONTAGE

Dining precinct relationship to park

- [Dashed Box] SITE BOUNDARY
- [Pink Box] MARKETPLACE
- [Light Green Box] WINTER GARDEN
- [Pink Box] ARCADE
- [Light Green Box] TOWN PARK
- [Teal Box] OUTDOOR DINING
- [Black Line] PARK CONNECTION

Level 1 Podium Communal Open Space

- [Dashed Box] SITE BOUNDARY
- [Light Green Box] PRIVATE OPEN SPACE
- [Light Green Box] COMMUNAL OPEN SPACE
- [Light Green Box] COMMUNAL LANDSCAPED SPACE
- [Grey Box] EXISTING ROOF
- [Dark Grey Box] PROPOSED ROOF
- [Dark Grey Box] BUILT ENVELOPE

Climate Analysis

[Thermal comfort, Rain, Wind + Solar Access]

[The moderate climate at Oran Park presents an opportunity to create comfortable outdoor spaces, making use of the northern solar access and summer breezes. Due to the rainfall and higher winds speeds in the cooler months these outdoor spaces will need to be weather protected.]

Comfort Statistics (day)

42%
of the year

Comfortable outdoor temperatures



North to east facing outdoor areas here have good access to cooling breezes in warmer months

3.8m/s average wind speed

Wind protection also needed for comfort in cooler months

19°-26°

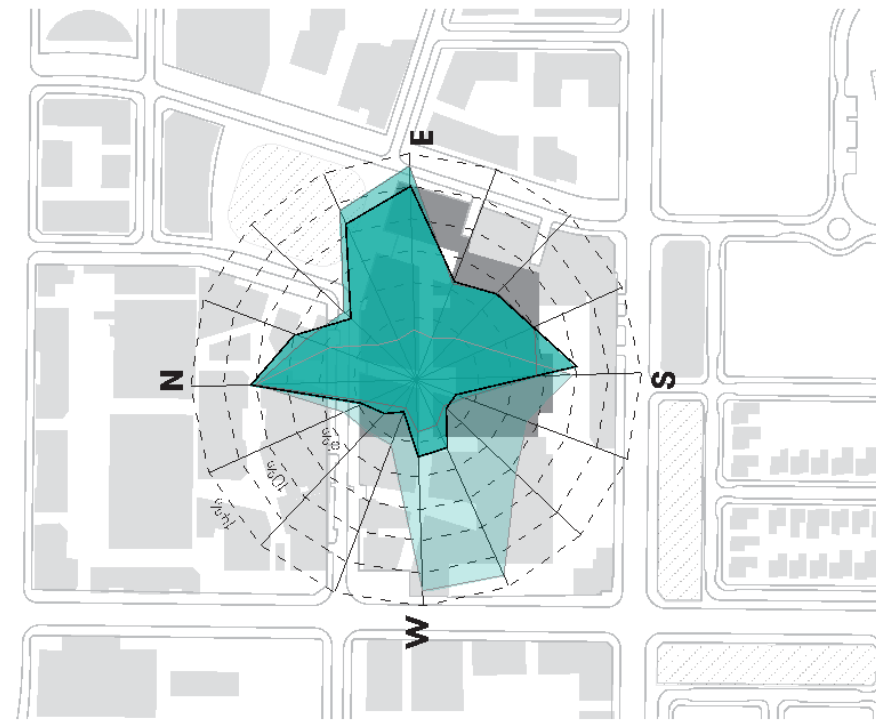
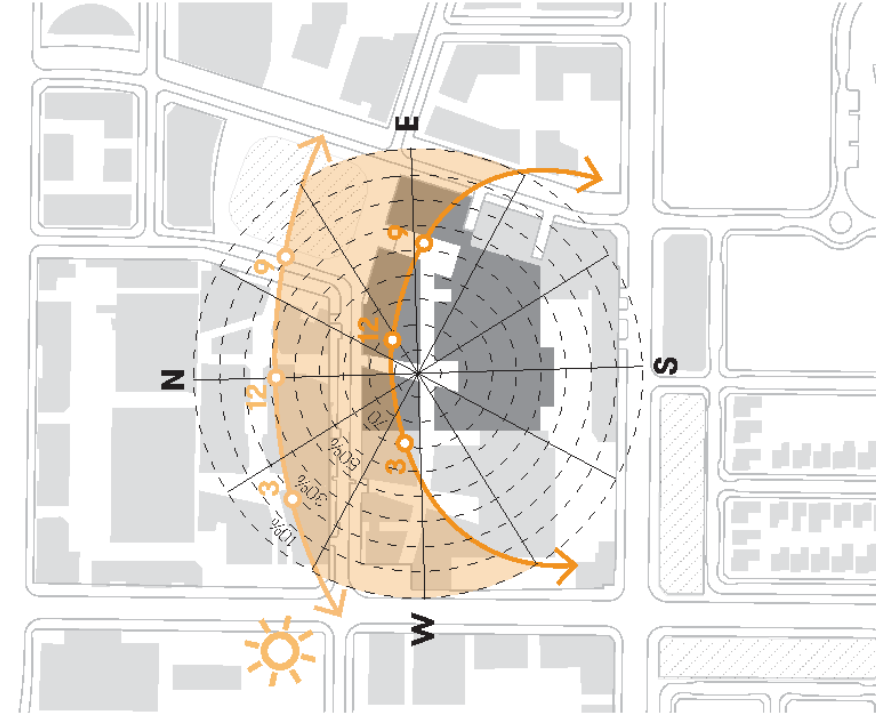
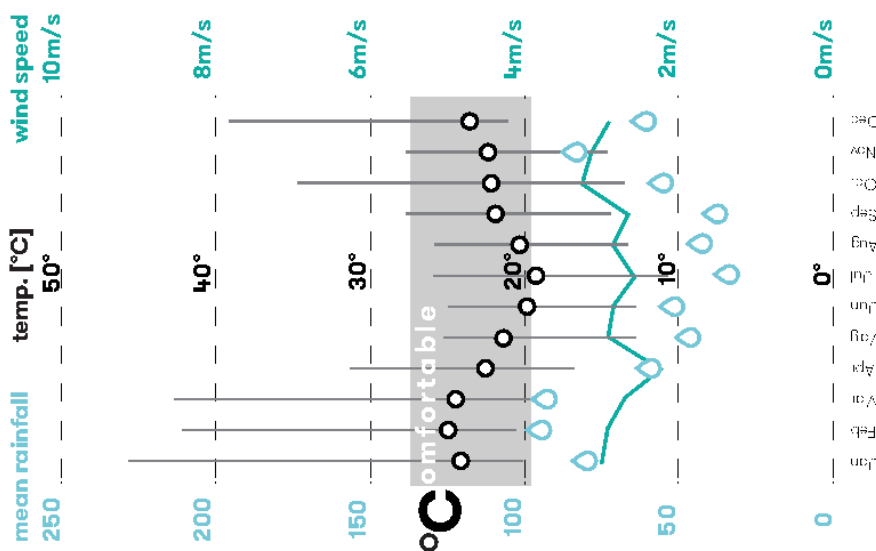
External temperature comfort (including winds) for 10 months of the year



High rainfall February and March 60-80mm per month



obstructing high summer sun and allowing in low winter sun



Comfort: rain, temperature and wind

Site wind rose overlay [day 800am - 800pm]

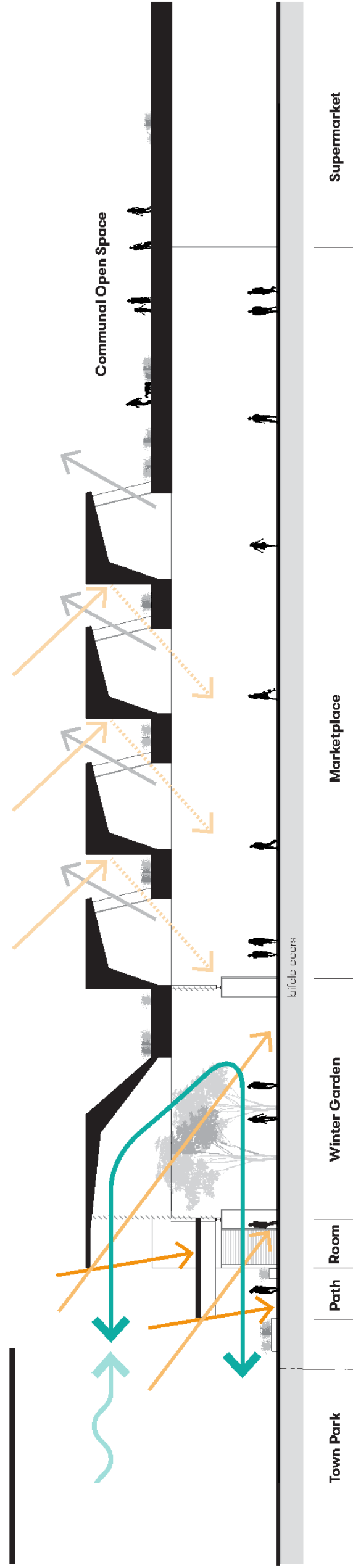
Site sun path overlay

ANNUAL
SUMMER
WINTER

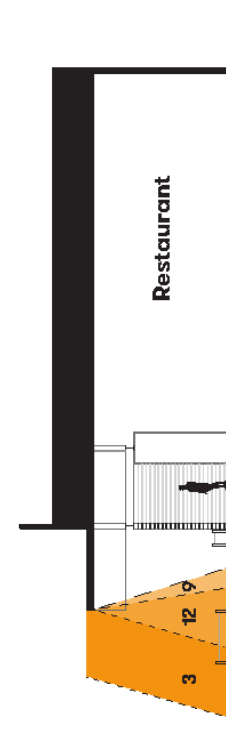
SUMMER SOLSTICE [21 DECEMBER]
WINTER SOLSTICE [21 JUNE]
ANNUAL VARIATION

Environmental Design

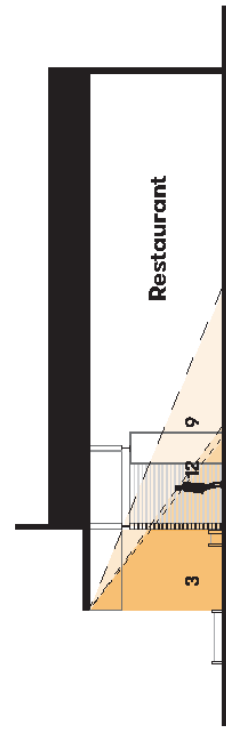
[Retail Design - ventilation, solar and sky views]



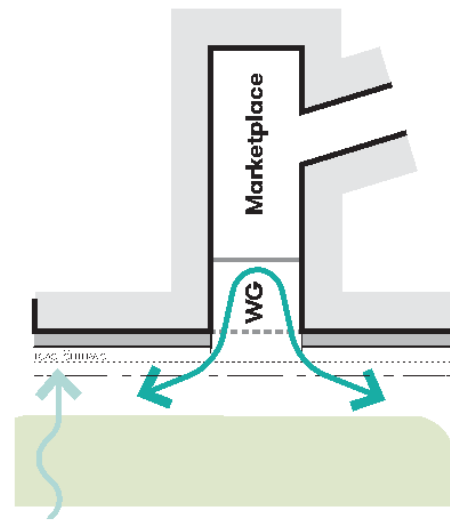
Design Section



Summer solstice [21 December]



Winter solstice [21 June]



Summer, Autumn and Spring Ventilation



- Summer solstice [21 December]
- Winter solstice [21 June]
- Reflected sky light
- Cross ventilation
- Prevailing winds
- Sky views

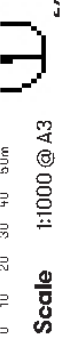
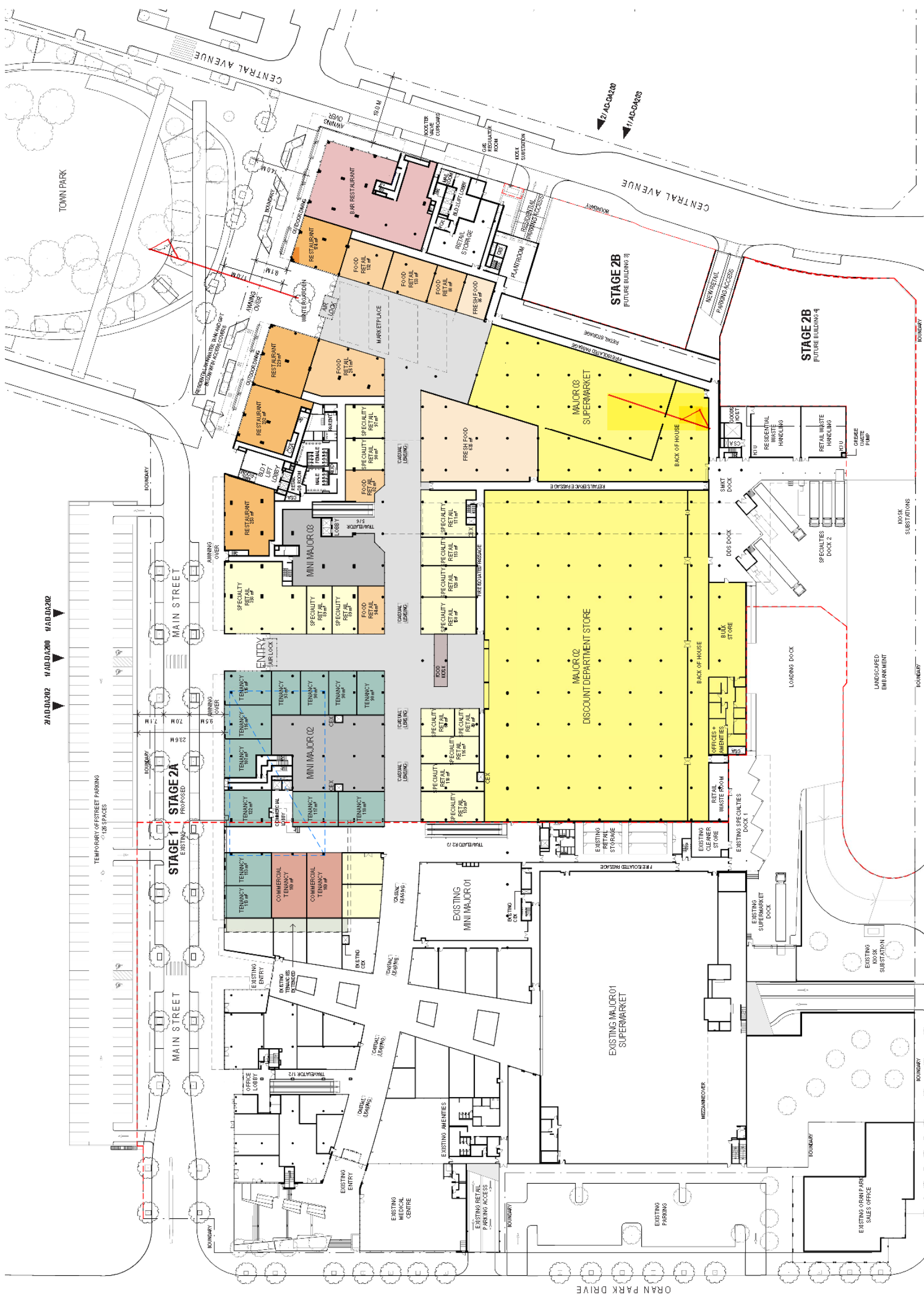
Key

The retail and dining precinct is orientated towards the Town Park to the north, optimising solar access and summer breezes and thereby encouraging outdoor activities.

This dining edge to the Town Park, has a series of urban rooms that are weather protected during the cooling months by the use of bifolds and planting.

The winter garden that connects the "Market Hall" to the Town Park is naturally ventilated, making the most of the moderate climate and breezes.

The Market Hall and retail arcades maximise the use of natural lighting through the introduction of skylights for daylighting. The skylights in the "Market Hall" are orientated to the south to maximise daylight and sky views, but ensure no direct sunlight fall upon the food and beverage tenancies below. The entry canopy to the precinct is angled to let in winter sun but block the hot summer sun.

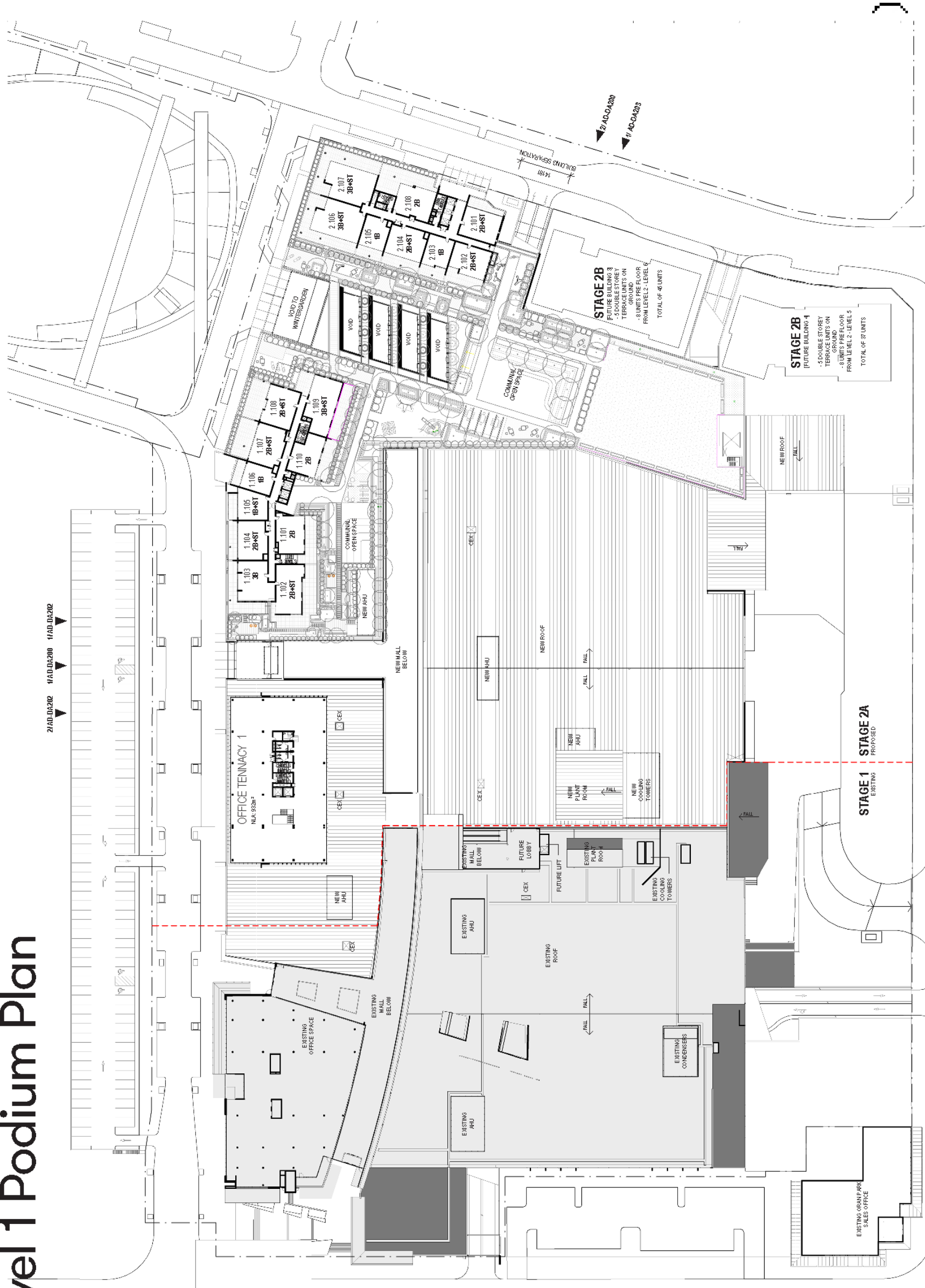


Scale 1:1000 @ A3

[DA Design Report] [20170013] ORAN PARK PODIUM STAGE 2A

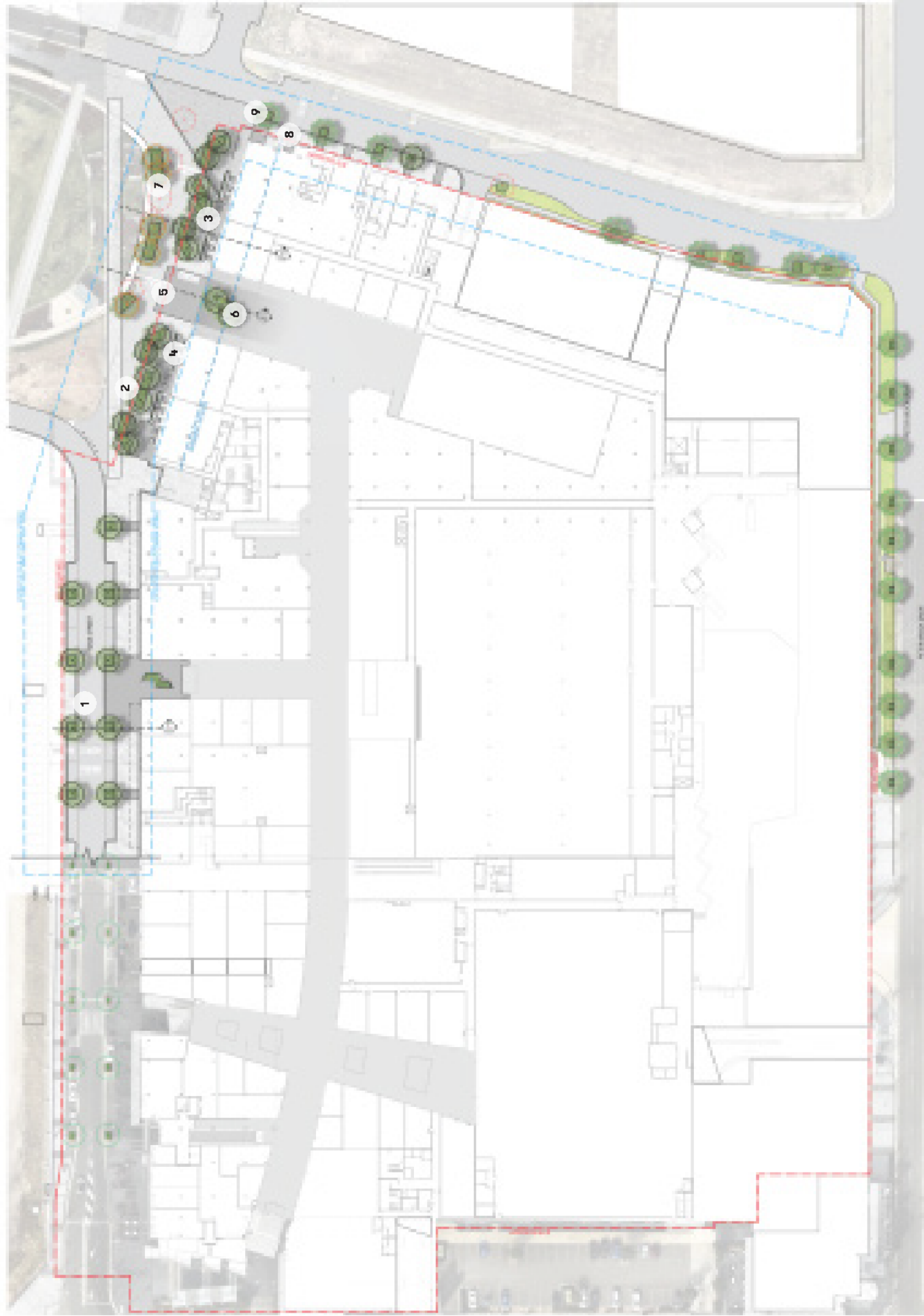


Level 1 Podium Plan



Public Domain

[Site Strategy]



[FOR REFERENCE ONLY: REFER TO APPENDICES 20170104-LD-CD100]

LEGEND

- 1 Proposeo Pyrus ussuriensis to tie into existing street tree planting palette on Main St.
- 2 Proposeo Pyrus ussuriensis to retail breakout area to provide shade and mitigate prevailing winds.
- 3 Outdoor dining areas to encourage public domain activation for ground floor tenancy's.
- 4 Raised planters to tie into outdoor structure and create a sense of enclosure and shade for ground floor tenancy's.
- 5 Paving palette for the proposed retail to seamlessly tie into the existing parklane character. Granite paving to match existing.
- 6 Winter Green. Transition space between the public domain and retail centre. Large tree planting of Native Frongiponi to maximise deep soil area combined with lush plantings of Ficus lyrata and understory planting to create visual interest upon arrival.
- 7 Existing trees to park edge to be transplanted to tie into existing parklane character. Irons planted trees to be consolidated into proposed green areas with native understory planting.
- 8 Upgrades to paving and pedestrian access to Central Avenue including granite infill and bonding as per Oran Park Town Centre Public Domain Manual. Existing Corymbia citriodora street trees to be retained and protected.
- 9 Additional Corymbia citriodora street to unify Central Avenue and provide a sense of scale to the proposed retail.

Public Domain

[Retail + Park Interface]



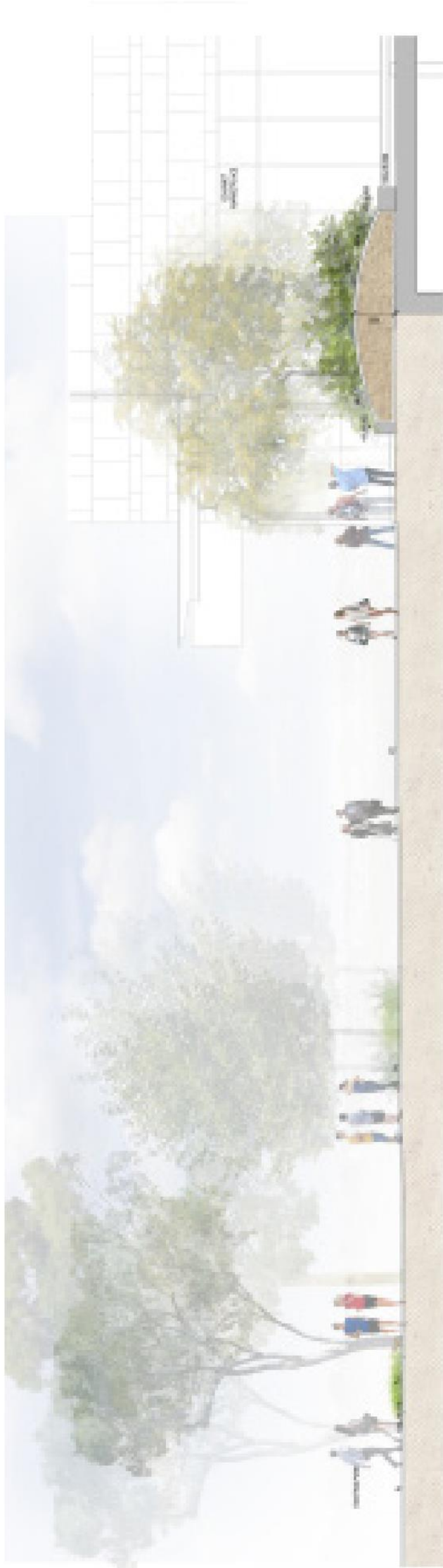
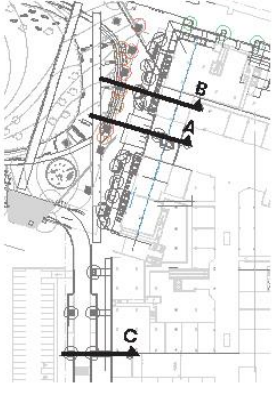
LEGEND

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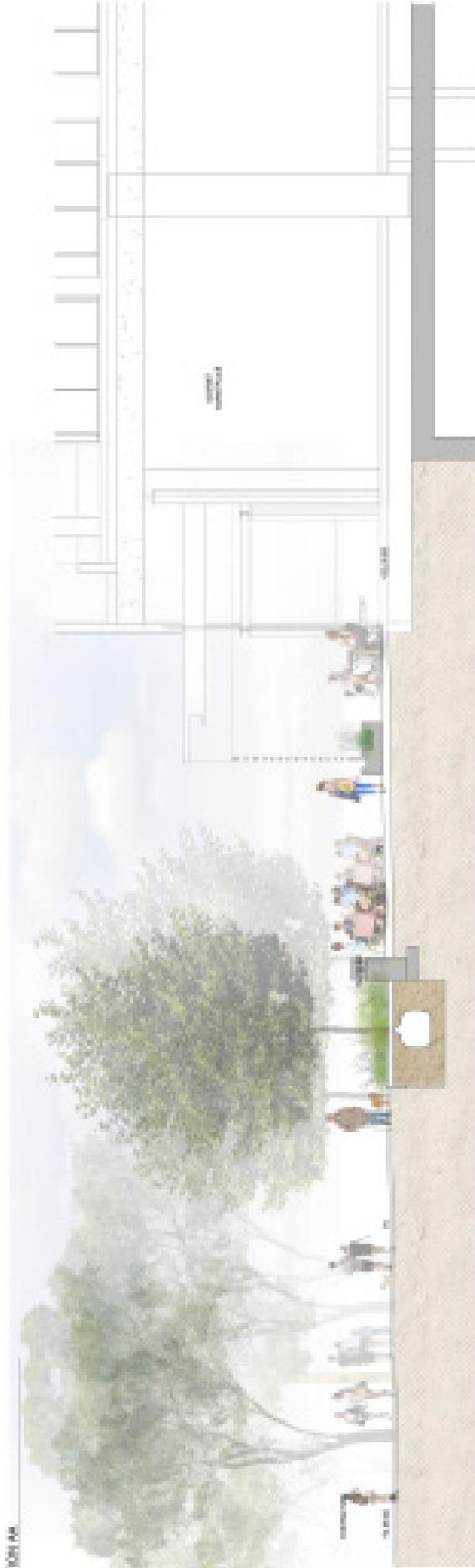
[FOR REFERENCE ONLY: REFER TO APPENDICES 20170104-ID-CD102]

Public Domain

[Cross Sections]



1 PUBLIC DOMAIN SECTION AA

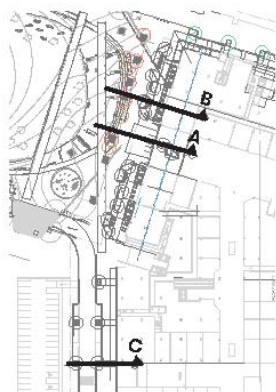


1 PUBLIC DOMAIN SECTION BB

[FOR REFERENCE ONLY: REFER TO APPENDICES 20170101-1D-CD200]

Public Domain

[Cross Sections]

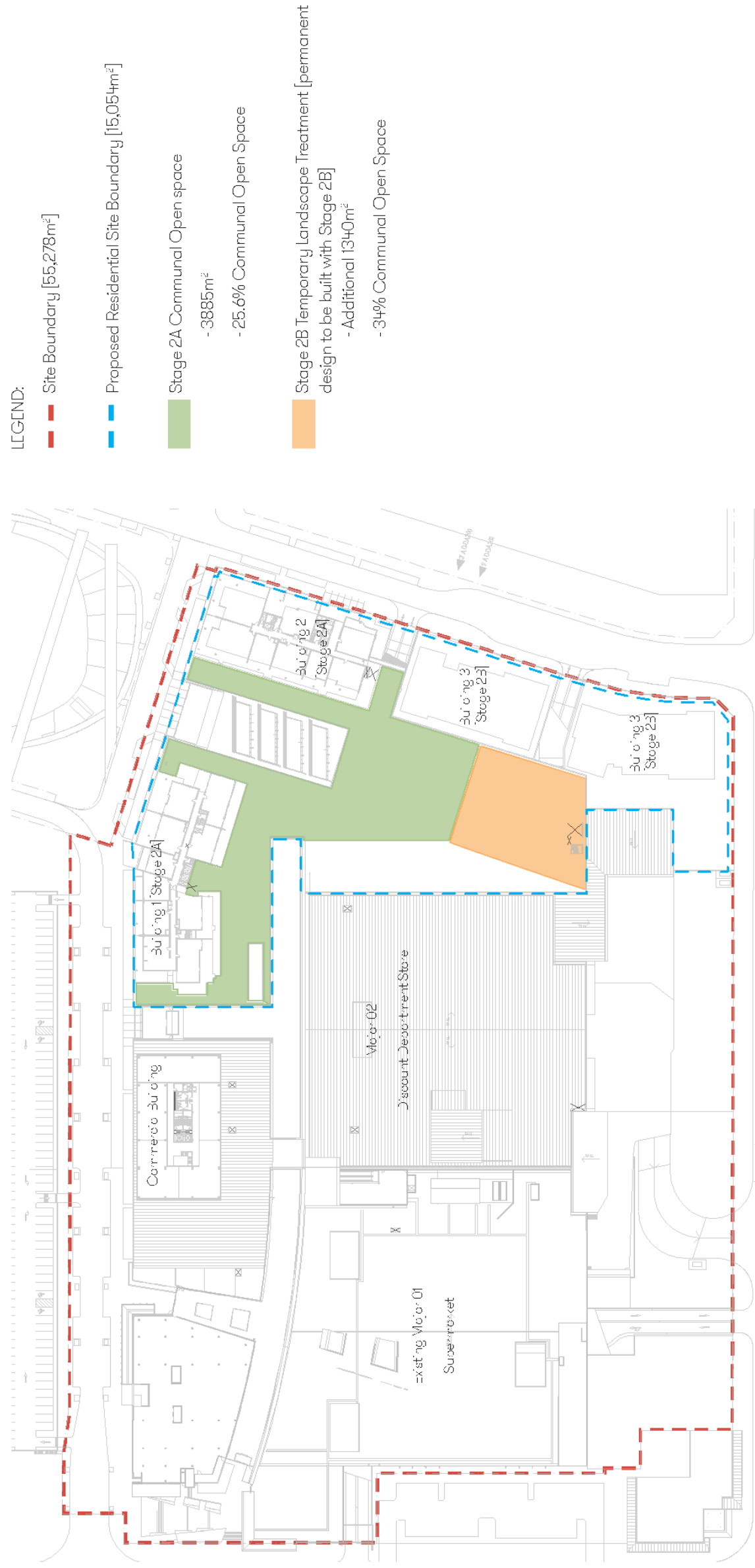


3 PUBLIC DOMAIN SECTION C
1:50

[FOR REFERENCE ONLY: REFER TO APPENDICES 20170104-LD-CD201]

Communal Podium

[Communal Open Space ADG Compliance]



Communal Podium

[Landscape Plan]



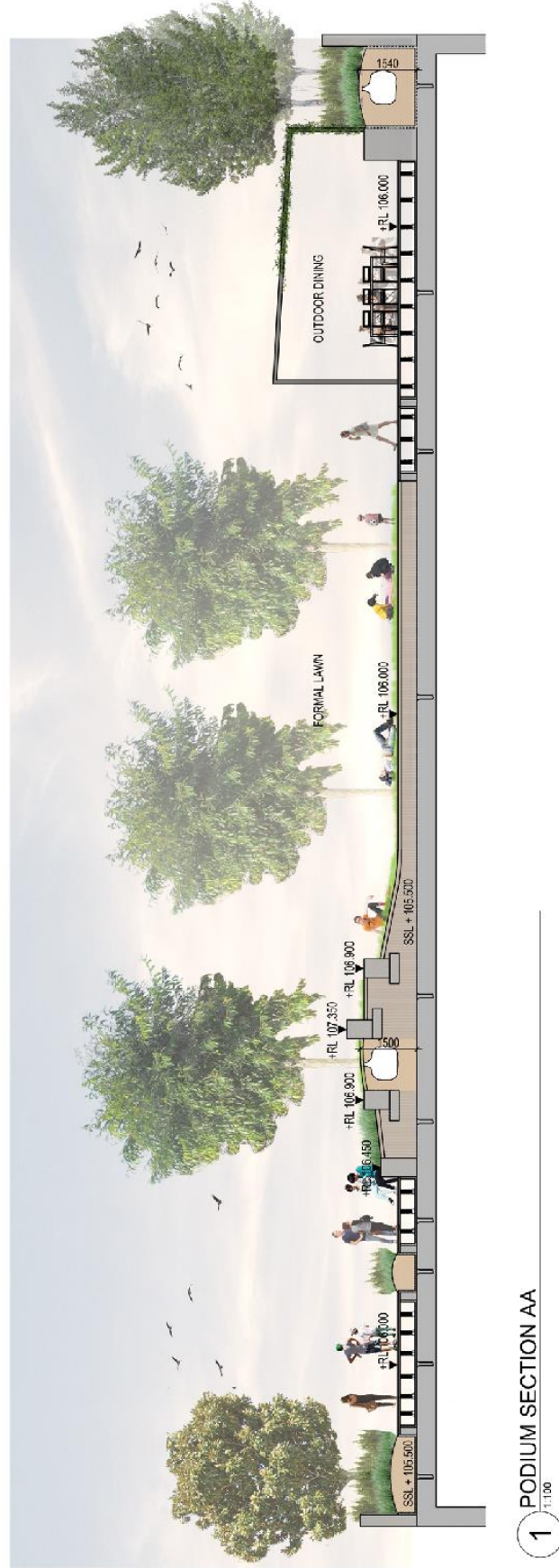
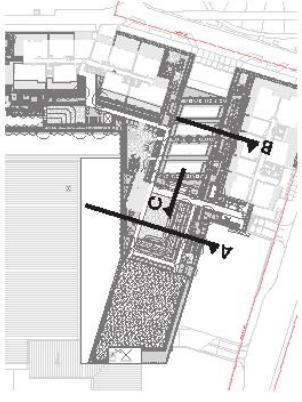
LEGEND:

1. Shade pavilions for residents to relax and retreat from the sun. Bespoke shade structures with timber battens and stainless steel wires to encourage climbers. Pavillion to include barbecue facilities and power outlets. Shade structures to be integrated with raised planter
2. Community gardens area - prefabricated planters with fruit and vegetable plantings for residents use
3. Children's play lawn with mounded astroturf, climbing robes, swing, slide, informal steppers, balance beams and bespoke play tower
4. Formal lawn area with lush avenue planting to surrounds. Mounded lawn orientated to the Northern sun to create seating and relaxation opportunities
5. Meandering pathways and a combination of timber decked and artificial lawn breakout spaces for relaxation and working from home. Breakout spaces to include GPO's to charge portable devices
6. Art elements to reinforce site identity and tie into the parkland sculptures
7. Proprietary large scale pot plants with ornamental tree planting. Incorporated lighting elements to create visual interest
8. Informal lawn breakout spaces with lushious planting providing opportunity for relaxation and passive activities
9. Proprietary GRC planters with ornamental planting to provide wind/solar protection and visually soften the edge of the play area

[FOR REFERENCE ONLY: REFER TO APPENDICES 20170104-1D-CD10, 111, 112, 113]

Communal Podium

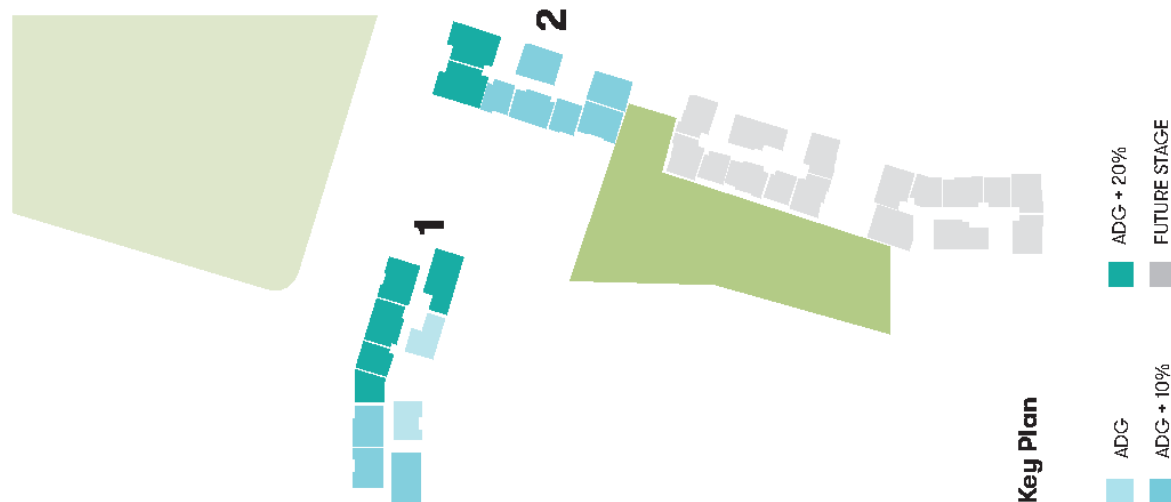
[Communal Open Space Sections]



[FOR REFERENCE ONLY: REFER TO APPENDICES 20170104-1D-CD210]

Apartment Typologies

Providing a range of typologies to serve a diverse growing population.



Dwelling Sizes








| | ADG | +10% | +20% |
|---------------|-------------|--------------|--------------|
| Building 1 | 10 | 15 | 25 |
| Building 2 | - | 72 | 24 |
| Totals | 10 | 87 | 49 |
| | 6.8% | 59.5% | 33.5% |


Dwelling Mix

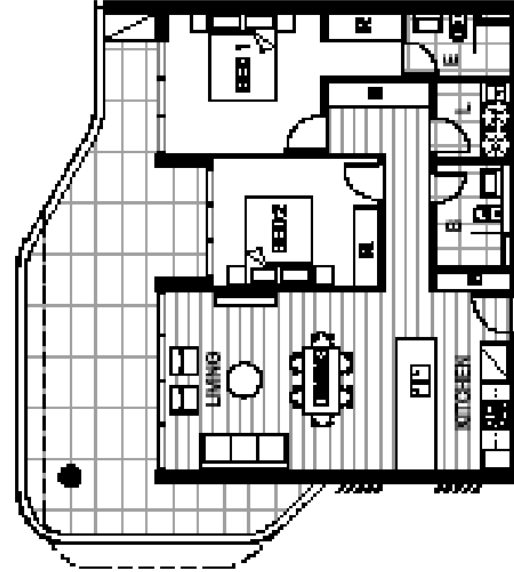
| Dwelling | No. | Mix % |
|---------------|------------|-------|
| 1 Bed | 34 | 22% |
| 2 Bed | 78 | 54% |
| 3 Bed | 34 | 23% |
| Totals | 146 | |


Apartment Typologies

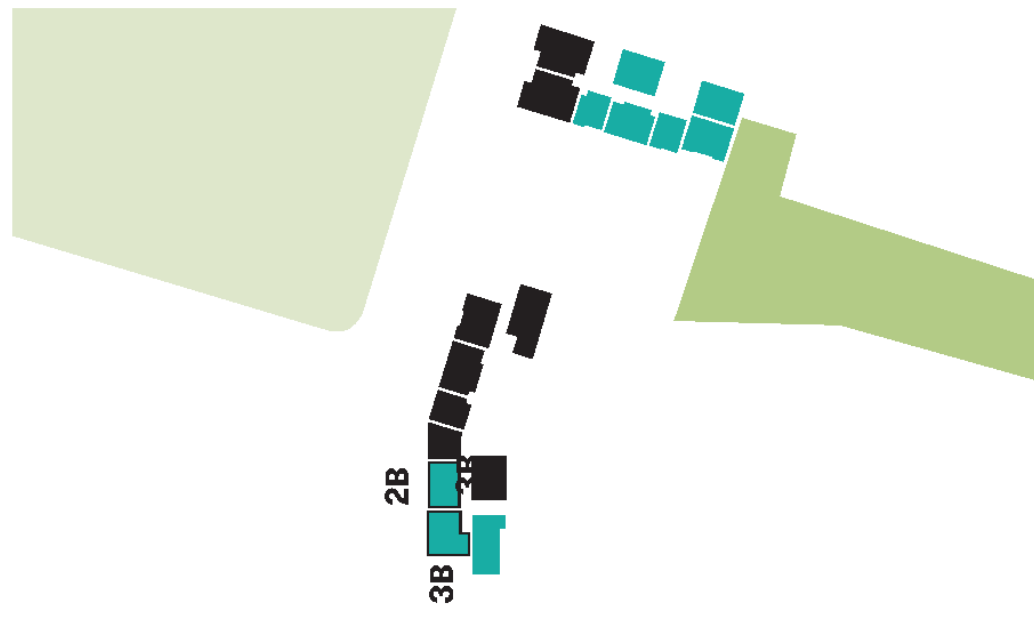
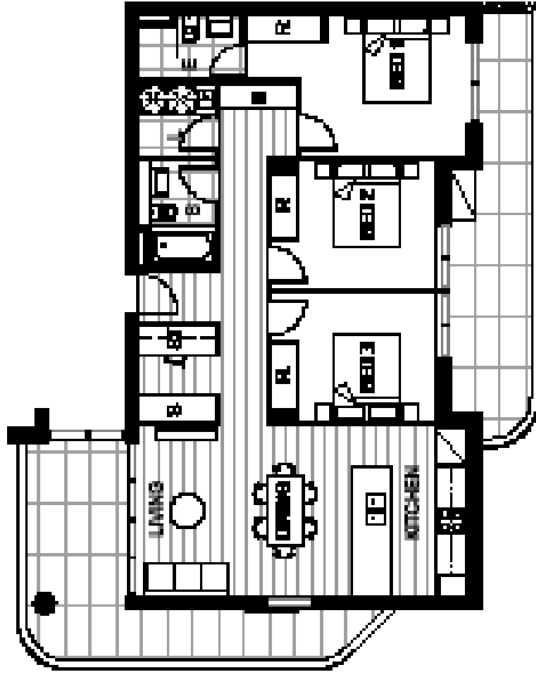
ADG + 10%



-  Large Living Areas Larger bedrooms where available
-  Larger bedrooms where available
-  2 bathrooms
-  Study nooks where available
-  Larger Balcony spaces with shutters for additional climate control
-  Views to Town Park, Main Street and
-  ADG + 10%

2 Bedroom Apartment
 83m²
 POS - 20m²

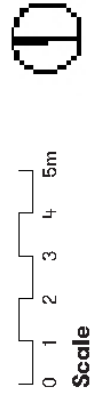


3 Bedroom Apartment
 100m²
 POS - 30m²



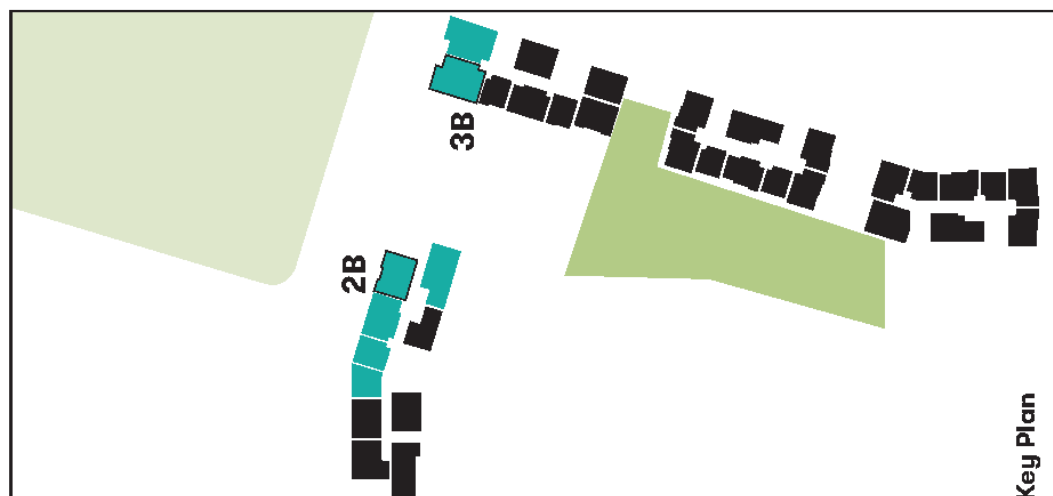
| Internal area | |
|---|--------------------|
|  1 Bedroom | 55m ² |
|  2 Bedroom | 82.5m ² |
|  3 Bedroom | 100m ² |

Key Plan



Apartment Typologies

ADG + 20%

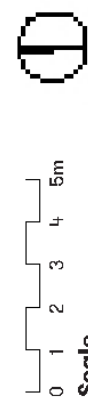
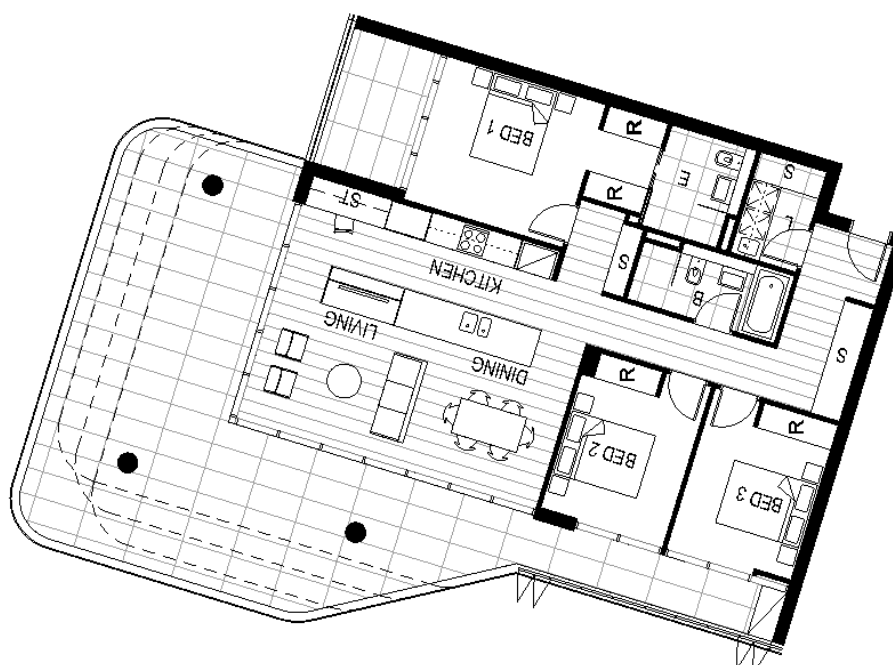


- Larger Living Areas [4.5m wide]
 - Larger bedrooms [3.6m wide]
 - 2 bathrooms
 - Study nooks
 - Separate Laundries
 - Larger Balcony spaces with shutters for additional climate control
 - Views to Town Park & Main Street
 - ADG + 20%
- | Internal area | |
|---------------|-------------------|
| 1 Bedroom | 60m ² |
| 2 Bedroom | 90m ² |
| 3 Bedroom | 110m ² |

2 Bedroom Apartment
 90m²
 POS - 31m²

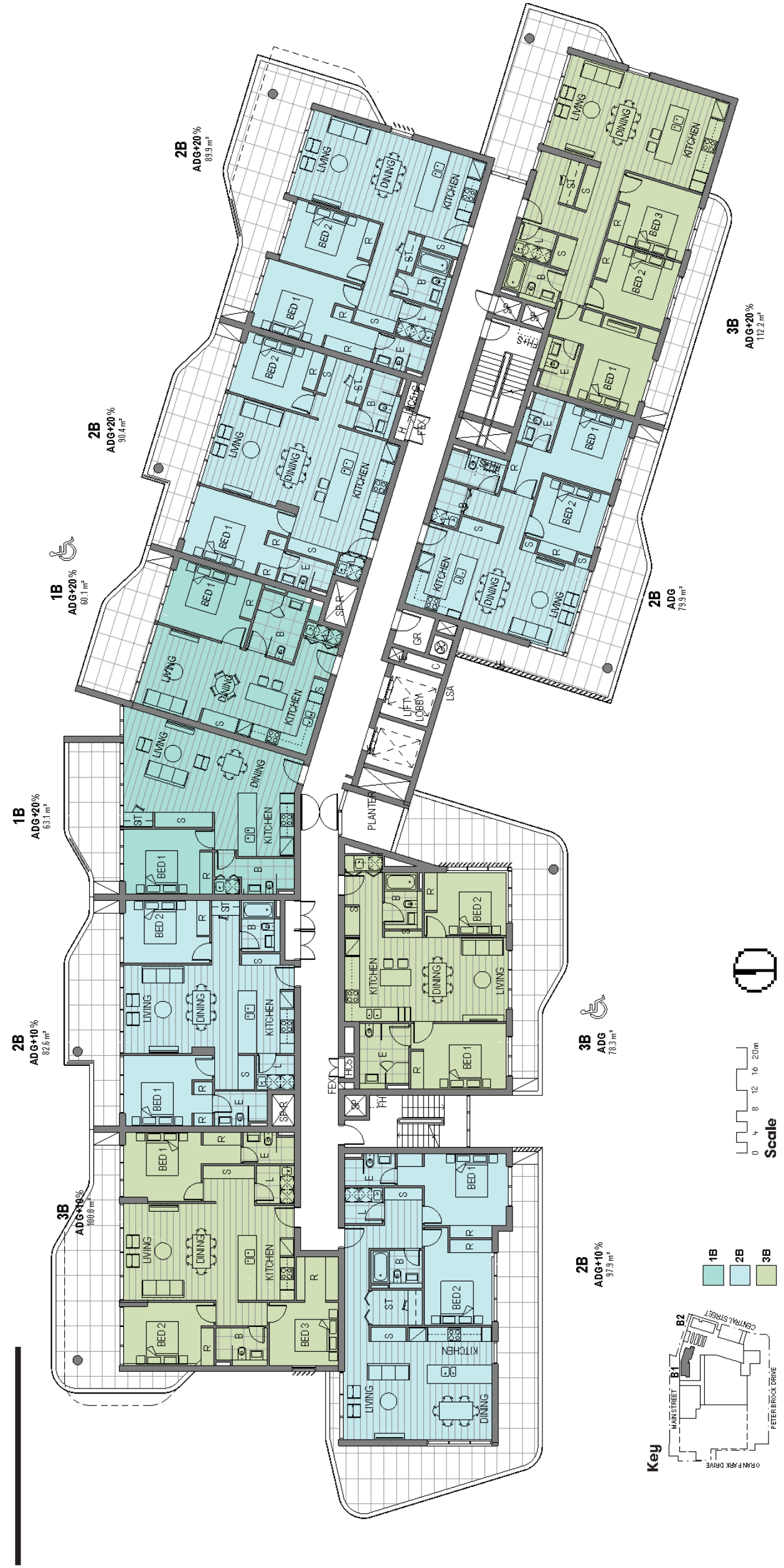


3 Bedroom Apartment
 115m²
 POS - 78m²



Typical Residential Level

Building 1 Plan



Typical Residential Level

Building 2 Plan



Materiality



Materiality

[Retail Materials Board]

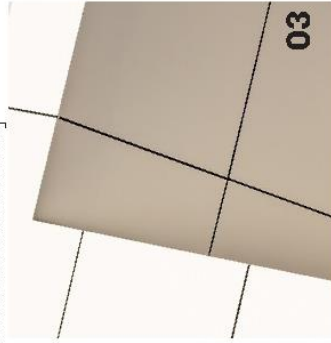
Retail Fascia

[prefinished fibre cement panels]



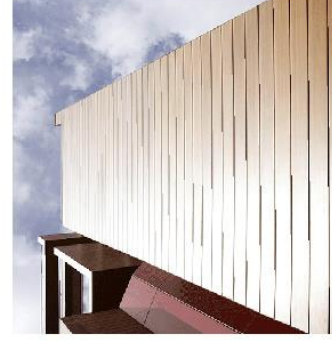
Retail Awning

[prefinished metal clad and timber look soffit awning - non combustible]



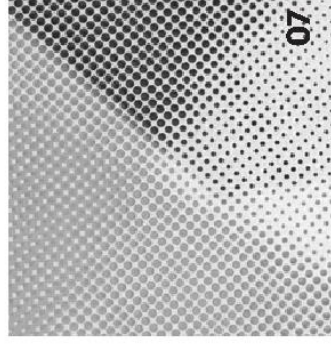
Shopfront detail

[timber look cladding - non combustible]



Retail Entry Awning

[patterned awning glazing]



Materiality

[Commercial Materials Board]

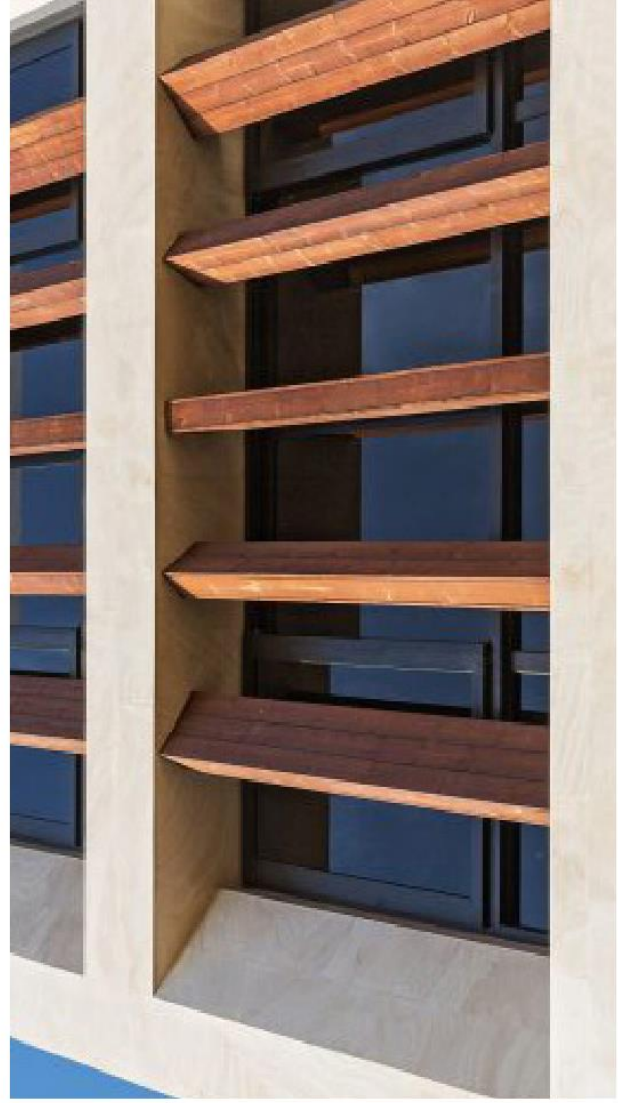
Commercial facade
[prefinished metal cladding - non combustible]



Commercial windows
[prefinished grey anodised windows with timber look transoms]



Commercial louvres
[prefinished metal louvres with timber look - non combustible]



Materiality

[Residential Materials Board]

Balcony Balustrades/screens

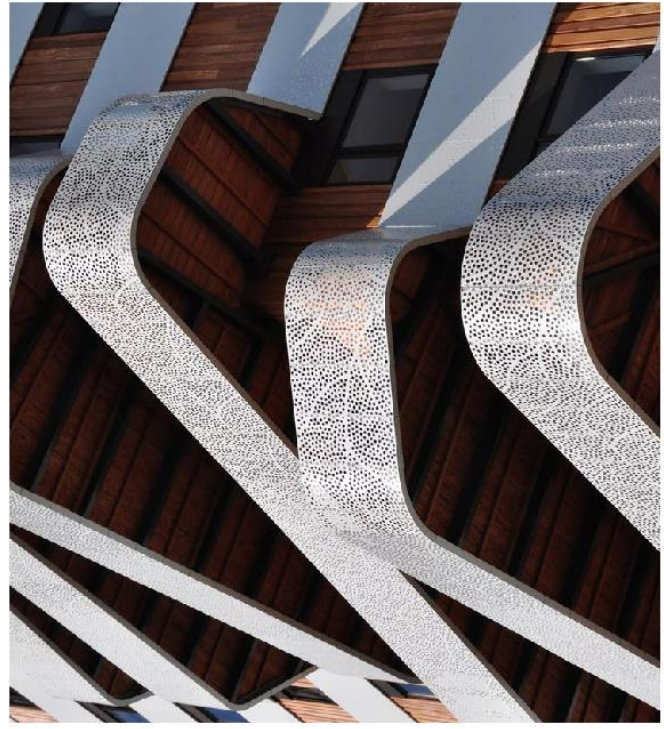
[perforated metal balustrade]



11



12



13



External Walls

[prefinished patterned precast concrete]



16



[timber look cladding - non combustible]



17



18



[prefinished aluminium framed tinted glazing]



15



Perspectives

[Market Hall Entrance]



scott carver [DA Design Report]
 [20170013][ORAN PARK PODIUM STAGE 2A]

Perspectives

[View from Central Avenue]



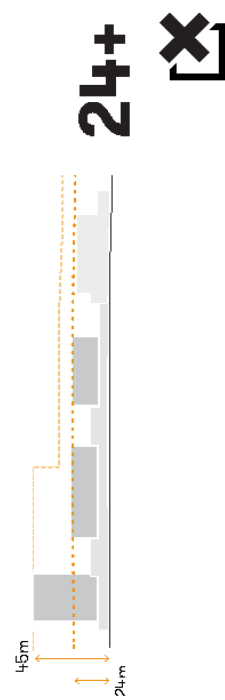
scott carver [DA Design Report]
 [20170013][ORAN PARK PODIUM STAGE 2A]

Compliance Summary



scott carver [DA Design Report]
[20170013][ORAN PARK PODIUM STAGE 2A]

SEPP, DCP and ADG Compliance Summary



24+

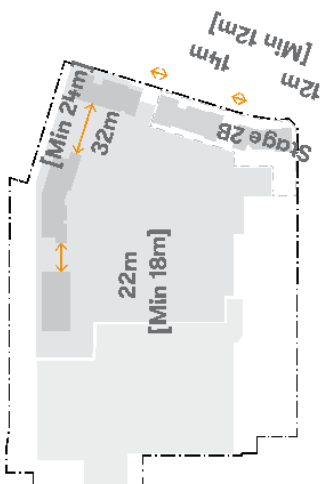


Building Height Plane

[SEPP **Maximum 24m**]

Increased height subject to Planning Proposal approval for Residential Building 2

- EXISTING
- STAGE 2A RETAIL
- STAGE 2A RESIDENTIAL
- FUTURE STAGE
- LANDSCAPED AREA



Building Separation

NOTE:

Stage 2B for future residential development



25.8%



Landscaped Area

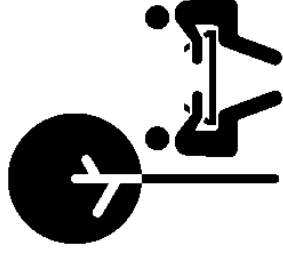
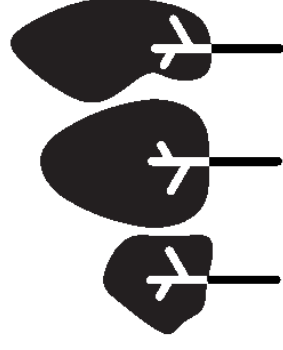

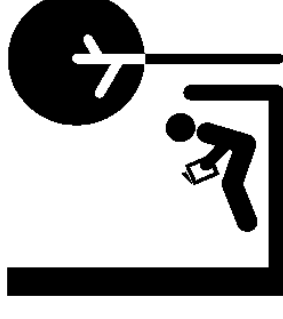

[ADG **25.8% landscaped of site area**]

15,054 sqm of residential site area for the purpose of calculating percentage of landscaped area

3,885 sqm of communal landscaped open space

1,340 sqm of communal open space (Stage 2B)

ADG Compliance Summary

| | | | | | | | | | | | |
|--|-------------------------------------|------------|--|-------------------------------------|-----------|--|-------------------------------------|---|-------------------------------------|------------|--|
|  | <input checked="" type="checkbox"/> | 34% |  | <input checked="" type="checkbox"/> | 7% |  | <input checked="" type="checkbox"/> |  | <input checked="" type="checkbox"/> | 13% |  |
| Communal Open Space | | | Deep Soil | | | Private Open Space | | Podium Apartments Private Open Space | | | No Sunlight |
| [ADG 25% communal open space] | | | [ADG 7% of site area] | | | [ADG minimum area and depth below for dwellings types] | | [ADG minimum area of 15m ² and a depth of 3m] | | | [ADG maximum 15% of dwellings] |
| Landscaped Communal Open Space - 3,885m² | | | | | | | | | | | |
| Communal Open Space - 1,340m² | | | | | | | | | | | |
| Total - 5,225m² | | | | | | | | | | | |
| [Stage 2A & 2B combined] | | | | | | | | | | | |
| [ADG Part 3a Communal open space] | | | [ADG Part 3e Deep soil zones] | | | | | [ADG Part 4e Private Open Space or no 3a zones] | | | [ADG Part 4a Solar and Daylight Access] |

| Dwelling | Area | Depth |
|----------|------|-------|
| 1 Bed | 8 | 2m |
| 2 Bed | 10 | 2m |
| 3 Bed | 12 | 2.4m |

Residential Amenity and Compliance

[Residential Design - Solar access]



Solar Access

[ADG minimum 70% of dwellings]

[2hrs between 9am and 3pm]

NOTE:

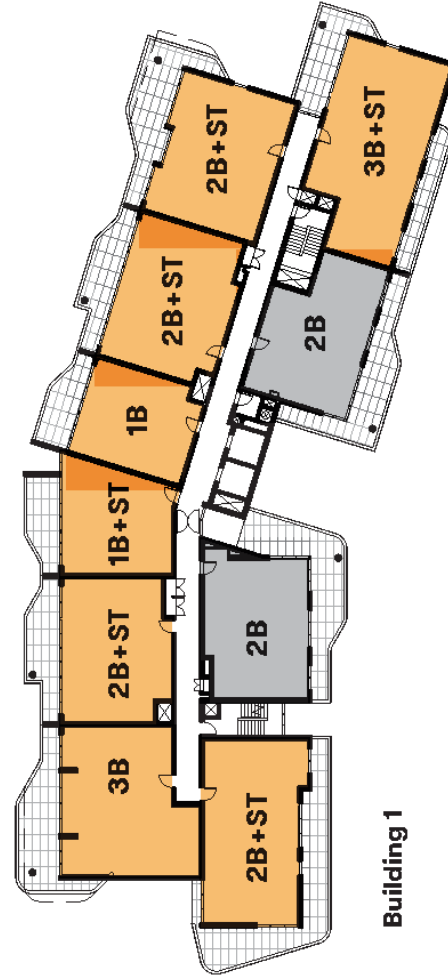
Future Stage 2B residential buildings

Building 3 estimated to achieve **71%** solar access

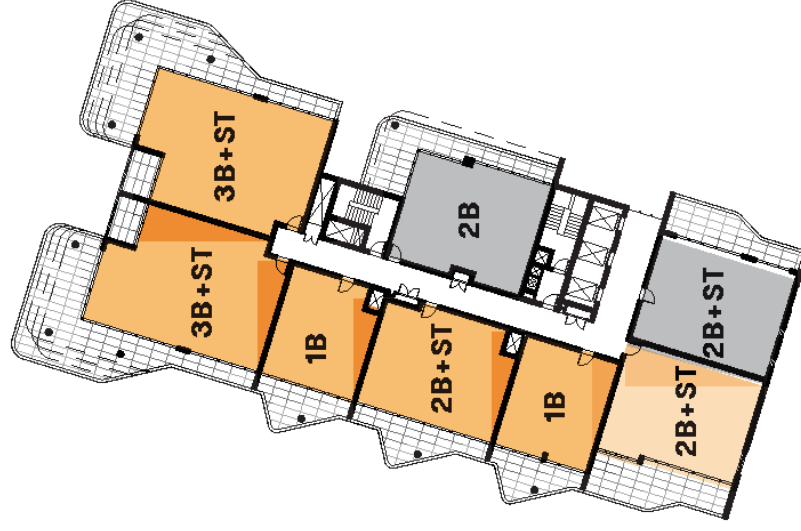
Building 4 estimated to achieve **94%** solar access

[ADG - 2hrs between 9am and 3pm]

- YES
- YES L6 - 12
- NO



Building 1

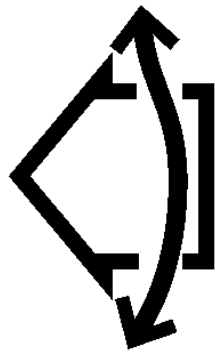


Building 2



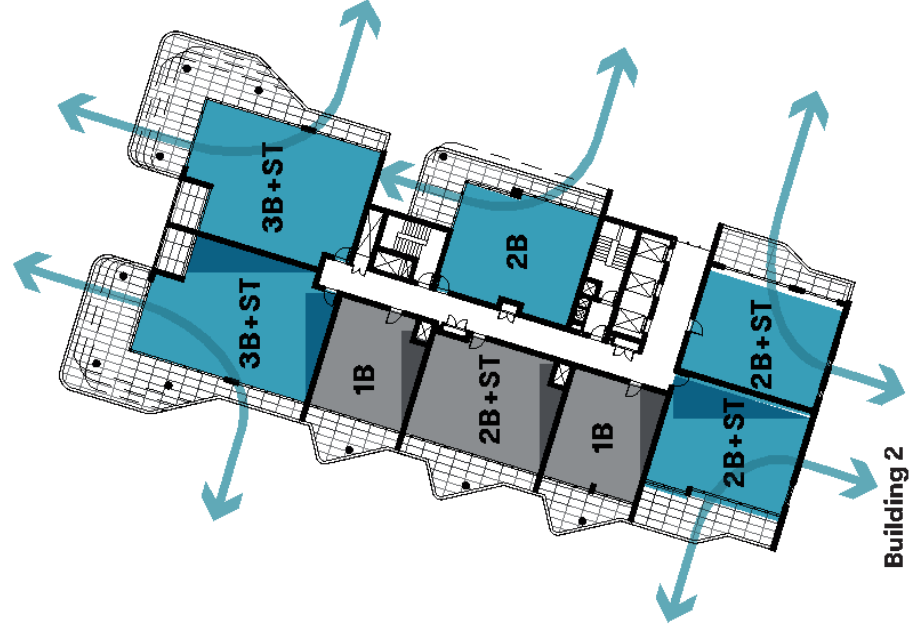
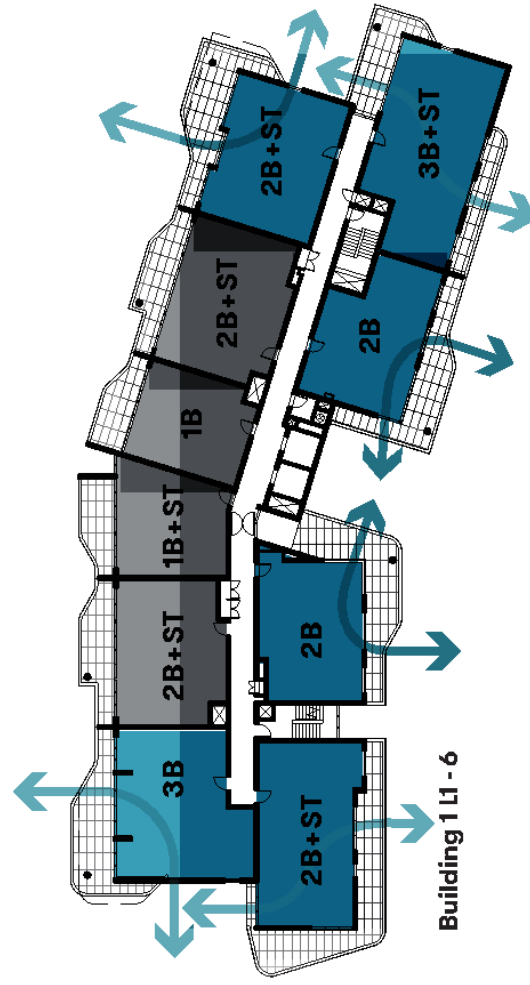
Residential Amenity and Compliance

[Residential Design - Cross ventilation]



65%

Naturally Cross Ventilated
[ADG minimum 60% of dwellings]



NOTE:

Future Stage 2B residential buildings

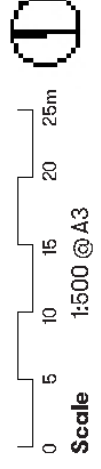
Building 3 estimated to achieve **73%** cross ventilation

Building 4 estimated to achieve **75%** cross ventilation

[ADG -> 74% Natural Ventilation]

- YES
- NO

NOTE: COMPLIANT FROM LEVEL 9 AS PER ADG, EXCLUDED FROM DIAGRAM



Appendix 1

[Design Verification Statement & SEPP65 Principles]



Design Verification Statement

Level One, One Chifley Square Sydney NSW 2000 Australia [www.scottcarver.com.au]
Scott Carver Pty Ltd [ABN 38 002 570 854] +612 9957 3988

Camden Council
70 Central Avenue
ORAN PARK NSW 2570

To Whom It May Concern

02 October 2018

scott= **carver=**

Project [20170013] = Oran Park Podium - Stage 2A
Mixed Use Residential, Retail & Commercial development
SEPP 65 Design Verification Statement.

I, Doug Southwell, confirm that Scott Carver has undertaken the design of the proposed residential, retail and commercial mixed-use development on behalf of Greenfields Development Company Pty Ltd

I confirm that the project has been designed to respond to the Design Principles of the State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development and the associated Apartment Design Guide.



Doug Southwell
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1

SEPP65 Principles

CONTEXT & NEIGHBOURHOOD CHARACTER

Statement of Design

Scott Carver has been responsible for the design of the project and it has been designed to respond to the best practice design principles of SEPP65.

Scott Carver verifies that the 9 Design Quality Principles set out in the Apartment Design Guide (ADG) are achieved for the proposed building development.

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The proposed design complies with Principle 1 in that it:

- Provides weather protected colonnades that form a providing a connected and walkable Town Centre, with outdoor pedestrian linkages to Stage 1 of the retail centre, the existing Town Park and future developments.

- Continues the alignment of the existing Stage 1 indoor pedestrian arcade through Stage 2 connecting to the Town Park and Council Administration Building.

- Locates new buildings to respond to the importance of the site as a visual anchor in the civic precinct, by providing building height at the intersection announcing the nexus of the 'urban axis' (Main Street) and the 'nature axis' (Central Avenue). Reinforces the Town Park and emerging Town Centre as a place for social gathering and community interaction.

- Provides an indoor atrium space and Market Hall serving as a dining precinct and an extension of the Town Park, reinforcing the Town Centre as a social hub.

- Incorporates active retail edges at ground level addressing the Town Park and interacting with public domain.

- Provides building materials that respond to the existing character of the structural steel pavilions within the Town Park and the use of timber linings and timber battens together with terracotta coloured facade panels respond to the prevailing residential character of the area as well as the facade of the proposed new library.

- Incorporates roof monitors to the Market Hall that respond to the architectural language of the Stage 1 retail centre.

- A 4 storey Commercial building that sits on top of the retail to link and activate the Market Place and Public Domain.

BUILT FORM & SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The proposed design complies with Principle 2 in that it:

- Provides building height and density that is distributed to create a transition in building heights from the Gateway Precinct and Stage 1 of the retail centre to the 5 storeys of Building 1 and 12 storeys of Building 2 at the street corner diagonally opposite the new Council Administration Centre, a 4 storey Commercial building that sits between Building 1 and Existing Commercial will further facilitate density and activation to the Town Centre.

- Treats Building 2 as a legible street corner marking the intersection of the urban and nature axes and marking the Town Centre when seen from the surrounding suburbs.

- Locates Building 1 and 2 as book ends to the atrium and Market Hall emphasising it as a key place for meeting and social gatherings.

- Locates the building height and Market Hall to identify Main Street as the key pedestrian spine in the Town Centre while activating the city precinct and supporting the retail centre.

- Incorporates a building podium that provides a street building of pedestrian scale defining the public and retail functions, with residential buildings above setback 3 m to provide good residential amenity and landscaped private open space.

- Provides a podium built to the boundary to ensure consistency with the Stage 1 development and the DCP and to provide continuous pedestrian movement between Stages 1 and 2 along Main Street.

- Distributes the built form to ensure visual privacy and separation and solar access requirements of the ADG are met.

- Provides a highly articulated built form that contributes to the streetscape and pedestrian character of Main Street and includes a variety of materials including glass, timber and terracotta coloured panels, steel framed verandah rooms, planter boxes and glass bifold doors and street canopies demarcating the retail entrances.

SEPP65 Principles

DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

- The proposed design complies with Principle 3 in that it:
- Proposes high-density residential dwellings in the Town Centre of a growth area and locality where there are a number of bus services and a potential future train station. The site is adjacent to a variety of services and amenities, including the new Council Administration Centre, Town Park, health, education and sports/recreation facilities,
 - Provides mixed uses such as high density residential apartments above a retail and entertainment precinct providing highly desirable lifestyle opportunities for residents of the site and surrounding residential neighbourhoods.

SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

- The proposed design complies with Principle 4 in that it:
- Provides apartment buildings that are located to optimise solar access, cross ventilation and outlook exceeding the requirements of the Apartment Design Guide. All residential corridors and lobby's are provided with daylight and natural ventilation,
 - Incorporates a retail and dining precinct orientated towards the Town Park to the north optimising solar access and summer breezes and thereby encouraging outdoor activities,
 - Provides communal open space in the form of extensive roof top garden above the podium providing high levels of visual amenity to the majority of apartments above, reducing thermal heat gains to retail spaces below and reducing the heat island effect of otherwise concrete and metal roof surfaces. The programmed and active communal open space is irrigated from the rain collected within the development to minimize potable water use,
 - Provides a naturally ventilated winter garden that connects the Market Hall to the Town Park,
 - Maximises the use of natural lighting to the Market Hall and retail arcades through the introduction of daylighting from roof skylights,
 - Incorporates long life cycle and low-maintenance materials such as patterned precast concrete, fibre cement panels, glazing, steel structures, patterned glazed awnings, timber look cladding and perforated metal balustrades,
 - Selects construction materials that reduce heating and cooling costs and incorporates a comprehensive BASIX analysis of the building included in a separate BASIX/ESD report.

LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

The proposed design complies with Principle 5 in that it:

- Incorporates a landscape design that takes into consideration the site's context, particularly its site history, geology and native vegetation,
- Provides an integrated landscape and architecture solution at the junction of the ground level retail space and Town Park featuring planting boxes, street planting and weather protected verandah rooms for outdoor dining,
- Provides a landscape and open space design that is highly programmed and full of activity with a range of community uses for future occupants. The podium on level 1 includes the communal open space that will accommodate a BBQ area and flexible community room, multiple use games court, sculpture garden, breakout spaces, kids play areas, tennis tables and formal and informal lawns for both passive and active recreation,
- Provides a building setback of 3m from Main Street and Central Avenue on Level 1, which includes planters in front of the landscaped private open space which softens the façade edge.

SEPP65 Principles

| AMENITY | SAFETY | HOUSING DIVERSITY AND SOCIAL INTERACTION | AESTHETICS |
|--|--|---|---|
| <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.</p> <p>The proposed design complies with Principle 6 in that it:</p> <ul style="list-style-type: none"> • Provides high quality street amenity with legible building foyers and prominent street corners, • Provides a variety of single storey dwelling types to suit varied occupant demographics suited to both owner occupier and short and long-term rentals, • Ensures that apartment living spaces and their balconies are oriented towards views of the Town Park and the proposed communal open space and mountains to the west, • Provides well considered and well-proportioned room sizes that can be furnished in many ways, • Provides a number of dwelling types that exceed the amenity outlined in Apartment Design Guide, with larger apartments from +10% to +20% larger than the ADG. These larger apartments also have increased amenity, with separate laundries, study nooks, additional bathrooms and larger bedrooms, living areas and balconies, • Incorporates a variety of private and communal outdoor spaces in the form of podium courtyards, balconies both recessed and overhanging, and a communal open space on the podium, • Provides levels of solar access and cross ventilation as per the ADG guidelines. | <p>Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.</p> <p>The proposed design complies with Principle 7 in that it:</p> <ul style="list-style-type: none"> • Provides pedestrian entrances to the apartment buildings from both Main Street and Central Avenue. These that are clearly legible and well-lit and provide access to a secure lobby, • Incorporates vehicle access to the basement car park via a clearly sign posted and well lit entry ramp from Central Avenue, • Provides high levels of passive surveillance from the retail, market hall and residential apartments above, • Incorporates communal open space that is highly visible from the apartments above, • Allows for internal and external lighting provided in accordance with Australian Standards. | <p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.</p> <p>The proposed design complies with Principle 8 in that it:</p> <ul style="list-style-type: none"> • Provides a retail centre, active street edges and a Market Hall all offering opportunities for public social interaction, • Provides a variety of dwelling types that include 1, 2, and 3 bedroom apartments, • Incorporates a number of dwelling types to suit a variety of occupants and rental markets that go above and beyond the amenity and area outlined in Apartment Design Guide, with larger apartments from +10% to +20% larger than the ADG minimum standards, • Provides a highly programmed communal open space on the level 1 podium for social interaction amongst residents, • Provides controllable outlook from podium level dwellings to the adjacent communal open space. | <p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p> <p>The proposed design complies with Principle 9 in that it:</p> <ul style="list-style-type: none"> • Treats the facades to include a variety of materials and finishes which provide visual interest and have a high aesthetic content, • Incorporates a variety of architectural treatments including overhanging balconies, recessed balconies and slats for articulation, podium terraces, blade walls and variety of window articulations, • Reflects the internal floor layout on the façade through the expression of structure and openings creating diverse and interesting patterns, • Includes a clearly articulated podium to Main Street and Central Avenue that responds to and creates a street scale character and identifies the retail and public functions of the development. |

Appendix 2

[ADG Compliance Checklist]



scott
conover
ARCHITECTS
Report
001313 [ORAN PARK PODIUM STAGE 2A]

ADG Compliance Checklist

Part 3 SITING THE DEVELOPMENT

3A - Site Analysis

| Compliance | Comments |
|------------|--|
| Y | Refer to the body of this report for detailed site analysis. |

Objective 3A-1

Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.

3B - Orientation

| Compliance | Comments |
|------------|--|
| Y | Buildings front Main Street and Central Ave with direct access to lift lobbies. Building 1 street frontage is north facing and there are no buildings to the south. Building 2 frontage is east facing. Orientation and separation between the buildings has maximised solar access. |

Objective 3B-1

Building types and layouts respond to the streetscape and site while optimising solar access within the development.

Objective 3B-2

Overshadowing of neighbouring properties is minimised during mid winter.

3C - Public domain interface

| Compliance | Comments |
|------------|---|
| NA | No adjoining residential properties are impacted by the proposal. |

Objective 3C-1

Transition between private and public domain is achieved without compromising safety and security.

Objective 3C-2

Amenity of the public domain is retained and enhanced

Objective 3C-2 [cont]

Amenity of the public domain is retained and enhanced

All apartments are located above the retail podium. Only entries and lift lobbies occupy street frontage. Entries are fully accessible.
Mail boxes are integrated into the buildings lobbies.
Other than at the vehicle entry parking is not visible from the street. All ventilation is incorporated in the retail façade.
Materials adjacent the public domain are predominantly part of the retail component but will has the same requirements for durability.

3D - Communal and public open space

| Compliance | Comments |
|------------|---|
| Y | Refer the Landscape Drawings and Report for detail of communal open space provision, |
| Y | Refer the Landscape Report for the rationale for defining the amount of site area relevant to the residential component against which a minimum 25% of communal open space is proposed. |
| Y | Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter). |

Objective 3D-1

An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.

Design Criteria 1

Communal open space has a minimum area equal to 25% of the site.

Design Criteria 2

Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).

| 3E - Deep soil zones [cont] | Compliance | Comments |
|--|------------|----------|
| <p>Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</p> <p>Y</p> <p>Refer the Landscape Drawings and Report for detail of communal open space provision. Communal open space has been well considered, providing areas for seating, eating and meeting. Both passive and active areas are provided as well as lawn and mature tree zones for shade and visual amenity.</p> | | |
| <p>Objective 3D-3 Communal open space is designed to maximise safety.</p> <p>Y</p> <p>The podium level location ensures access by residents only. The communal open space is surveyed from the Courtyards of the podium level apartments as well as from apartments above which overlook the podium. Refer the Landscape Drawings and Report for detail of child friendly play areas.</p> | | |
| <p>Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</p> <p>No public open space is proposed due to the proximity of the Town Park to the north and its connectivity to the retail component of the development</p> | | |
| 3E - Deep soil zones | Compliance | Comments |
| <p>Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.</p> <p>N</p> <p>Note that the retail component of this mixed-use development occupies 100% site coverage precluding the provision of deep soil zones. Refer the Landscape Report for further commentary.</p> | | |
| 3F - Visual privacy | Compliance | Comments |
| <p>Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</p> <p>Y</p> <p>No neighbouring sites are impacted by the proposed location of the buildings on the site.</p> <p>Design Criteria 1 Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: - up to 4 levels 6m (habitable rooms and balconies) 3m (non-habitable rooms) - 5-8 levels 9m 4.5m - 9+ levels 12m 6m Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</p> | | |
| 3E - Deep soil zones [cont] | Compliance | Comments |
| <p>Objective 3E-1 [cont] Design Criteria 1 Deep soil zones are to meet the following minimum requirements: Site Area = <650sqm no minimum dimension DSZ is 7% of site area Site Area = 650sqm - 1,500sqm 3m minimum dimension DSZ is 7% of site area Site Area = >1,500sqm 6m minimum dimension DSZ is 7% of site area</p> <p>N</p> | | |

| | | | |
|---|---|---|---|
| Objective 3F-2 | Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space. | Y | Privacy to courtyard apartments from communal open space at podium level is achieved by wall and landscape enclosure. Lower level balconies have predominantly solid balustrades. Privacy between adjoining balconies is achieved by a combination of blade walls, fixed louvre screens and bi-folding screens. |
| 3G - Pedestrian access and entries | | | |
| Objective 3G-1 | Building entries and pedestrian access connects to and addresses the public domain | Y | Entries to the buildings are at street level and are identified by change of scale and awning treatment. Each building will have its own street address. |
| Objective 3G-2 | Access, entries and pathways are accessible and easy to identify | Y | Entries to the buildings are fully accessible at street level with paths of travel from the public domain. |
| Objective 3G-3 | Large sites provide pedestrian links for access to streets and connection to destinations | Y | Buildings are directly accessible to the streets via the street level lobbies. |
| 3H - Vehicle Access | | | |
| Objective 3H-1 | Car park access should be integrated with the building's overall facade. Design solutions may include: - the materials and colour palette to minimise visibility from the street | Y | Carpark entry located south of Building 2 and between future residential buildings. Impact on streetscape has been minimised. |

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| Objective 3H-1 [cont] | minimise voids in the facade - where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed. | Y | Entry is set back from the building line by approximately 13.0m with a perforated roller shutter required for ventilation. Garbage collection and loading is carried out elsewhere. Refer also the Traffic Report prepared by Positive Traffic. |
|------------------------------|---|---|---|

3J - Bicycle and car parking

| | | | |
|-----------------------|---|---|--|
| Objective 3J-1 | Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas | Y | Refer to Traffic Report prepared by Positive Traffic. |
| Objective 3J-2 | Parking and facilities are provided for other modes of transport. | Y | Both motorbike and bicycle provision has been made within the residential parking areas. Refer also to commentary within the Traffic Report prepared by Positive Traffic. |

Objective 3J-3

| | | |
|---|---|--|
| Car park design and access is safe and secure | Y | Residential parking layout is clear and efficient, fully compliant with the requirements of AS2890.1. Ancillary rooms are accessed from circulation or off aisles. Enclosed lift lobbies for each building provided. |
|---|---|--|

| Part 4 DESIGNING THE BUILDING | | | |
|---|-------------------|---|--|
| 4A - Solar and daylight access | Compliance | Comments | |
| Objective 4A-1 | | | |
| To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. | Y | | |
| Design Criteria 1 | | | |
| Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. | Y | 79% of apartments receive 2 hours of sun between 9am and 3pm. Refer architectural drawings and Design Report for demonstration of solar access. | |
| Design Criteria 2 | | | |
| In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter. | NA | | |
| Design Criteria 3 | | | |
| A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter. | Y | Extent of apartments receiving no direct sunlight between 9am and 3pm in mid winter has been restricted to 13%. | |
| Objective 4A-2 | | | |
| Daylight access is maximised where sunlight is limited. | Y | All apartments have habitable rooms receiving daylight which exceeds to minimum required by the BCA. | |

| | | |
|-----------------------|----|--|
| Objective 3J-4 | Y | Other than the vehicle entry, no part of the residential parking is visible. Parking layout is clear and efficient, with a repetitive structural grid and double loaded aisles all fully compliant with the requirements of AS2890.1. Basement level parking will be mechanically ventilated. Shafts and louvres are integrated into the retail podium façade. |
| Objective 3J-5 | NA | All residential parking is provided in basement parking. |
| Objective 3J-6 | NA | All residential parking is provided in basement parking. |

| 4A - Solar and daylight access [cont] | Compliance | Comments |
|---|-------------------|--|
| Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months. | Y | Substantial balcony overhangs and other devices such as fixed louvres and bi-folding screens provide adequate shading and glare control in warmer months. The use of bi-folding screens gives residents a measure of control over their comfort. |
| 4B - Natural ventilation | Compliance | Comments |
| Objective 4B-1 All habitable rooms are naturally ventilated | Y | All habitable rooms are provided with typically greater than the 5% of floor area opening required by the ADG and BCA. Building orientation takes advantage of the predominant prevailing breezes from the north and east. |
| Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation. | Y | Apartments depths have been kept to a minimum. The primary living spaces are all within close proximity to openings. |
| Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. | Y | |
| Design Criteria 1 At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed | Y | 65% of apartments in the first 9 levels are considered to be cross ventilated. Refer architectural drawings and Design Report for demonstration of compliance. |
| Objective 4B-3 [cont] | NA | Cross-over apartments not proposed. |
| Design Criteria 2 Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line | NA | |
| 4C- Ceiling heights | Compliance | Comments |
| Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access | Y | Proposed floor to floor heights facilitate the required ceiling heights. |
| Design Criteria 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: - Habitable rooms - 2.7m - Non-habitable - 2.4m - For 2 storey apartments - 2.7m for main living area floor - 2.4m for second floor, where its area does not exceed 50% of the apartment area - Attic spaces - 1.8m at edge of room with a 30 degree minimum ceiling slope - If located in mixed used areas - 3.3m for ground and first floor to promote future flexibility of use | | |
| Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms | Noted | Subject to future design development |
| Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building | NA | |

| 4D - Apartment size and layout | Compliance | Comments |
|---|-------------------|---|
| Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. | Y | The majority of apartments within the proposal have intentionally exceeded the minimum ADG criteria, in order to provide a superior level of amenity in recognition that the primary competition in the area is the single dwelling project home. |
| Design Criteria 1 Apartments are required to have the following minimum internal areas: Apartment type / Minimum internal area Studio / 35m ² 1 bedroom / 50m ² 2 bedroom / 70m ² 3 bedroom / 90m ² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each | Y | All apartments meet or exceed the minimum ADG area requirements. 59.5% of apartments achieve ADG+10% 33.5% of apartments achieve ADG+20% |
| 4D - Apartment size and layout | Compliance | Comments |
| Objective 4D-2 Environmental performance of the apartment is maximised | Partial | |
| Design Criteria 1 Habitable room depths are limited to a maximum of 2.5 x the ceiling height (in the case of a 2.7m ceiling height, this would be 2.7x2.5 = 6.75m) | Y | Habitable rooms, other than open planned combined living, dining and kitchen comply with this criteria. |
| Design Criteria 2 In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window | Partial | Proposal incorporates combined living, dining and kitchen configurations which in some cases exceeds 8m. Provision of larger apartments and wider than minimum living spaces is considered to offset strict compliance |
| Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs | Y | No bedrooms or bathrooms are accessed directly from living spaces. Majority of all bedrooms are provided with 1.8m length of wardrobe space. |
| Design Criteria 1 Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space) | Y | Complies. In majority of instances bedroom areas exceed minimum criteria. |
| Design Criteria 2 Bedrooms have a minimum dimension of 3m (excluding wardrobe space) | Y | Complies |
| Design Criteria 3 Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments | Y | Complies. In some cases, minimum widths have been exceeded. |
| 4D - Apartment size and layout | Compliance | Comments |
| Objective 4D-1 Design Criteria 2 Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms | Y | Complies |

| | | | |
|--|-------------------|--|--|
| Objective 4D-3 [cont] | | | |
| Design Criteria 4 The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts | NA | No cross-over or cross-through apartments proposed. | |
| 4E - Private open space and balconies | Compliance | Comments | |
| Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity | Y | Typically, private open space and balcony areas significantly exceed the minimum criteria. | |
| Design Criteria 1 All apartments are required to have primary balconies as follows: Dwelling type/Minimum area/Minimum depth Studio apartments/4m ² /na 1 bedroom apartments/8m ² /2m 2 bedroom apartments/10m ² /2m 3+ bedroom apartments/12m ² /2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m | Y | Complies | |
| Design Criteria 2 For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m | Y | Complies | |
| Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents | Y | All primary private open space and balconies are access from living spaces. The majority face north, east or west with long direction facing outwards. | |
| Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building | Y | Balcony design is a significant contributor to the overall aesthetic of the building. | |
| Objective 4E-4 Private open space and balcony design maximises safety | Y | Balconies and balustrades designed to comply with BCA requirements. | |
| 4F - Common circulation and spaces | Compliance | Comments | |
| Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments | Y | Common circulation spaces are of generous width and provided with access to light and ventilation. | |
| Design Criteria 1. The maximum number of apartments off a circulation core on a single level is eight. | Partial | Building 1 has 10 apartments for all 5 levels however the corridor is provided with light and ventilation at each end and at the central lift lobby. Building 2 complies. | |
| Design Criteria 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 | N | Building 2 exceeds this limit. Refer to the Vertical Transport consultant's report confirming satisfactory service from the number of lifts provided in each building. | |
| Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents | Y | | |
| 4G - Storage | Compliance | Comments | |
| Objective 4G-1 Adequate, well designed storage is provided in each apartment | Y | Storage as required is accessed from circulation of living spaces. | |

| 4J - Noise and Pollution | Compliance | Comments |
|--|------------|---|
| Objective 4J-1 | | |
| In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings | Y | The proposal is not sited adjacent to any major noise sources. Non-residential uses have been located on ground floor to mitigate noise impact and promote street level activation. Refer the Acoustic Report prepared by Acoustic Logic. |
| Objective 4J-2 | | |
| Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission | Y | Refer the Acoustic Report prepared by Acoustic Logic. |
| 4K - Apartment Mix | | |
| Objective 4K-1 | | |
| A range of apartment types and sizes is provided to cater for different household types now and into the future | Y | Refer the body of the DA Design Report for a description of the mix and size of one, two, three and 4 bedroom apartments providing a apartment types the suit a variety of potential residents. Apartment configurations provide flexibility for young couples, families and unrelated singles. The required complement of adaptable and liveable apartments has also been provided. |
| Objective 4K-2 | | |
| The apartment mix is distributed to suitable locations within the building | Y | |
| Objective 4C-1 [cont] | | |
| Design Criteria 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type /Storage size volume Studio apartments/4m3 1 bedroom apartments/6m3 2 bedroom apartments/8m3 3+ bedroom apartments/10m3 At least 50% of the required storage is to be located within the apartment | Y | A minimum of 50% of required storage is proposed inside the apartment and other 50% located at basement car parking level. |
| Objective 4G-2 | | |
| Additional storage is conveniently located, accessible and nominated for individual apartments | Y | Additional storage is proposed in the residential parking basement and will be allocated to specific apartments. The majority are adjacent carparkings spaces or in supplementary areas access via common circulation space. |
| 4H - Acoustic privacy | | |
| Objective 4H-1 | | |
| Noise transfer is minimised through the siting of buildings and building layout | Y | Building separation exceeds the ADG guidelines. Perimeter roads and adjoining uses are not considered a significant issue and can be ameliorated. Refer the Acoustic Report prepared by Acoustic Logic. |
| Objective 4H-2 | | |
| Noise impacts are mitigated within apartments through layout and acoustic treatments | Y | Open plan apartment arrangement groups kitchen and living spaces together. Bedrooms and bathroom spaces generally have offset entries and openings with respects to primary living spaces. |

| 4L - Ground Floor Apartments | Compliance | Comments |
|---|-------------------|--|
| Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located | NA | No ground floor apartments proposed |
| Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents | NA | No ground floor apartments proposed |
| 4M - Facades | Compliance | Comments |
| Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area | Y | Refer to the DA Design Report that notes the retail component of the development dominating the street frontage and that there is no established character for the area. The retail podium provides the base to the development. The residential buildings above achieve significant variety and visual interest from the undulating balconies and their balustrades which change material and colour as they move up the buildings. The building forms are well articulated and the solid parts of the façade provide contrast of material and texture. |
| Objective 4M-2 Building functions are expressed by the façade. | Y | Building entries at street level are clearly expressed. Corners of the building are emphasised by the balconies wrapping around corners or by strong vertical edges. Individual apartments are clearly delineated by party walls extending to the perimeter of balconies. |
| 4N - Roof Design | Compliance | Comments |
| Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street | Y | Refer the Architectural drawings for elevations. |
| Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised | | No open space on the residential roofs is proposed. It is considered that more than adequate communal open space is being provided on the podium roof and residents will also have access to the Town Park. |
| Objective 4N-3 Roof design incorporates sustainability features | Y | The roof edge follows the profile of the balconies below providing the same level of solar access and shading to the top level apartments as the levels below. |
| 4O - Landscape Design | Compliance | Comments |
| Objective 4O-1 Landscape design is viable and sustainable | Y | Refer the Landscape Drawings and Report prepared by Scott Carver. |
| Objective 4O-2 Landscape design contributes to the streetscape and amenity | Y | Refer the Landscape Drawings and Report prepared by Scott Carver for implementation of the Oran Park DCP 2007 Public Domain Manual requirements. |
| 4P - Planting on Structures | Compliance | Comments |
| Objective 4P-1 Appropriate soil profiles are provided | Y | Refer the Landscape Drawings and Report prepared by Scott Carver. Structure has been designed with setbacks to accommodate the recommended soil profiles. |

| 4P - Planting on Structures [cont] | Compliance | Comments |
|--|------------|--|
| Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance | Y | Refer the Landscape Drawings and Report prepared by Scott Carver. |
| Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces | Y | Refer the Landscape Drawings and Report prepared by Scott Carver. |
| 4Q - Universal Design | | |
| Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members | Y | The proposal achieves the required 20% silver level liveable apartments. |
| Objective 4Q-2 A variety of apartments with adaptable designs are provided | Y | The proposal incorporates 10% adaptable apartments in accordance with the Oran Park DCP 2007 requirements. Refer Accessibility Report prepared by Morris Goding. |
| Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs | NA | |
| 4R - Adaptive Reuse | | |
| Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place | NA | |
| Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse. | NA | |
| 4S - Mixed Use | | |
| Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement | Y | Proposal is for a mixed use retail and residential development as an extension to the existing Oran Park Podium retail centre. Refer to the DA Design Report and Statement of Environmental Effects for detail on the significance of the proposals location as part of the Oran Park Town Centre Masterplan. |
| Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents | Y | Residential access is at street level and differentiated from the retail component entries. There is no direct connectivity with the retail centre. All servicing and parking are completely separate. Communal open space on the podium roof is accessible to residents only. |
| 4T - Awnings and Signage | | |
| Objective 4T-1 Awnings are well located and complement and integrate with the building design | Y | Street awnings are provided in conjunction with the retail component of the development residential awnings are differentiated by a change of scale and material. |

Part 3 SITING THE DEVELOPMENT

3A - Site Analysis

Objective 3A-1

Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.

3B - Orientation

Objective 3B-1

Building types and layouts respond to the streetscape and site while optimising solar access within the development.

Objective 3B-2

Overshadowing of neighbouring properties is minimised during mid winter.

3C - Public domain interface

Objective 3C-1

Transition between private and public domain is achieved without compromising safety and security.

Objective 3C-2

Amenity of the public domain is retained and enhanced

Objective 3C-2 [cont]

Amenity of the public domain is retained and enhanced

All apartments are located above the retail podium. Only entries and lift lobbies occupy street frontage. Entries are fully accessible.
Mail boxes are integrated into the buildings lobbies.
Other than at the vehicle entry parking is not visible from the street. All ventilation is incorporated in the retail façade.
Materials adjacent the public domain are predominantly part of the retail component but will have the same requirements for durability.

3D - Communal and public open space

Objective 3D-1

An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.

Design Criteria 1

Communal open space has a minimum area equal to 25% of the site.

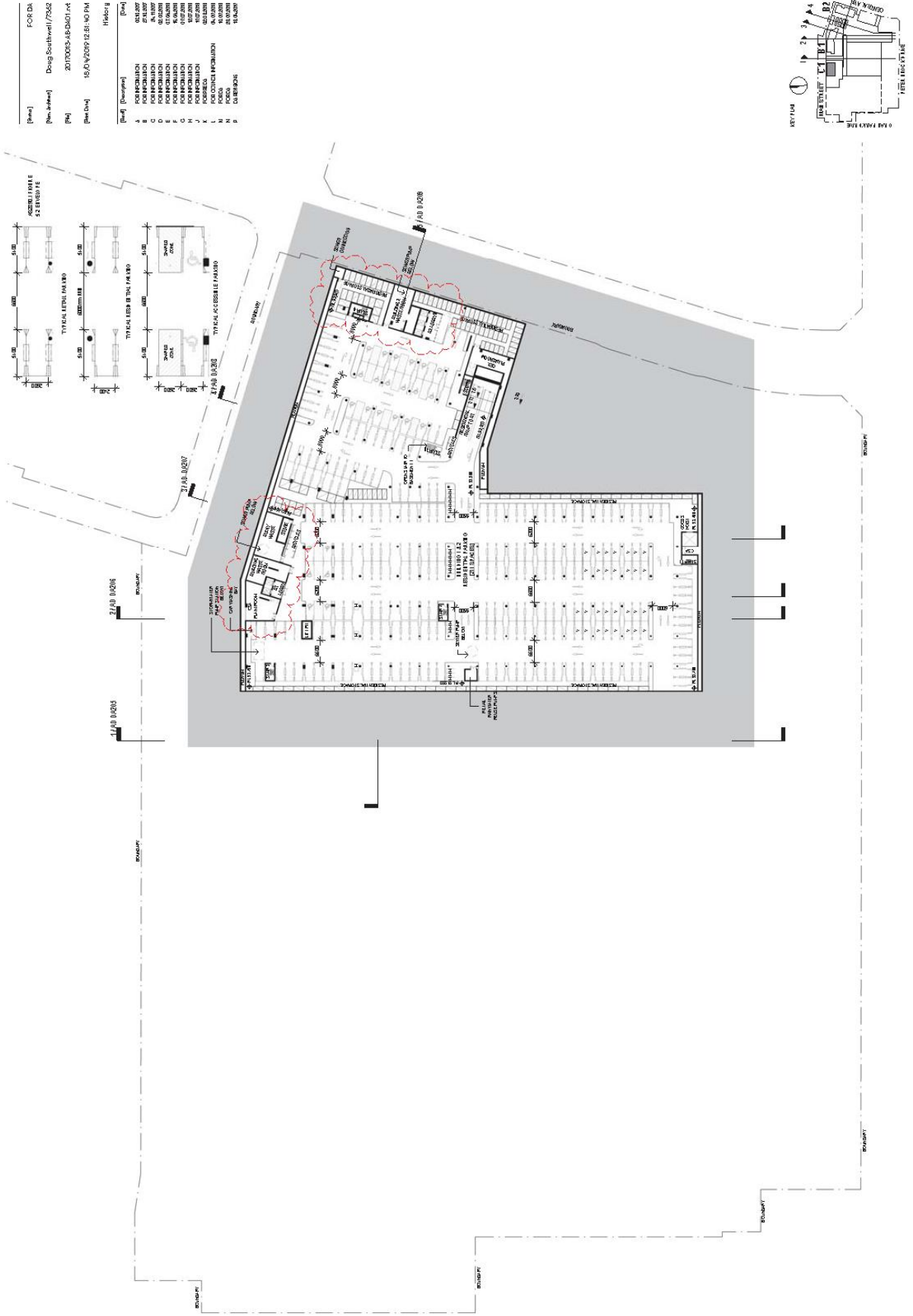
Design Criteria 2

Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).

Appendix 3

[Architectural Drawings]





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Scale: 1:500 @ A1

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Revision: 20170013

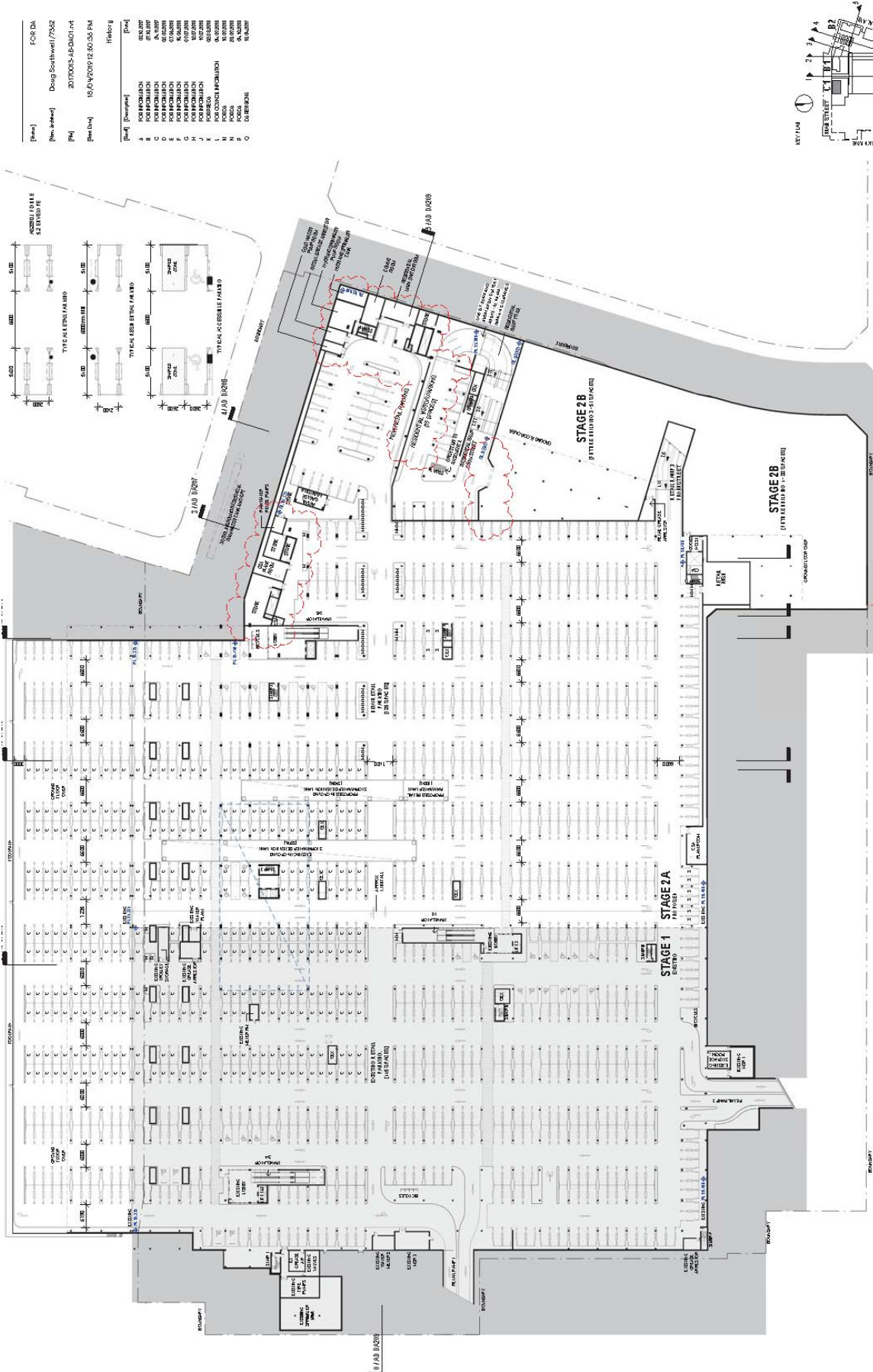
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Attachment 3

ORD01

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Attachment 3



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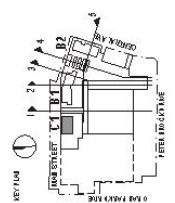
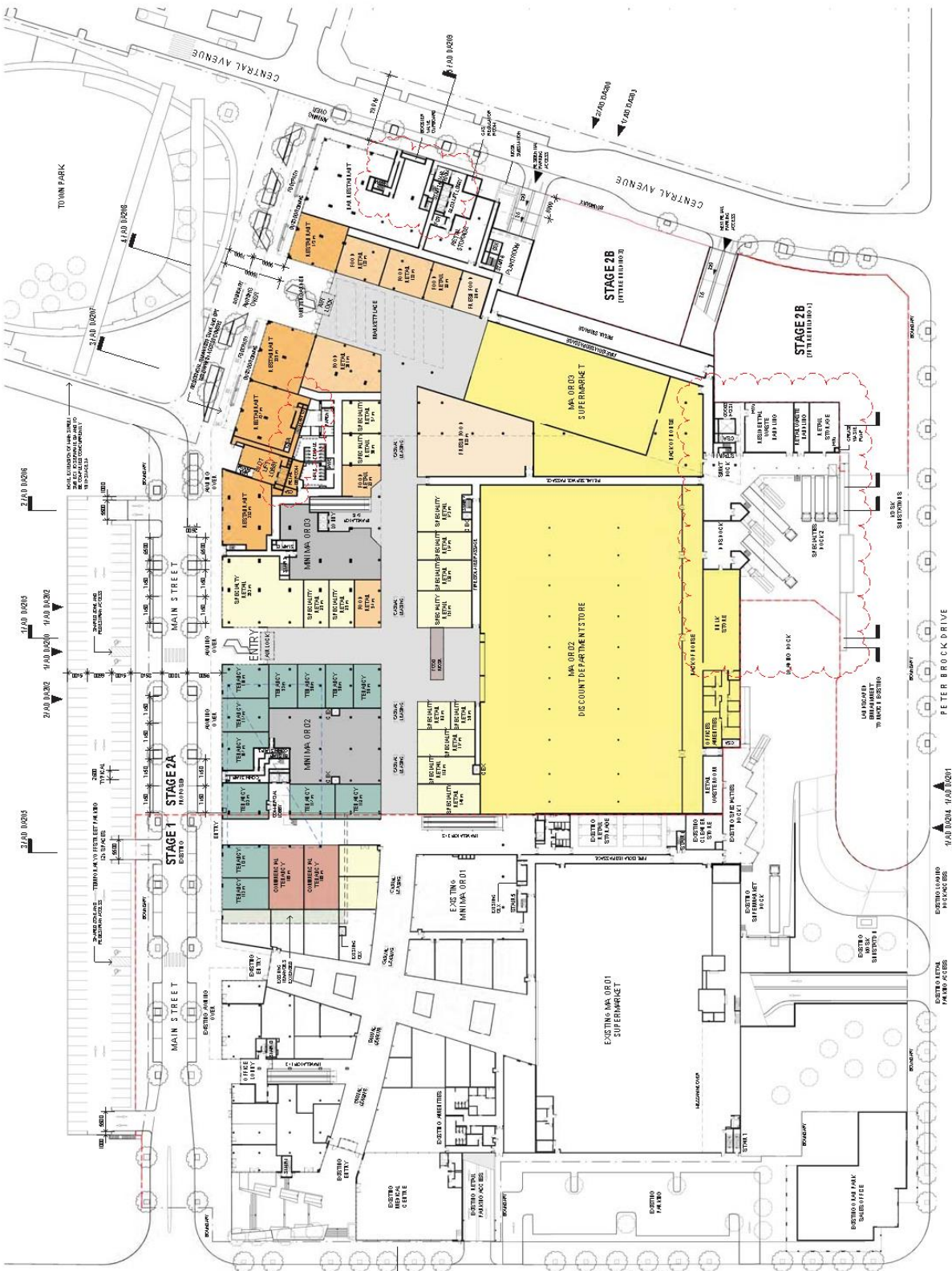
Project: ORAN PARK PODIUM STAGE 2A
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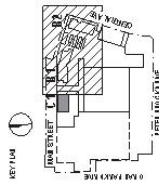
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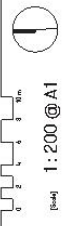
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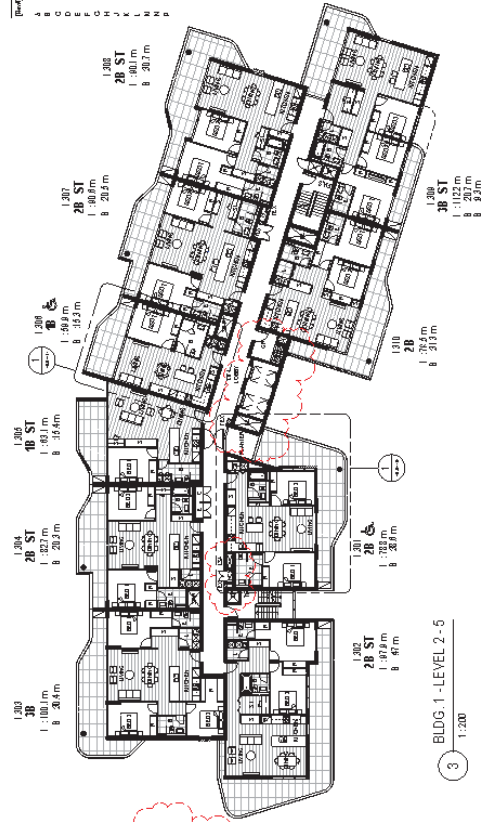


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 Client: GREENFIELDS DEVELOPMENT COMPANY

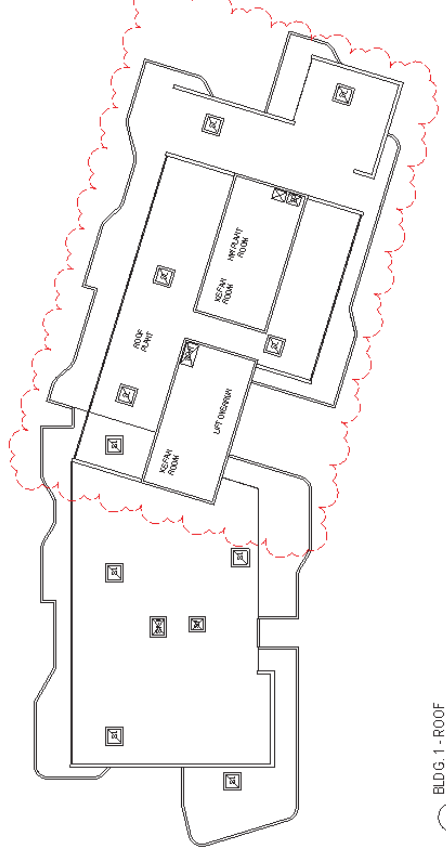
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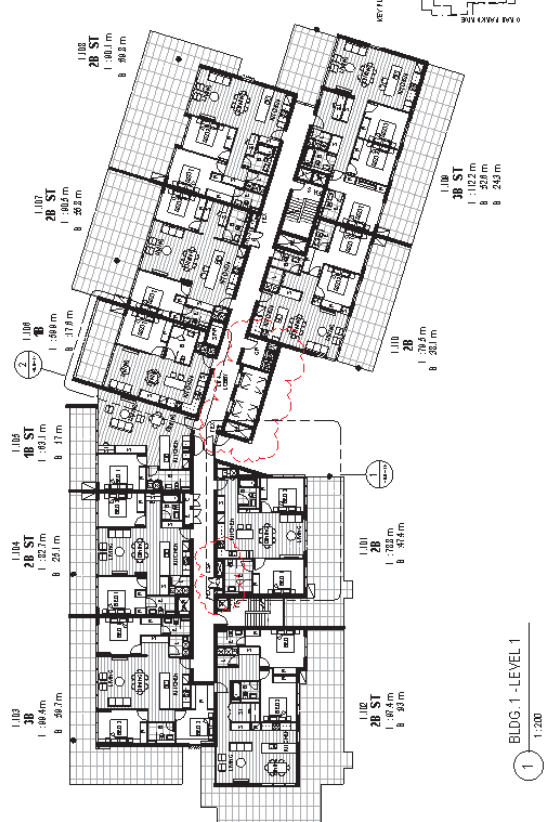
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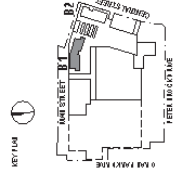
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2 BLDG. 1 - ROOF
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1 BLDG. 1 - LEVEL 1
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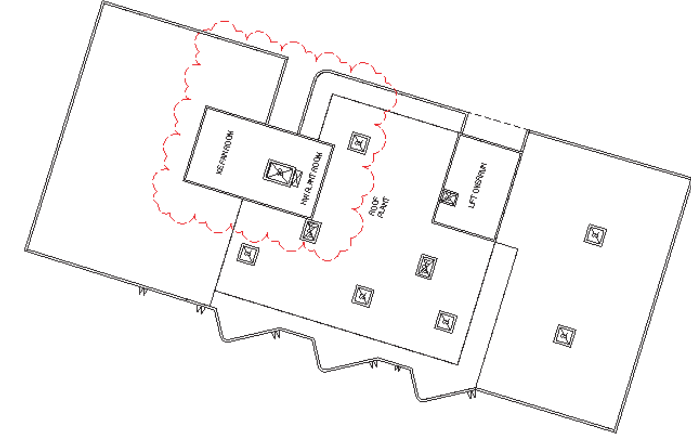
FLOOR PLANS - BUILDING 1
2017/0013
AD-DA111

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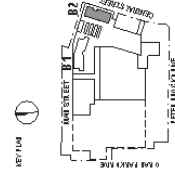
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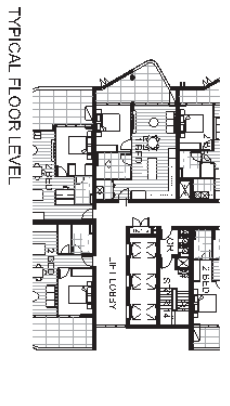
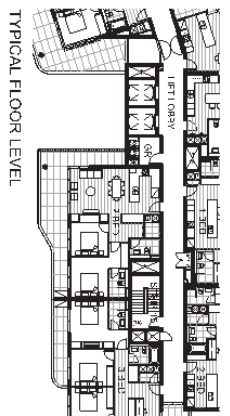
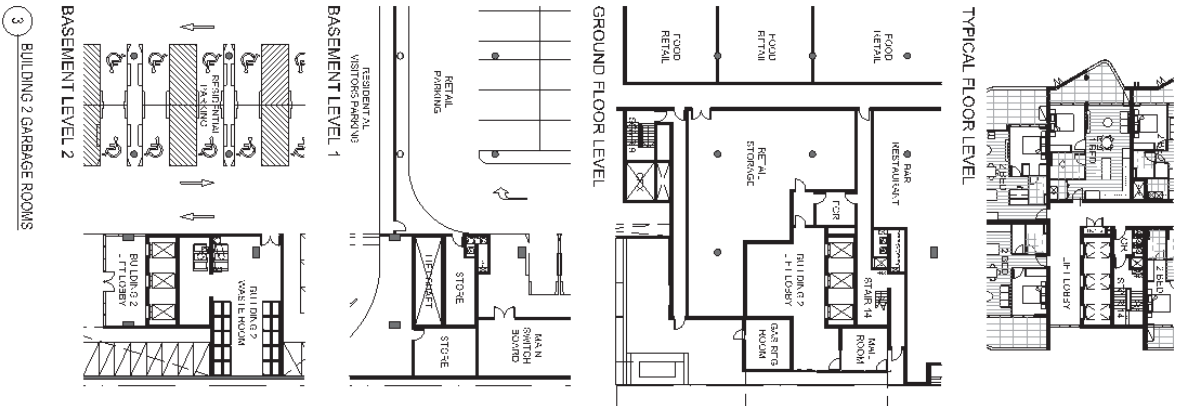
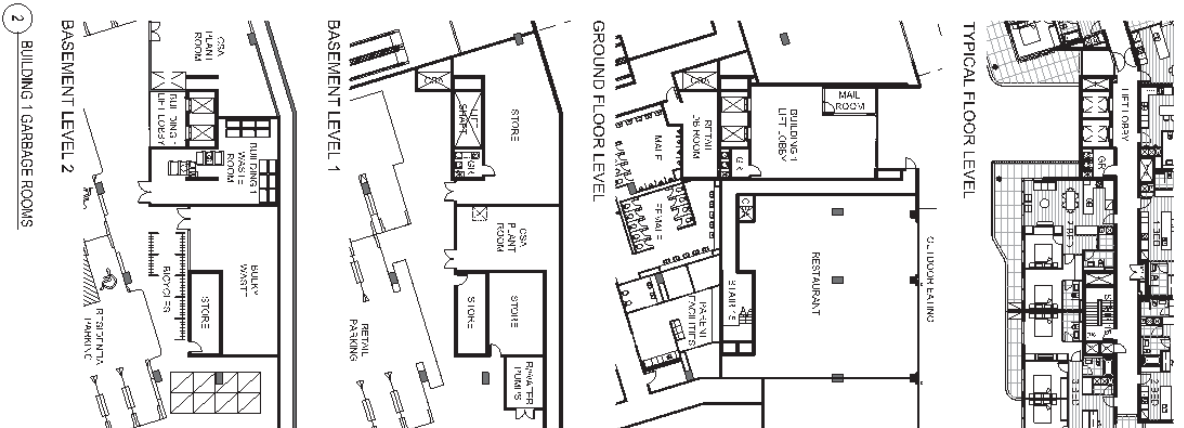
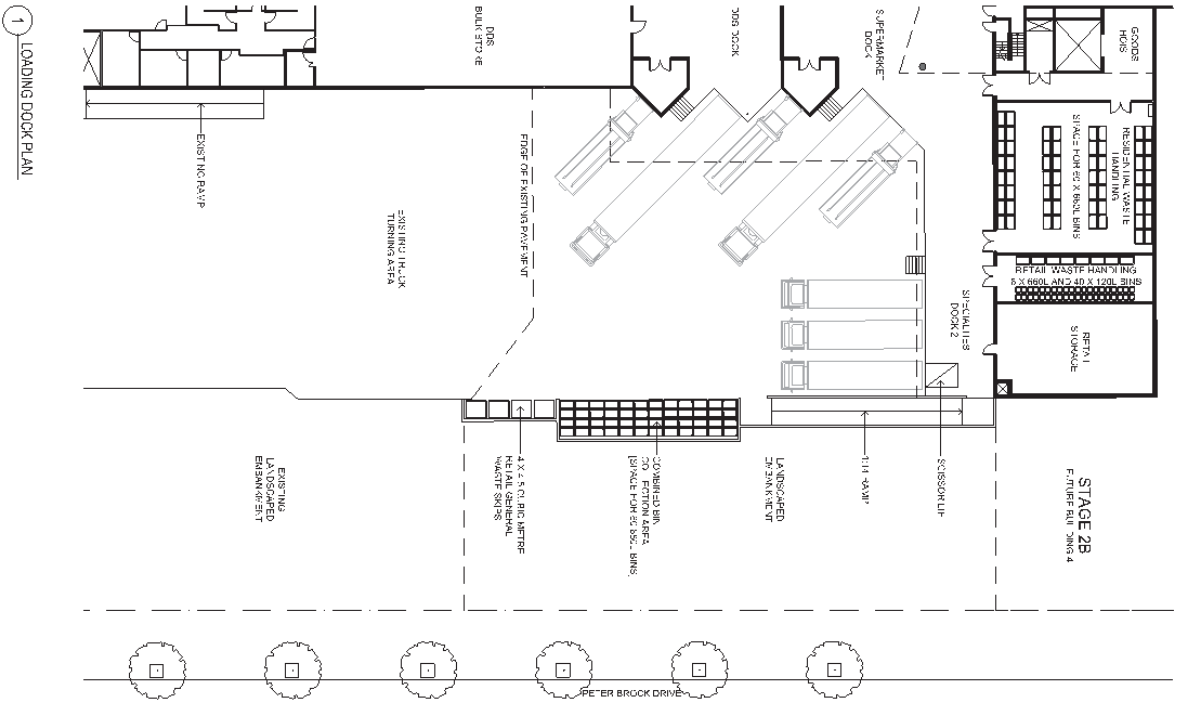


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FLOOR PLANS - BUILDING 2
 P1-11 AD-DA112 P1 P



Project: 104 DA
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 Author: Hiroto
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 Checked: [Blank]
 Approved: [Blank]

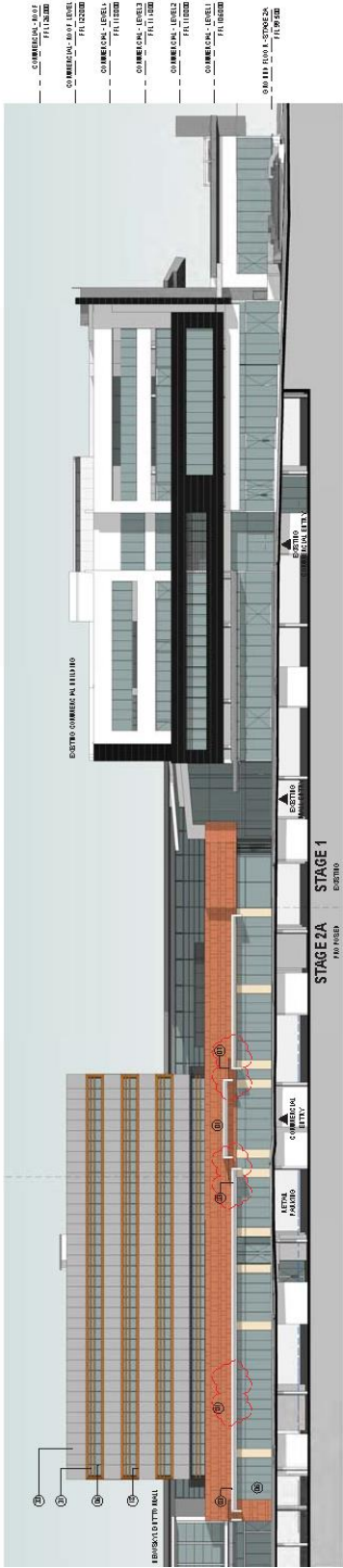
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Project: ORAN PARK PODIUM STAGE 2
 Client: GREENFIELDS DEVELOPMENT COMPANY

Scale: 1:200 @ A1

Project: RESIDENTIAL GARBAGE ROOMS & LOADING DOCK
 Date: 20/7/2018
 Title: AD-DA150
 Page: 4

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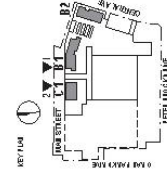


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1 NORTH ELEVATION MAIN STREET PART 1
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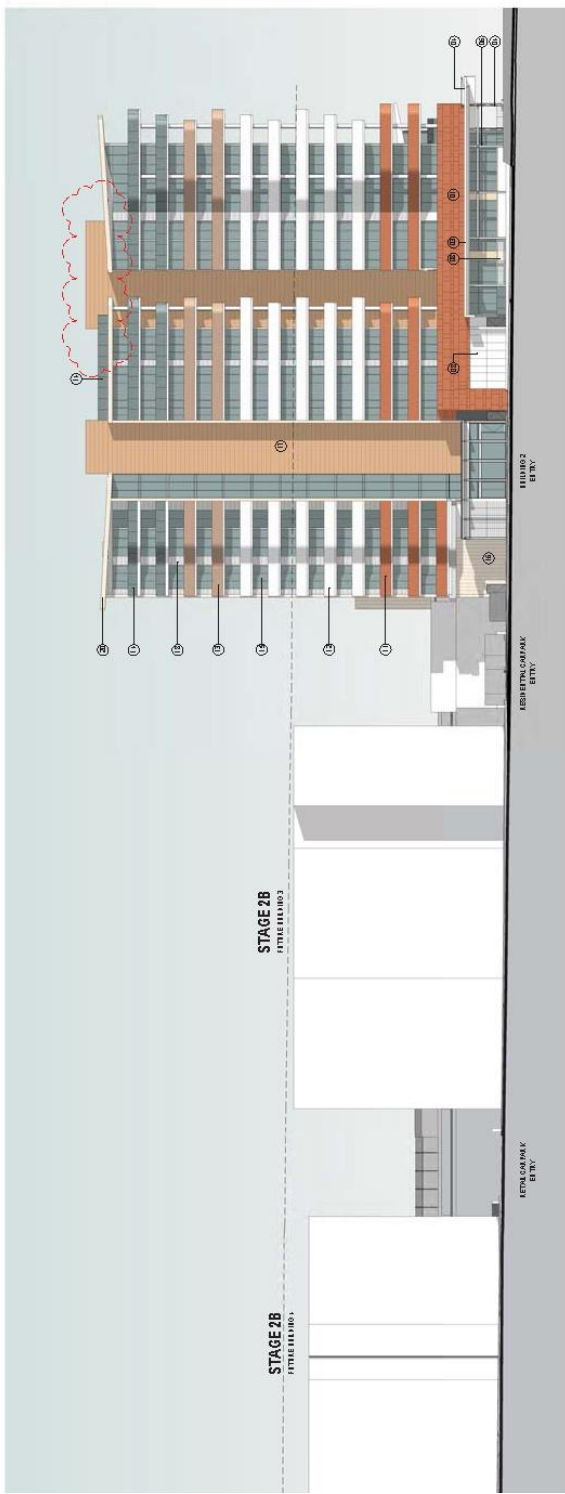
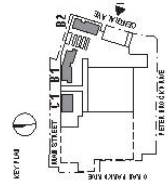
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Client GREENFIELDS DEVELOPMENT COMPANY

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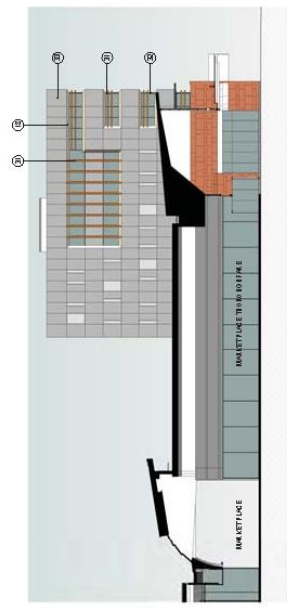
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| 1100.2 - LEVEL 10 | FL 10.000 | | |
| 1100.2 - LEVEL 9 | FL 9.000 | | |
| 1100.2 - LEVEL 8 | FL 8.000 | | |
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| 1100.2 - LEVEL -1 | FL -1.000 | | |
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| 1100.2 - LEVEL -3 | FL -3.000 | | |
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1 EAST ELEVATION CENTRAL AVENUE
1:200



2 EAST ELEVATION - COMMERCIAL BUILDING
1:200

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ORAN PARK PODIUM STAGE 2A
GREENFIELDS DEVELOPMENT COMPANY

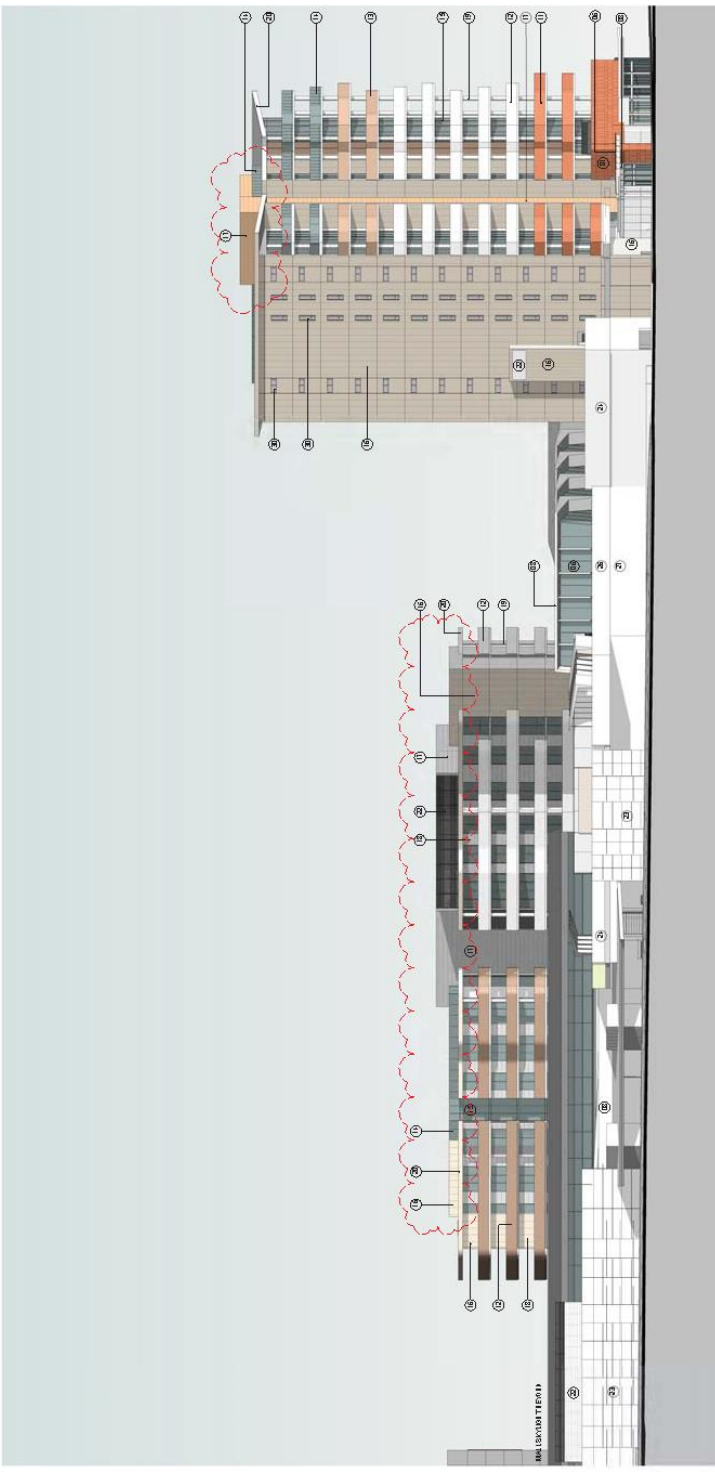
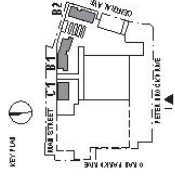
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ORAN PARK PODIUM STAGE 2A
 GREENFIELDS DEVELOPMENT COMPANY

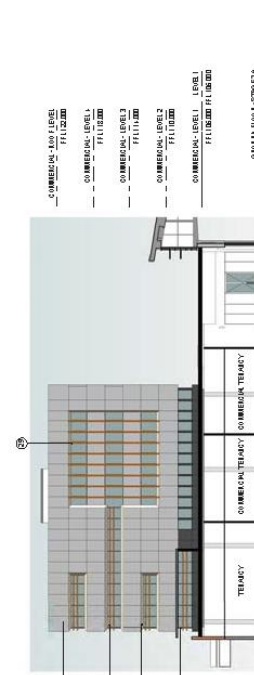
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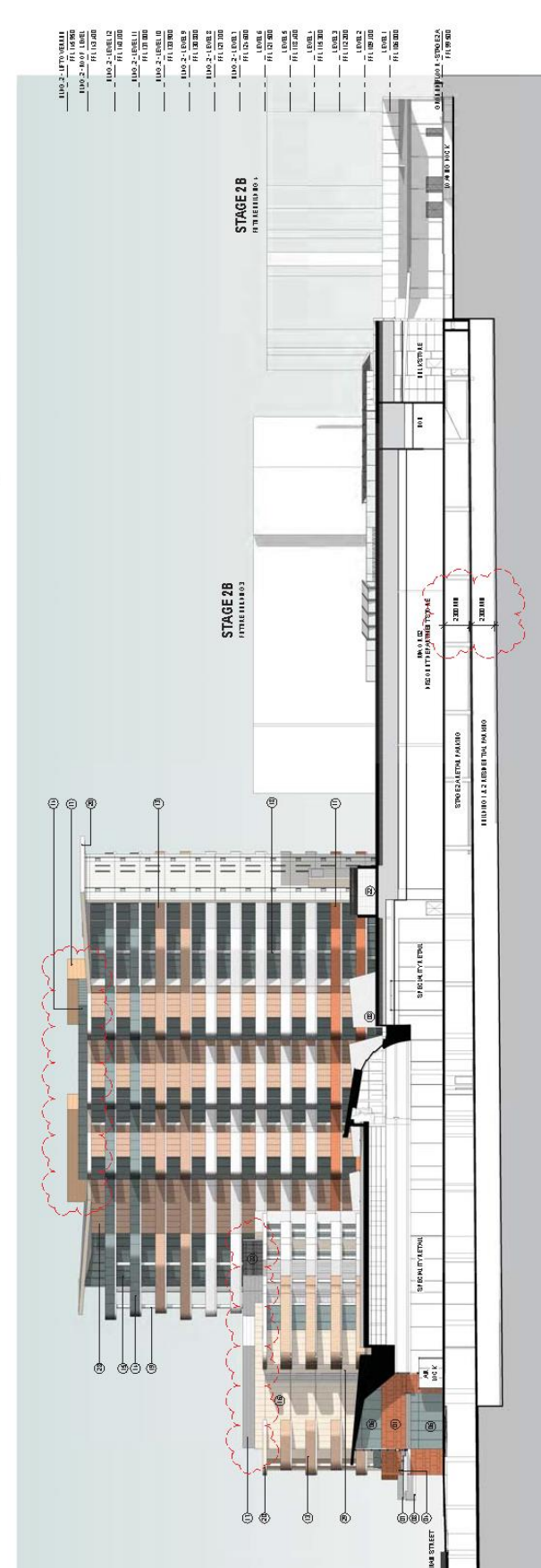
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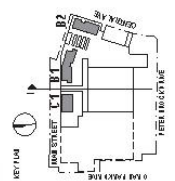
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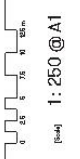
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WEST ELEVATION - SECTION SHEET 1 1:250



WEST ELEVATION - SECTION SHEET 1 [Rev] 20170013 [Rev] AD-DA205 [Rev] K



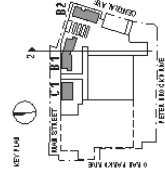
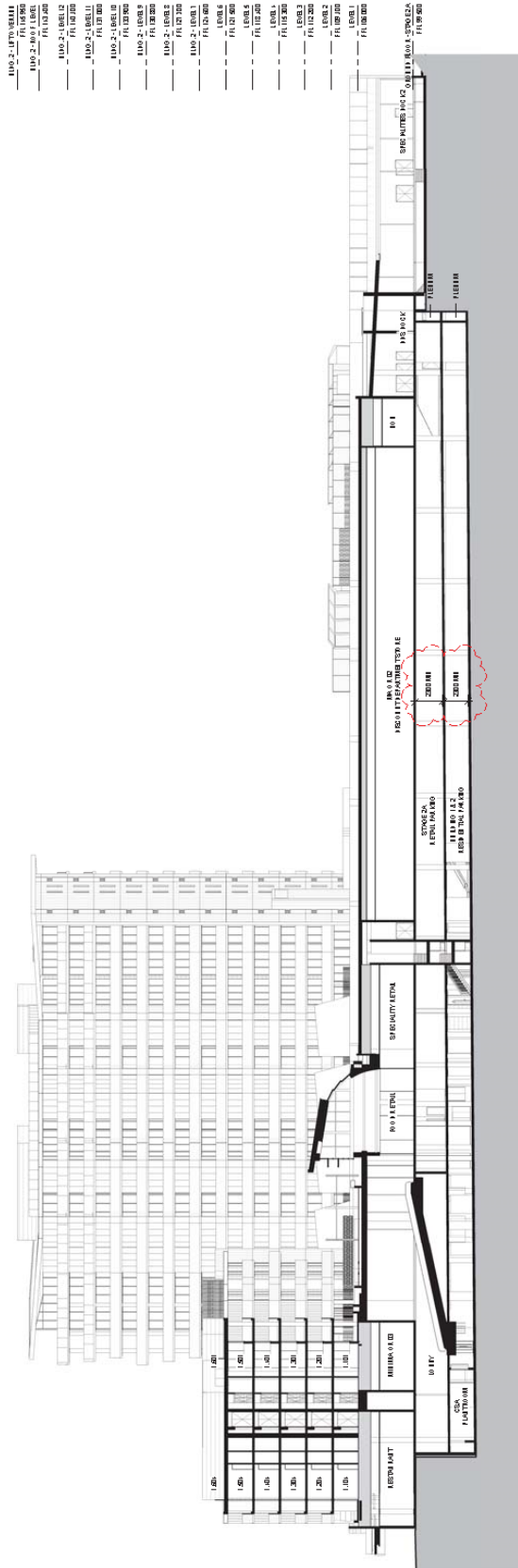
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SECTION 2
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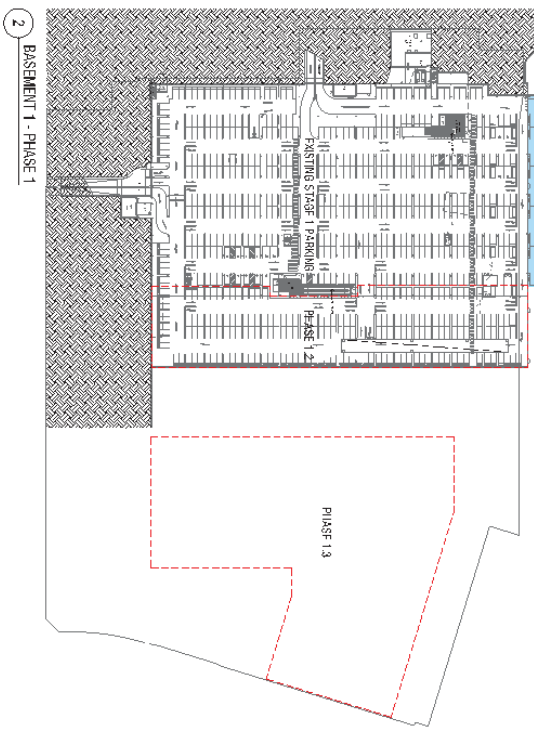
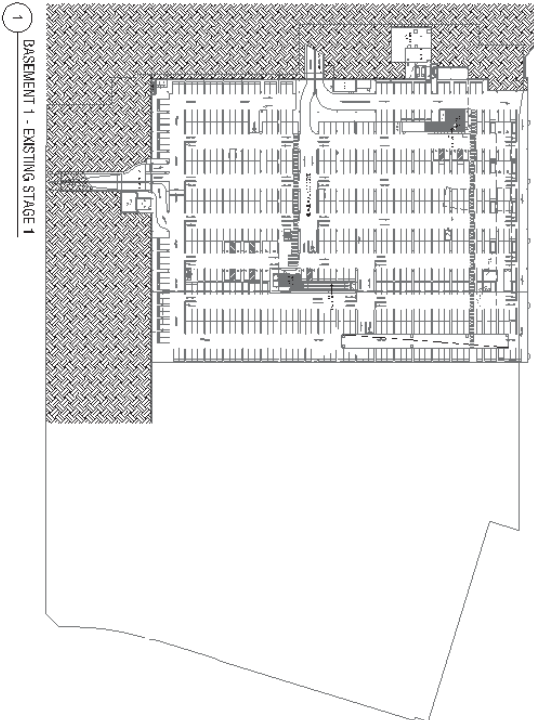
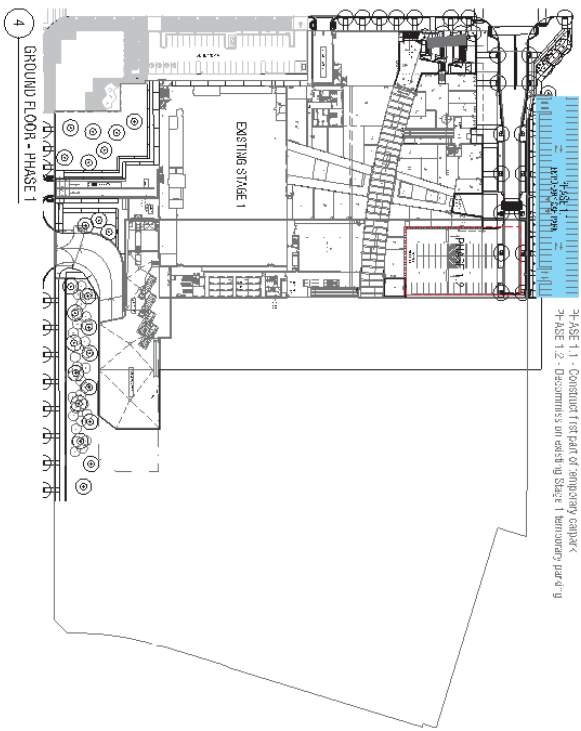
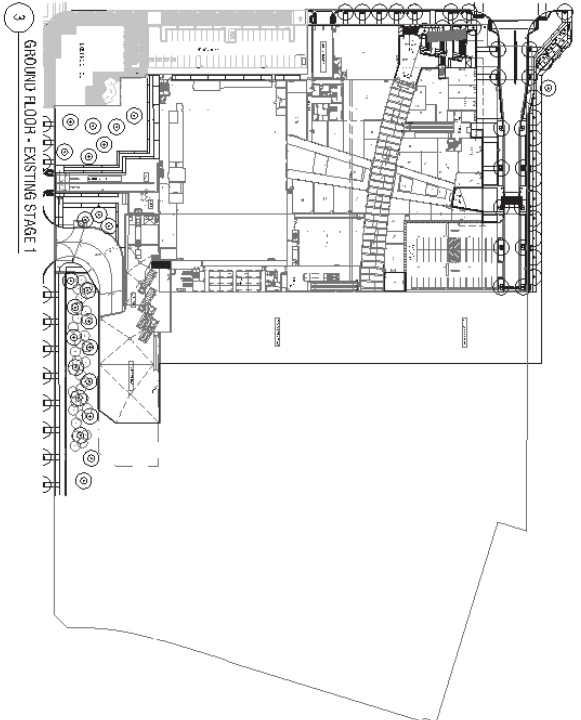
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Rev: AD-DA206 Rev: J

20170013 Rev: A1

Scale: 1:250 @ A1

Project: ORAN PARK PODIUM STAGE 2A
Client: GREENFIELDS DEVELOPMENT COMPANY

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Project: **GRAN PARK PODIUM STAGE 2**
Client: **GREENFIELDS DEVELOPMENT COMPANY**

Scale: 1 : 1000 @ A1

Date: 2017/0013

CONSTRUCTION PHASES
AD DA900

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Project: **GRAN PARK PODIUM STAGE 2**
Client: **GREENFIELDS DEVELOPMENT COMPANY**

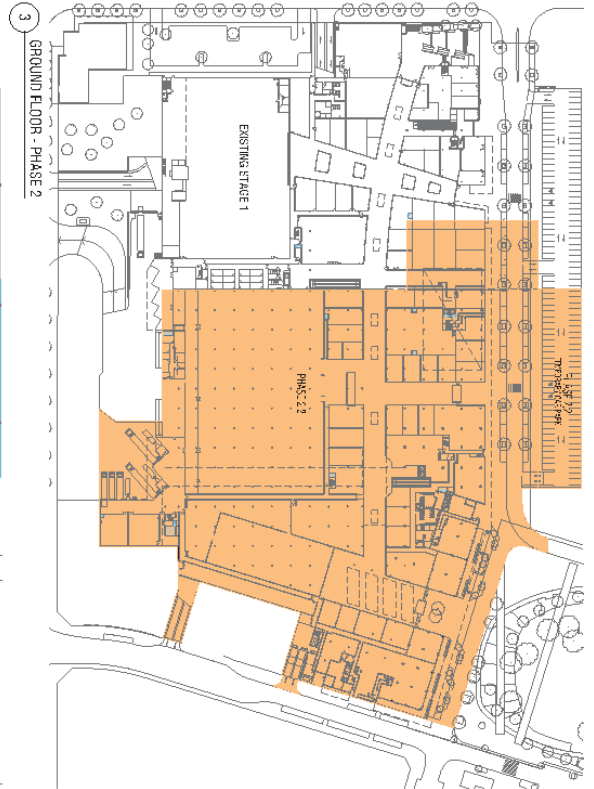
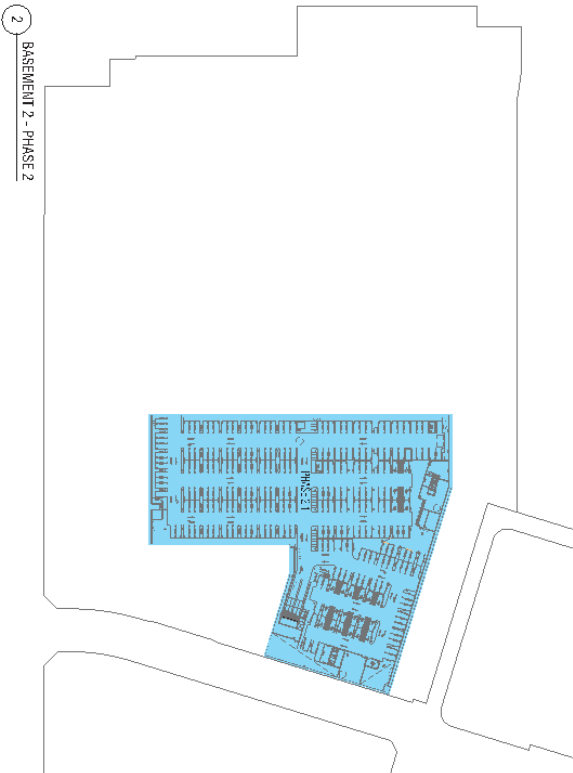
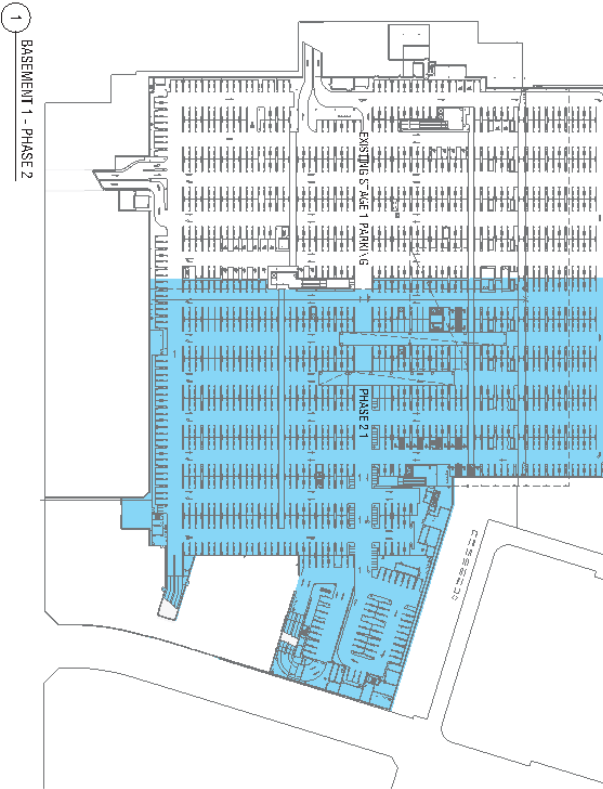
Scale 1 : 1000 @ A1



Date

20170013

CONSTRUCTION PHASES
Drawn: **AD DAVO1** Rev: **A**



PHASE 2.1 - Construct Stage 2A works including B2 Local Parking, B1 level provision on 7/8th parking, B1 level provision 1/2 parking.
PHASE 2.2 - Construct Stage 2B works including second floor of ten-park-y-car-park, entry's on of retail, commercial and residential buildings.

| | |
|---------|------------------------|
| Drawn | FOR NA |
| Checked | Dr G Southwell/2362 |
| Rev | Engineering Consultant |
| Date | 19 Aug 2019 |
| Scale | 1:1000 |
| Project | Gran Park Podium |
| Sheet | A |
| Date | 17.08.19 |



Camden Local Planning Panel

Closed Meeting Minutes
16 April 2019

Camden Council
Administration Centre
70 Central Avenue, Oran Park



CLOSED CAMDEN LOCAL PLANNING PANEL

TABLE OF CONTENTS

PRESENT 3
 ALSO IN ATTENDANCE 3
 DECLARATION OF INEREST 3
 CCLPP01 ORAN PARK TOWN CENTRE PLANNING PROPOSAL 3

PRESENT

Penny Holloway (Chairperson), Michael File (Expert Member), Dean Boone (Community Member – North Ward).

ALSO IN ATTENDANCE

Manager Statutory Planning, Manager Strategic Planning, Team Leader DA Assessments West, Team Leader Traffic and Road Safety, Principal Planner, Strategic Planning Officer, Governance Officer – Panel and Committees.

DECLARATION OF INTEREST

There were no declarations to be noted.

CCLPP01 ORAN PARK TOWN CENTRE PLANNING PROPOSAL**PANELS RECOMMENDATION**

The Camden Local Planning Panel has considered the draft Planning Proposal and supports the draft planning proposal being forwarded to the Minister for Planning seeking a Gateway Determination subject to the following:

- A Town Centre Masterplan review including a view impact analysis; height study; and a review of open space requirements being prepared prior to any future planning proposals for height increases.
- The open space offered should ideally be one contiguous lot, preferably the temporary open space to the east of Oran Park Drive.

VOTING NUMBERS

The Panel voted 3-0 in favour of the recommendation.

| Community Sponsorship Program Summary of Allocations/Recommendations - SAC Approvals July to December 2019 | | | | | | |
|--|--|--|--|--------------------|----------------------|-------------------|
| Applicant | Event | In-kind Requested | In-Kind Recommended (up to a maximum of) | Monetary Requested | Monetary Recommended | Total Recommended |
| Christmas Festivals and Events | | | | | | |
| New Life Anglican Church | Oran Park Community Carols at Gardner Reserve, Oran Park. Scheduled for December 12. It is a large free local community event with jumping castles, face painting, food sales and singing. Proposed fireworks display. Requesting funds for food and equipment and in kind bin hire and booking fees. Estimated 1000-3000 people. (Fireworks subject to Safe Work approval and Land Owners consent) | \$155 - Bin hire and booking fees | \$500.00 | \$1,500.00 | \$1,000.00 | \$1,500.00 |
| Hope Anglican Church Leppington | Leppington Community Carols (at Willowdale). Scheduled for December 7 a large scale professional community carols event and fun fair. Activities, performances, carols. Proposed fireworks display. Requesting funds for fireworks and in kind for 30 bins. Estimated 1000-3000 people (Fireworks subject to Safe Work approval and Land Owners consent) | \$465 - 20 red bins, 10 yellow bins | \$0.00 | \$2,750.00 | \$1,000.00 | \$1,000.00 |
| Harrington Park Anglican Church | Harrington Park Community Carols and Fireworks Event (at Harrington park Public School) scheduled for December 14. Annual community event with singing, performances, activities and food. Requesting funds for venue hire, entertainment, performers, equipment, advertising, fireworks with in kind 12 bins. Estimated 1000 - 3000 people. (Fireworks subject to Safe Work approval and Land Owners consent) | \$186 - 12 bins (6 recycling, 6 garbage) | \$500.00 | \$1,000.00 | \$1,000.00 | \$1,500.00 |
| C3 New Hope | Christmas Spectacular (at 347 Narellan Rd, Currans Hill) scheduled for December 8. Annual free event for families including carols, rides, activities and food. Requesting funds for glow sticks, marketing, rides, entertainment and performers. Estimated 1000 people. | \$0.00 | \$0.00 | \$4,000.00 | \$1,500.00 | \$1,500.00 |
| Camden Anglican Parish Council | Annual Community Carols in Macarthur Park scheduled for December 14. An annual carols event with activities. Requesting funds for toilets, lolly packs, advertising, sound and lighting equipment and in kind of 30 bins. Estimated 1000 people | \$465 - 30 waste bins and bin toppers | \$500.00 | \$1,000.00 | \$1,000.00 | \$1,500.00 |

| Applicant | Event | In-kind Requested | In-Kind Recommended (up to a maximum of) | Monetary Requested | Monetary Recommended | Total Recommended |
|--|--|---|--|--------------------|----------------------|-------------------|
| The Australian Botanic Gardens Mount Annan | 2019 Carols in the Garden (in Mount Annan Botanic Gardens) scheduled for December 14. Annual carols event with entertainment and activities. Requesting funds for equipment, kids activities and performers with in kind of 70 bins. Estimated 3000-5000 people. | \$1,085 - 50 general bins, 20 recycle bins | \$500.00 | \$10,000.00 | \$1,000.00 | \$1,500.00 |
| Car Club Events | | | | | | |
| Small Ford Car Club of NSW | Small Ford Car Club of NSW Concours and Display Day (Camden Show Ground Rotunda area) scheduled for November 10. The static display is for members of the club to display their cars for judging alongside world clubs. Requesting funds for trophies and prizes with in kind for bins and barricades. Estimated 1000 people | \$295 - Bins and barricade trestles | \$250.00 | \$500.00 | \$500.00 | \$750.00 |
| Vintage Speed car Association NSW | Combined Vintage Speedway Club Picnic Day (Camden Show Ground Rotunda area) scheduled for November 3. The display is a static vehicle display providing an annual social gathering of vintage speedway cars. Requesting in kind for facility hire only. Estimated 100 - 250 people | \$250 - Venue hire fees | \$250.00 | \$0.00 | \$0.00 | \$250.00 |
| Lions Club of Narellan | Lions Club of Narellan Car Show (at Camden Show Ground) scheduled for August 18. The event is an annual car show with profits going to various Lions Clubs. Requesting funds for printing of flyers, banners, hire of digital directional signage and social media marketing with in kind to hire facility and bins. Estimated 1000 - 3000 people. | \$1,000 - Land adjacent to the tennis court, waste bins | \$500.00 | \$1,500.00 | \$1,500.00 | \$2,000.00 |
| Community Events and Fundraisers | | | | | | |
| Camden Meals on Wheels | Camden Meals on Wheels Trivia Night (at the Camden Civic Centre) scheduled for August 24. Trivia night as an annual fundraising event. Requesting funds for venue hire, catering, MC and trivia master. Estimated 200 - 300 people | \$0.00 | \$0.00 | \$4,462.00 | \$1,000.00 | \$1,000.00 |

| Applicant | Event | In-kind Requested | In-Kind Recommended (up to a maximum of) | Monetary Requested | Monetary Recommended | Total Recommended |
|--|---|--|--|--------------------|----------------------|--------------------|
| Leukaemia Foundation | Light the Night (at the Camden BEP) scheduled for October, the twilight walk is held at BEP. The activity includes lanterns of hope and is a fundraiser for the Leukaemia Foundation. Requested funds for lanterns and promotional material with in kind of waste bins and facility hire. Estimated 1000 people (walk subject to Risk Assessment) | \$1,000 -10 waste bins, club house fee, BEP hire fee | \$1,000.00 | \$2,000.00 | \$2,000.00 | \$3,000.00 |
| Macarthur Lions Club Inc | Camden Community Fun Run (at Camden BEP) scheduled for September 8. A Cross country race/walk to raise funds for local charity Life Line Suicide Prevention. Requested funds for venue hire, catering, entertainment, advertising, printing, trophies. Estimated 600 - 1000 people. | \$0.00 | \$0.00 | \$5,000.00 | \$5,000.00 | \$5,000.00 |
| Macarthur Raptors Inc | National Indoor Cricket League NSW (at Allsports Indoor Smeaton Grange) scheduled august 3-4. The elite cricket championship run by Cricket Australia for women and mens divisions. Macarthur raptors are hosting the NSW zone competition for 2019. Requested funds for venue hire, catering, entertainment, advertising, traffic management and first aid officers. Estimated 3000 - 5000 people. | \$0.00 | \$0.00 | \$9,625.00 | \$2,500.00 | \$2,500.00 |
| Large Christmas/Community Festivals | | | | | | |
| The Greater Narellan Business Chamber | Christmas in Narellan scheduled for November 9. The Christmas event includes entertainment, carnival rides, carols, the lighting of the tree, food stalls. Proposed fireworks display. Requesting funds for entertainment, hire equipment, sound and lighting, advertising with 30 bins in kind. Estimated 5000 people. | \$465 - 30x special events bins and recycling caps | \$500.00 | \$10,000.00 | \$10,000.00 | \$10,500.00 |
| Argyle Street Business Collective | Camden Jacaranda Festival (at Argyle and John Streets, Camden) a three day event November 22 - 24. The event is a major community festival celebrating Camden and the Christmas season. Requesting funds for entertainment and in kind for waste removal, DA fees, traffic control, equipment hire and toilet provision. Estimated 10,000 - 15,000 people. | \$10,000 - Waste removal, DA fees, equipment hire, toilet provision. | \$10,000.00 | \$20,000.00 | \$20,000.00 | \$30,000.00 |
| Total | | \$15,366.00 | \$14,500.00 | \$73,337.00 | \$49,000.00 | \$63,500.00 |

| Applicant | Event | In-kind Requested | In-Kind Recommended (up to a maximum of) | Monetary Requested | Monetary Recommended | Total Recommended |
|--|---|--|--|--------------------|----------------------|--|
| Withdrawn | | | | | | |
| Cancer Council NSW/Camden Relay for Life Committee | Camden District Relay for Life (at Onslow Oval) application for September 21-22 Relay - WITHDRAWN, was to be a two day event raising funds for the Cancer Council. Requested funds for entertainment, sound and lighting, banners, security and first aid. No in kind request. Note that \$3,844 was approved for 2018 Relay which was cancelled. | \$3,844 - as approved for 2018 cancelled event | \$0.00 | \$3,000.00 | \$0.00 | \$0.00 |
| No Funding Recommended | | | | | | |
| Macarthur Astronomical Society Inc | The Moon, STEAM and Your Future (at WSU Campbelltown Campus) scheduled for July 21. A celebration of the 50th anniversary of Man's first moonlanding and a huge STEAM event with six scientists from NASA/JPL encouraging students toward science subjects. Involves panel discussion, movie and talks. Requesting funds to cover visitor costs, no in kind request. estimated 150 - 300 people | \$0.00 | \$0.00 | \$2,000.00 | \$0.00 | \$0.00 Out of area. Recommend assist to promote through Let's Connect, Council's website and social media. |
| Precedent Productions | 2019 Camden Local Business Awards (at the Camden Civic Centre) scheduled for August 17. The presentation evening for awards recognition program highlighting outstanding local businesses. Funds requested for audio/visual production, printing costs, trophies, judging, entertainment, catering, venue and program management with no in kind requested. | \$0.00 | \$0.00 | \$3,000.00 | \$0.00 | \$0.00 Low community benefit, more aligned with Economic Development instead of Community Development. Council consider through Economic Development. |
| Macarthur Centre for Sustainable Living | A Speed Date with a Sustainability Expert for Camden Residents (at Mount Annan) scheduled August 31. Consumers receive free advice from sustainability experts on home sustainability ideas and advice. Requesting funds for venue hire, catering and staff no | \$0.00 | \$0.00 | \$7,843.00 | \$0.00 | \$0.00 Council provides funding already |
| Just 4 Tots Family Day Care | Just 4 Tots Superhero Kids Disco (at the Camden Civic Centre) scheduled for July 19. Family friendly event with activities, market stalls, refreshments. Funds raised go to Bear Cottage Manly. No request for cash, in kind hire of the Civic Centre. Estimated 500 people | \$610 - Cost of venue hire (Camden Civic Centre) | \$0.00 | \$0.00 | \$0.00 | \$0.00 Recommend application through Cultural Performance Policy for full funding. |

| Applicant | Event | In-kind Requested | In-Kind Recommended (up to a maximum of) | Monetary Requested | Monetary Recommended | Total Recommended |
|-------------------------------------|--|---|--|--------------------|----------------------|--|
| MDSI Special Playgroup | Macarthur Diversity Services Initiative Ltd (at Oran Park/Narellan) programmed weekly. The program is a targeted weekly playgroup for children with special needs. Requested funds for playgroup facilitation and soft fall equipment with in kind of facility hire. Estimated 40 people. | \$1,680 - 20 weeks x 3 hours of playgroup accommodation | \$0.00 | \$2,771.00 | \$0.00 | \$0.00 Recommend application through Community Small Grants Program - not eligible. |
| Kids of Macarthur Health Foundation | Kids of Macarthur Melbourne Cup Luncheon (at Campbelltown RSL Club) scheduled for November 5. The fundraiser is for kids of Macarthur Health foundation, local charity to supply paediatric medical equipment for Campbelltown and Camden. Requested purchase of a table at the event. Estimated 400 people | \$0.00 | \$0.00 | \$1,000.00 | \$0.00 | \$0.00 Council consider through calendar of events. |
| Kids of Macarthur Health Foundation | Kids of Macarthur Women's Trust Lunch (at Wests Leagues Club) scheduled for August 9. The event is a fundraiser lunch for Kids of Macarthur Health Foundation local childrens charity for Macarthur paediatric loan pool for Campbelltown and Camden. Requested purchase of a table at the event. Estimated 400 people | \$0.00 | \$0.00 | \$1,000.00 | \$0.00 | \$0.00 Council consider through calendar of events. |
| The Argyle Affair | The Argyle Affair Christmas Market November 30 and December 1. The boutique artisan market is held within the AH&I Hall and Rotunda. Funds requested for bins and venue hire with in kind for bins and facility hire. Estimated 500 people. | \$312 - Hire of bins, hire of Onslow rotunda area. | \$0.00 | \$0.00 | \$0.00 | \$0.00 Recommend application through Donations for Charitable Purposes. |
| | Total | \$6,446.00 | \$0.00 | \$20,614.00 | \$0.00 | \$0.00 |



**Investment Summary Report
May 2019**

Camden Council

Executive Summary - May 2019



Investment Holdings

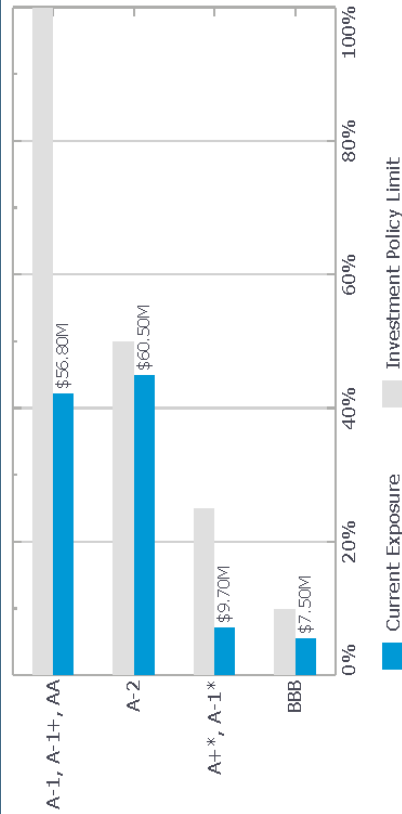
| | Amount (\$) | Current Yield (%) |
|--------------|-----------------------|-------------------|
| Cash | 4,000,000.00 | 1.60 |
| Term Deposit | 130,500,000.00 | 2.92 |
| | 134,500,000.00 | |

Term to Maturity

| | Amount (\$) | Policy Max |
|-----------------------|--------------------|------------|
| Between 0 and 1 Year | 104,800,000 | 78% 100% ✓ |
| Between 1 and 3 Years | 18,000,000 | 13% 60% ✓ |
| Between 3 and 5 Years | 11,700,000 | 9% 30% ✓ |
| | 134,500,000 | |

Percentages in this report may not add up to 100% due to rounding

Detailed Maturity Profile



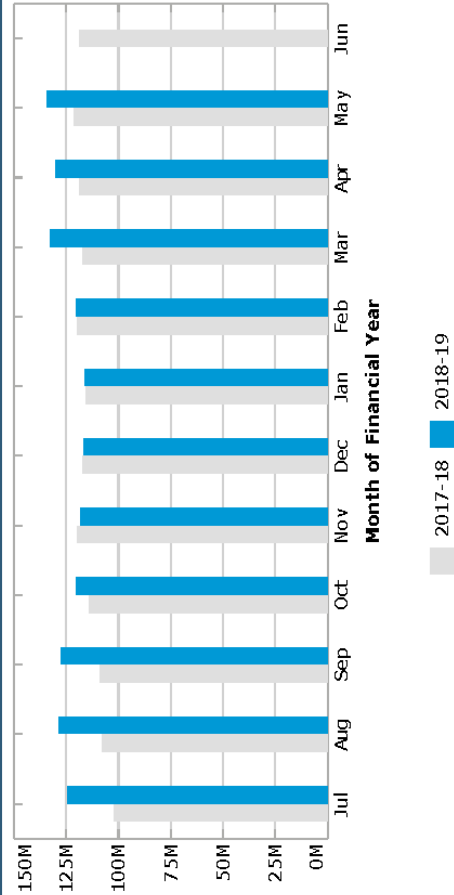
*Council's investment policy limits investments in foreign subsidiary banks which are monitored by APRA to a maximum 25% of the total portfolio

Sources of Funds

| | Amount (\$) |
|--------------------------------------|--------------------|
| Section 7.11 Developer Contributions | 82,613,825 |
| Restricted Grant Income | 3,011,771 |
| Externally Restricted Reserves | 14,866,891 |
| Internally Restricted Reserves | 17,575,791 |
| Camden Regional Economic Taskforce | 119,000 |
| General Fund | 16,312,722 |
| Total Funds Invested | 134,500,000 |

Council's investment portfolio has increased by \$4.3m since the April reporting period. The increase primarily relates to the fourth rates instalment for the 2018/19 financial year and additional developer contributions received in the May period.

Investment Portfolio Balance



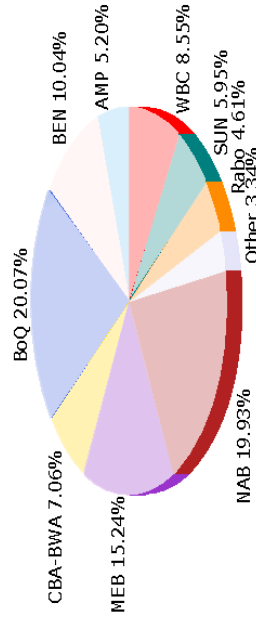
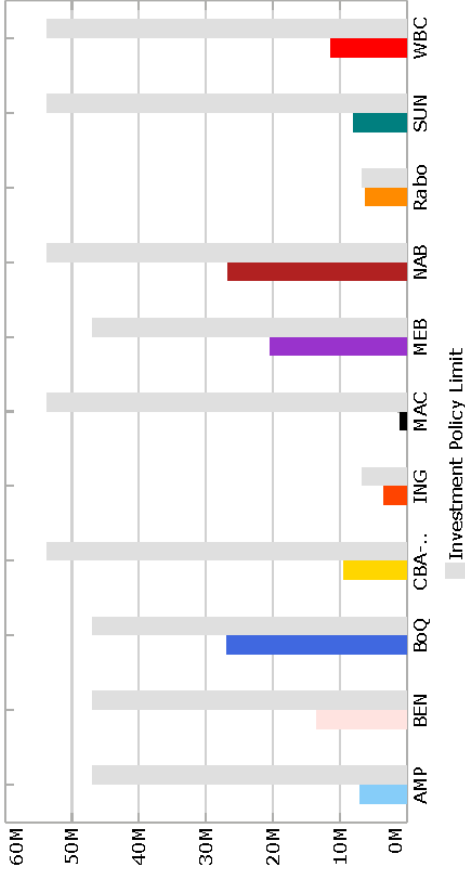


Camden Council
Individual Institutional Exposures Report - May 2019

Individual Institutional Exposures

Individual Institutional Exposure Charts

| Parent Group | Exposure (\$M) | Credit Rating | Policy Limit | Actual | Capacity |
|----------------------------------|----------------|---------------|--------------|--------|----------|
| AMP Bank | 7.00M | A-2, A- | 35.00% | 5.20% | 40.08M |
| Bank of Queensland | 27.00M | A-2, BBB+ | 35.00% | 20.07% | 20.07M |
| Bendigo and Adelaide Bank | 13.50M | A-2, BBB+ | 35.00% | 10.04% | 33.58M |
| Commonwealth Bank of Australia | 9.50M | A-1+, AA- | 40.00% | 7.06% | 44.30M |
| ING Bank Australia (Foreign Sub) | 3.50M | A-1*, A.* | 5.00% | 2.60% | 3.23M |
| Macquarie Group | 1.00M | A-1, A | 40.00% | .74% | 52.80M |
| Members Equity Bank | 20.50M | A-2, BBB | 35.00% | 15.24% | 26.57M |
| National Australia Bank | 26.80M | A-1+, AA- | 40.00% | 19.93% | 27.00M |
| Rabobank Aus (Foreign Sub) | 6.20M | A-1*, A+* | 5.00% | 4.61% | .53M |
| Suncorp Bank | 8.00M | A-1, A+ | 40.00% | 5.95% | 45.80M |
| Westpac Group | 11.50M | A-1+, AA- | 40.00% | 8.55% | 42.30M |
| | 134.50M | | | | |



*Council's investment policy limits investments in foreign subsidiary banks which are monitored by APRA to a maximum 5% of the total portfolio in any single entity

Council's portfolio is within its individual institutional investment policy limits.
Council's portfolio is within its term to maturity investment policy limits.
Council's portfolio complies with the NSW Ministerial Investment Order.



Camden Council
Performance Summary - May 2019

Interest Summary

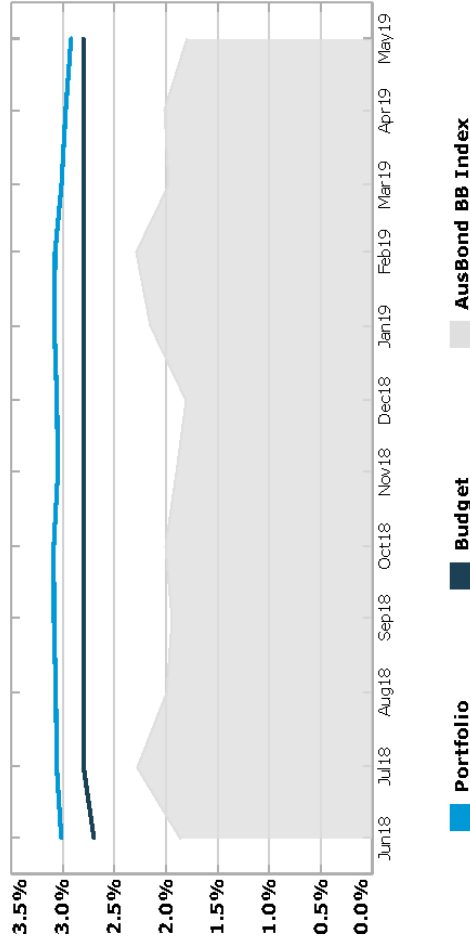
| Interest Summary as of May 2019 | |
|---------------------------------|-------|
| Number of Investments | 97 |
| Average Days to Maturity | 341 |
| Weighted Portfolio Yield | 2.92% |
| CBA Call Account | 1.60% |
| Highest Rate | 4.25% |
| Lowest Rate | 1.95% |
| Budget Rate | 2.80% |
| Average BBSW (30 Day) | 1.56% |
| Average BBSW (90 Day) | 1.54% |
| Average BBSW (180 Day) | 1.55% |
| Official Cash Rate | 1.50% |
| AusBond Bank Bill Index | 1.79% |

Interest Received During the 2018/2019 Financial Year

| | May | Cumulative | Original Budget | * Revised Budget |
|--------------|------------------|--------------------|--------------------|--------------------|
| General Fund | \$98,068 | \$1,208,840 | \$1,450,000 | \$1,350,000 |
| Restricted | \$224,815 | \$2,193,728 | \$1,230,000 | \$2,300,000 |
| Total | \$322,883 | \$3,402,568 | \$2,680,000 | \$3,650,000 |

*The Revised Budget is reviewed on a quarterly basis as part of the Budget Process

Investment Performance



Historical Performance Summary

| | Portfolio | AusBond BB Index | Outperformance |
|------------------------|-----------|------------------|----------------|
| May 2019 | 2.92% | 1.79% | 1.13% |
| Last 3 Months | 2.97% | 1.92% | 1.05% |
| Last 6 Months | 3.02% | 1.99% | 1.03% |
| Financial Year to Date | 3.04% | 2.01% | 1.03% |
| Last 12 months | 3.04% | 1.99% | 1.05% |

Investment Performance

Council's portfolio returned 2.92%pa on a weighted average yield basis during May. This compares favourably with the Ausbond Bank Bill Index's return of 1.79%pa for the month.



Camden Council Investment Holdings Report - May 2019

| Cash Accounts | | | | | | | | | | |
|----------------------|---------------|--------------------------------|--------------------------------|---------------------|---------------|------------------------------|----------|-----------------------|------------------|-----------|
| Amount (\$) | Current Yield | Institution | Credit Rating | Amount (\$) | Deal No. | Reference | | | | |
| 4,000,000.00 | 1.60% | Commonwealth Bank of Australia | A-1+ | 4,000,000.00 | 535548 | | | | | |
| 4,000,000.00 | | | | 4,000,000.00 | | | | | | |
| Term Deposits | | | | | | | | | | |
| Maturity Date | Amount (\$) | Rate | Institution | Credit Rating | Purchase Date | Amount plus Accrued Int (\$) | Deal No. | Accrued Interest (\$) | Coupon Frequency | Reference |
| 3-Jun-19 | 1,500,000.00 | 2.75% | Bank of Queensland | A-2 | 23-Nov-18 | 1,521,472.60 | 537345 | 21,472.60 | At Maturity | 3157 |
| 5-Jun-19 | 1,000,000.00 | 2.75% | Bank of Queensland | A-2 | 23-Nov-18 | 1,014,315.07 | 537346 | 14,315.07 | At Maturity | 3158 |
| 5-Jun-19 | 3,000,000.00 | 1.95% | Bankwest | A-1+ | 6-May-19 | 3,004,167.12 | 537927 | 4,167.12 | At Maturity | 3217 |
| 11-Jun-19 | 1,500,000.00 | 2.75% | Bank of Queensland | A-2 | 23-Nov-18 | 1,521,472.60 | 537347 | 21,472.60 | At Maturity | 3159 |
| 12-Jun-19 | 1,000,000.00 | 2.75% | Bank of Queensland | A-2 | 23-Nov-18 | 1,014,315.07 | 537348 | 14,315.07 | At Maturity | 3160 |
| 17-Jun-19 | 1,500,000.00 | 2.72% | National Australia Bank | A-1+ | 26-Nov-18 | 1,520,903.01 | 537351 | 20,903.01 | At Maturity | 3161 |
| 17-Jun-19 | 1,500,000.00 | 2.75% | National Australia Bank | A-1+ | 30-Nov-18 | 1,520,681.51 | 537364 | 20,681.51 | At Maturity | 3163 |
| 19-Jun-19 | 1,500,000.00 | 2.72% | Suncorp Bank | A-1 | 28-Nov-18 | 1,520,679.45 | 537356 | 20,679.45 | At Maturity | 3162 |
| 19-Jun-19 | 1,000,000.00 | 2.75% | National Australia Bank | A-1+ | 30-Nov-18 | 1,013,787.67 | 537365 | 13,787.67 | At Maturity | 3164 |
| 24-Jun-19 | 1,500,000.00 | 2.70% | Commonwealth Bank of Australia | A-1+ | 24-Oct-18 | 1,524,410.96 | 537262 | 24,410.96 | At Maturity | 3148 |
| 24-Jun-19 | 1,000,000.00 | 2.72% | Suncorp Bank | A-1 | 3-Dec-18 | 1,013,413.70 | 537370 | 13,413.70 | At Maturity | 3165 |
| 24-Jun-19 | 1,500,000.00 | 2.80% | Bank of Queensland | A-2 | 12-Dec-18 | 1,519,676.71 | 537419 | 19,676.71 | At Maturity | 3168 |
| 26-Jun-19 | 1,000,000.00 | 2.72% | National Australia Bank | A-1+ | 17-Dec-18 | 1,012,370.41 | 537423 | 12,370.41 | At Maturity | 3169 |
| 26-Jun-19 | 3,000,000.00 | 2.80% | Bank of Queensland | A-2 | 3-Jan-19 | 3,034,290.41 | 537442 | 34,290.41 | At Maturity | 3172 |
| 1-Jul-19 | 1,500,000.00 | 2.72% | National Australia Bank | A-1+ | 10-Jan-19 | 1,515,872.88 | 537468 | 15,872.88 | At Maturity | 3174 |
| 3-Jul-19 | 1,500,000.00 | 2.80% | Bank of Queensland | A-2 | 10-Jan-19 | 1,516,339.73 | 537469 | 16,339.73 | At Maturity | 3175 |
| 8-Jul-19 | 1,000,000.00 | 2.70% | Bankwest | A-1+ | 8-Oct-18 | 1,017,457.53 | 537200 | 17,457.53 | At Maturity | 3145 |
| 10-Jul-19 | 1,500,000.00 | 2.78% | ME Bank | A-2 | 16-Jan-19 | 1,515,537.53 | 537471 | 15,537.53 | At Maturity | 3176 |
| 15-Jul-19 | 2,000,000.00 | 2.75% | AMP Bank | A-2 | 21-Jan-19 | 2,019,739.73 | 537476 | 19,739.73 | At Maturity | 3177 |
| 17-Jul-19 | 1,000,000.00 | 2.75% | AMP Bank | A-2 | 23-Jan-19 | 1,009,719.18 | 537479 | 9,719.18 | At Maturity | 3178 |
| 22-Jul-19 | 1,500,000.00 | 2.75% | ME Bank | A-2 | 29-Jan-19 | 1,513,900.68 | 537485 | 13,900.68 | At Maturity | 3179 |

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Camden Council
Investment Holdings Report - May 2019

| Term Deposits | | | | | | | | | | |
|---------------|--------------|-------|-------------------------|---------------|---------------|------------------------------|----------|-----------------------|------------------|-----------|
| Maturity Date | Amount (\$) | Rate | Institution | Credit Rating | Purchase Date | Amount plus Accrued Int (\$) | Deal No. | Accrued Interest (\$) | Coupon Frequency | Reference |
| 24-Jul-19 | 1,500,000.00 | 2.75% | National Australia Bank | A-1+ | 31-Jan-19 | 1,513,674.66 | 537494 | 13,674.66 | At Maturity | 3180 |
| 29-Jul-19 | 1,500,000.00 | 2.75% | ME Bank | A-2 | 4-Feb-19 | 1,513,222.60 | 537510 | 13,222.60 | At Maturity | 3181 |
| 31-Jul-19 | 2,000,000.00 | 2.75% | ME Bank | A-2 | 6-Feb-19 | 2,017,328.77 | 537513 | 17,328.77 | At Maturity | 3182 |
| 5-Aug-19 | 1,500,000.00 | 2.75% | ME Bank | A-2 | 11-Feb-19 | 1,512,431.51 | 537533 | 12,431.51 | At Maturity | 3183 |
| 7-Aug-19 | 1,500,000.00 | 2.75% | ME Bank | A-2 | 13-Feb-19 | 1,512,205.48 | 537541 | 12,205.48 | At Maturity | 3184 |
| 12-Aug-19 | 1,500,000.00 | 2.75% | ME Bank | A-2 | 20-Feb-19 | 1,511,414.38 | 537554 | 11,414.38 | At Maturity | 3186 |
| 14-Aug-19 | 1,500,000.00 | 2.75% | ME Bank | A-2 | 22-Feb-19 | 1,511,188.36 | 537558 | 11,188.36 | At Maturity | 3187 |
| 19-Aug-19 | 1,000,000.00 | 2.75% | Bank of Queensland | A-2 | 18-Feb-19 | 1,007,760.27 | 537547 | 7,760.27 | At Maturity | 3185 |
| 21-Aug-19 | 1,000,000.00 | 2.80% | AMP Bank | A-2 | 26-Feb-19 | 1,007,287.67 | 537563 | 7,287.67 | At Maturity | 3188 |
| 26-Aug-19 | 2,000,000.00 | 2.70% | ME Bank | A-2 | 28-Feb-19 | 2,013,758.90 | 537588 | 13,758.90 | At Maturity | 3190 |
| 28-Aug-19 | 1,000,000.00 | 2.70% | ME Bank | A-2 | 1-Mar-19 | 1,006,805.48 | 537596 | 6,805.48 | At Maturity | 3191 |
| 2-Sep-19 | 1,000,000.00 | 2.65% | ME Bank | A-2 | 6-Mar-19 | 1,006,316.44 | 537618 | 6,316.44 | At Maturity | 3194 |
| 4-Sep-19 | 1,500,000.00 | 2.65% | ME Bank | A-2 | 12-Mar-19 | 1,508,821.23 | 537627 | 8,821.23 | At Maturity | 3195 |
| 9-Sep-19 | 1,000,000.00 | 2.80% | AMP Bank | A-2 | 14-Mar-19 | 1,006,060.27 | 537638 | 6,060.27 | At Maturity | 3196 |
| 11-Sep-19 | 1,500,000.00 | 2.65% | Bank of Queensland | A-2 | 25-Mar-19 | 1,507,405.48 | 537649 | 7,405.48 | At Maturity | 3198 |
| 16-Sep-19 | 1,500,000.00 | 2.65% | Bank of Queensland | A-2 | 27-Mar-19 | 1,507,187.67 | 537700 | 7,187.67 | At Maturity | 3198 |
| 18-Sep-19 | 1,000,000.00 | 2.80% | AMP Bank | A-2 | 18-Mar-19 | 1,005,753.42 | 537646 | 5,753.42 | At Maturity | 3197 |
| 23-Sep-19 | 1,500,000.00 | 2.50% | National Australia Bank | A-1+ | 29-Mar-19 | 1,506,575.34 | 537762 | 6,575.34 | At Maturity | 3202 |
| 25-Sep-19 | 1,500,000.00 | 2.50% | National Australia Bank | A-1+ | 29-Mar-19 | 1,506,575.34 | 537763 | 6,575.34 | At Maturity | 3203 |
| 30-Sep-19 | 1,500,000.00 | 2.50% | National Australia Bank | A-1+ | 29-Mar-19 | 1,506,575.34 | 537764 | 6,575.34 | At Maturity | 3204 |
| 2-Oct-19 | 1,500,000.00 | 2.60% | Bank of Queensland | A-2 | 1-Apr-19 | 1,506,517.81 | 537766 | 6,517.81 | At Maturity | 3208 |
| 8-Oct-19 | 1,000,000.00 | 2.75% | AMP Bank | A-2 | 3-Apr-19 | 1,004,445.21 | 537781 | 4,445.21 | At Maturity | 3209 |
| 9-Oct-19 | 1,500,000.00 | 2.60% | Bank of Queensland | A-2 | 8-Apr-19 | 1,505,769.86 | 537792 | 5,769.86 | At Maturity | 3210 |
| 14-Oct-19 | 1,000,000.00 | 2.44% | National Australia Bank | A-1+ | 15-Apr-19 | 1,003,141.92 | 537866 | 3,141.92 | At Maturity | 3211 |
| 14-Oct-19 | 500,000.00 | 2.44% | National Australia Bank | A-1+ | 23-Apr-19 | 501,303.56 | 537892 | 1,303.56 | At Maturity | 3213 |
| 16-Oct-19 | 1,000,000.00 | 2.45% | National Australia Bank | A-1+ | 18-Apr-19 | 1,002,953.42 | 537873 | 2,953.42 | At Maturity | 3212 |



Camden Council Investment Holdings Report - May 2019

| Term Deposits | | | | | | | | | | |
|---------------|--------------|-------|---------------------------|---------------|---------------|------------------------------|----------|-----------------------|------------------|-----------|
| Maturity Date | Amount (\$) | Rate | Institution | Credit Rating | Purchase Date | Amount plus Accrued Int (\$) | Deal No. | Accrued Interest (\$) | Coupon Frequency | Reference |
| 16-Oct-19 | 500,000.00 | 2.44% | National Australia Bank | A-1+ | 23-Apr-19 | 501,303.56 | 537893 | 1,303.56 | At Maturity | 3214 |
| 21-Oct-19 | 1,000,000.00 | 2.45% | ME Bank | A-2 | 26-Apr-19 | 1,002,416.44 | 537899 | 2,416.44 | At Maturity | 3215 |
| 23-Oct-19 | 1,000,000.00 | 2.48% | Rural Bank | A-2 | 3-May-19 | 1,001,970.41 | 537925 | 1,970.41 | At Maturity | 3216 |
| 28-Oct-19 | 1,500,000.00 | 2.55% | Suncorp Bank | A-1 | 29-Mar-19 | 1,506,706.85 | 537759 | 6,706.85 | At Maturity | 3205 |
| 30-Oct-19 | 1,500,000.00 | 2.55% | Suncorp Bank | A-1 | 29-Mar-19 | 1,506,706.85 | 537760 | 6,706.85 | At Maturity | 3206 |
| 4-Nov-19 | 1,000,000.00 | 2.55% | Suncorp Bank | A-1 | 29-Mar-19 | 1,004,471.23 | 537761 | 4,471.23 | At Maturity | 3207 |
| 6-Nov-19 | 1,000,000.00 | 2.43% | Rural Bank | A-2 | 7-May-19 | 1,001,664.38 | 537929 | 1,664.38 | At Maturity | 3218 |
| 11-Nov-19 | 2,000,000.00 | 2.43% | Rural Bank | A-2 | 9-May-19 | 2,003,062.47 | 537934 | 3,062.47 | At Maturity | 3219 |
| 13-Nov-19 | 1,000,000.00 | 2.43% | Rural Bank | A-2 | 10-May-19 | 1,001,464.66 | 537935 | 1,464.66 | At Maturity | 3220 |
| 18-Nov-19 | 500,000.00 | 2.43% | Rural Bank | A-2 | 13-May-19 | 500,632.47 | 537938 | 632.47 | At Maturity | 3221 |
| 18-Nov-19 | 500,000.00 | 2.35% | Bank of Queensland | A-2 | 13-May-19 | 500,611.64 | 537939 | 611.64 | At Maturity | 3222 |
| 20-Nov-19 | 1,500,000.00 | 2.43% | Rural Bank | A-2 | 17-May-19 | 1,501,497.95 | 537957 | 1,497.95 | At Maturity | 3223 |
| 25-Nov-19 | 1,000,000.00 | 2.90% | ING Bank (Australia) | A-1* | 23-Nov-17 | 1,015,095.89 | 535985 | 15,095.89 | Annually | 3032 |
| 25-Nov-19 | 1,500,000.00 | 2.43% | Rural Bank | A-2 | 21-May-19 | 1,501,098.49 | 537962 | 1,098.49 | At Maturity | 3224 |
| 27-Nov-19 | 1,000,000.00 | 4.10% | Rabobank Australia | A-1* | 27-Nov-14 | 1,020,893.15 | 535518 | 20,893.15 | Annually | 2760 |
| 27-Nov-19 | 2,000,000.00 | 2.88% | Rural Bank | A-2 | 23-Nov-17 | 2,029,983.56 | 535987 | 29,983.56 | Annually | 3033 |
| 27-Nov-19 | 1,500,000.00 | 2.35% | Suncorp Bank | A-1 | 23-May-19 | 1,500,869.18 | 537970 | 869.18 | At Maturity | 3225 |
| 2-Dec-19 | 1,500,000.00 | 2.90% | ING Bank (Australia) | A-1* | 27-Nov-17 | 1,527,167.12 | 535996 | 22,167.12 | Annually | 3035 |
| 2-Dec-19 | 1,500,000.00 | 2.83% | Rural Bank | A-2 | 1-Dec-17 | 1,520,934.25 | 536020 | 20,934.25 | Annually | 3037 |
| 2-Dec-19 | 1,500,000.00 | 2.30% | ME Bank | A-2 | 24-May-19 | 1,500,756.16 | 537972 | 756.16 | At Maturity | 3226 |
| 4-Dec-19 | 1,500,000.00 | 4.25% | Bendigo and Adelaide Bank | A-2 | 28-Nov-14 | 1,532,311.64 | 535488 | 32,311.64 | Annually | 2762 |
| 9-Dec-19 | 1,500,000.00 | 2.25% | National Australia Bank | A-1+ | 28-May-19 | 1,500,369.86 | 537983 | 369.86 | At Maturity | 3227 |
| 11-Dec-19 | 1,500,000.00 | 4.00% | National Australia Bank | A-1+ | 16-Dec-14 | 1,527,287.67 | 535504 | 27,287.67 | Annually | 2766 |
| 16-Dec-19 | 1,000,000.00 | 2.25% | Bank of Queensland | A-2 | 29-May-19 | 1,000,184.93 | 537988 | 184.93 | At Maturity | 3228 |
| 16-Dec-19 | 1,800,000.00 | 2.21% | National Australia Bank | A-1+ | 31-May-19 | 1,800,108.99 | 537993 | 108.99 | At Maturity | 3229 |
| 19-Dec-19 | 1,000,000.00 | 3.85% | Macquarie Bank | A-1 | 19-Dec-14 | 1,171,404.11 | 535503 | 171,404.11 | At Maturity | 2767 |

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Camden Council
Investment Holdings Report - May 2019

| Term Deposits | | | | | | | | | | |
|----------------------|-----------------------|-------|-------------------------|---------------|---------------|------------------------------|----------|-----------------------|------------------|-----------|
| Maturity Date | Amount (\$) | Rate | Institution | Credit Rating | Purchase Date | Amount plus Accrued Int (\$) | Deal No. | Accrued Interest (\$) | Coupon Frequency | Reference |
| 2-Feb-20 | 1,000,000.00 | 3.90% | Westpac Group | A-1+ | 2-Feb-15 | 1,012,501.37 | 535537 | 12,501.37 | Annually | 2772 |
| 10-Feb-20 | 1,000,000.00 | 2.90% | ING Bank (Australia) | A-1* | 8-Feb-18 | 1,008,978.08 | 536215 | 8,978.08 | Annually | 3065 |
| 15-Mar-21 | 1,000,000.00 | 3.60% | Bank of Queensland | BBB+ | 15-Mar-17 | 1,007,693.15 | 535484 | 7,693.15 | Annually | 2958 |
| 29-Mar-21 | 1,500,000.00 | 2.65% | Bank of Queensland | BBB+ | 29-Mar-19 | 1,506,969.86 | 537758 | 6,969.86 | Annually | 3201 |
| 7-Apr-21 | 1,000,000.00 | 3.50% | Bank of Queensland | BBB+ | 3-Apr-17 | 1,005,657.53 | 535486 | 5,657.53 | Annually | 2963 |
| 17-May-21 | 1,000,000.00 | 3.10% | Westpac Group | AA- | 16-May-17 | 1,001,358.90 | 535544 | 1,358.90 | Quarterly | 2975 |
| 1-Feb-22 | 1,000,000.00 | 3.60% | Westpac Group | AA- | 1-Feb-17 | 1,003,057.53 | 535538 | 3,057.53 | Quarterly | 2936 |
| 2-Feb-22 | 1,500,000.00 | 3.57% | Westpac Group | AA- | 2-Feb-17 | 1,504,401.37 | 535539 | 4,401.37 | Quarterly | 2937 |
| 10-Feb-22 | 1,000,000.00 | 3.56% | Westpac Group | AA- | 10-Feb-17 | 1,002,145.75 | 535540 | 2,145.75 | Quarterly | 2938 |
| 15-Feb-22 | 1,500,000.00 | 3.75% | Bank of Queensland | BBB+ | 15-Feb-17 | 1,516,335.62 | 535547 | 16,335.62 | Annually | 2939 |
| 22-Feb-22 | 2,000,000.00 | 3.64% | Westpac Group | AA- | 22-Feb-17 | 2,001,994.52 | 535541 | 1,994.52 | Quarterly | 2940 |
| 28-Feb-22 | 1,000,000.00 | 3.75% | Bank of Queensland | BBB+ | 27-Feb-17 | 1,009,657.53 | 535483 | 9,657.53 | Annually | 2946 |
| 28-Feb-22 | 1,000,000.00 | 3.55% | Westpac Group | AA- | 28-Feb-17 | 1,000,389.04 | 535542 | 389.04 | Quarterly | 2950 |
| 1-Mar-22 | 1,000,000.00 | 3.58% | Westpac Group | AA- | 1-Mar-17 | 1,009,023.56 | 535543 | 9,023.56 | Quarterly | 2952 |
| 3-Mar-22 | 1,000,000.00 | 3.60% | Westpac Group | AA- | 3-Mar-17 | 1,008,778.08 | 535545 | 8,778.08 | Quarterly | 2954 |
| 9-Mar-22 | 1,000,000.00 | 3.61% | Westpac Group | AA- | 9-Mar-17 | 1,008,110.14 | 535546 | 8,110.14 | Quarterly | 2956 |
| 23-Mar-22 | 500,000.00 | 3.80% | Bank of Queensland | BBB+ | 23-Mar-17 | 503,539.73 | 535485 | 3,539.73 | Annually | 2960 |
| 4-May-22 | 1,000,000.00 | 3.60% | Bank of Queensland | BBB+ | 8-May-17 | 1,002,367.12 | 535487 | 2,367.12 | Annually | 2971 |
| 11-Dec-23 | 2,000,000.00 | 3.15% | National Australia Bank | AA- | 19-Dec-18 | 2,028,306.85 | 537431 | 28,306.85 | Annually | 3070 |
| 18-Dec-23 | 4,500,000.00 | 3.15% | National Australia Bank | AA- | 19-Dec-18 | 4,563,690.41 | 537432 | 63,690.41 | Annually | 3071 |
| 3-Jan-24 | 2,000,000.00 | 3.40% | Rabobank Australia | A+* | 4-Jan-19 | 2,027,572.60 | 537443 | 27,572.60 | Annually | 3173 |
| 28-Feb-24 | 1,000,000.00 | 3.20% | Rabobank Australia | A+* | 28-Feb-19 | 1,008,153.42 | 537586 | 8,153.42 | Annually | 3189 |
| 4-Mar-24 | 1,200,000.00 | 3.20% | Rabobank Australia | A+* | 4-Mar-19 | 1,209,363.29 | 537601 | 9,363.29 | Annually | 3192 |
| 28-Mar-24 | 1,000,000.00 | 3.00% | Rabobank Australia | A+* | 29-Mar-19 | 1,005,260.27 | 537765 | 5,260.27 | Annually | 3200 |
| | 130,500,000.00 | | | | | 131,708,283.57 | | 1,208,283.57 | | |



DIRECTIONAL ROAD SIGNAGE POLICY

P1.0005.3

DIRECTIONAL ROAD SIGNAGE

DIVISION: Community Assets
BRANCH: Traffic, Depot and Building Services
CATEGORY: 2

PART 1 - INTRODUCTION

1. BACKGROUND

- 1.1 Directional road signage assists in wayfinding for drivers, riders and pedestrians. It is particularly useful for community attractions that have regular visitation from a wide catchment with people less familiar with the precinct. Directional signage can help promote visitor attractions but should not be used as commercial advertising.
- 1.2 Excessive or unclear use of directional signs can lead to confusion, causing distraction and increasing the road safety risk. They can also impact on visual amenity.

2. OBJECTIVE

- 2.1 The policy provides a standard means of signposting community facilities, services and tourist attractions without detriment to road safety and surrounding amenity.
- 2.2 The policy seeks to minimise sign clutter and avoid inappropriate signage placement.

3. SCOPE

- 3.1 The policy applies to standard directional signs, proposed by Council or third parties.
- 3.2 The policy applies to fingerboard and guide signs.
- 3.3 The policy does not apply to tourist signage from the State Road network. Applications for such signs need to be submitted to the Tourist Attraction Signposting Assessment Committee.
- 3.4 The policy does not apply to signage within parks and open space, Local Government Area and suburb welcome signs, or otherwise non-standard Council-approved wayfinding schemes.

4. DEFINITIONS

- 4.1 **Directional sign** – road sign that aids navigation
- 4.2 **Fingerboard** – horizontal metal blade attached to a single post (180mm high and a maximum of 1100mm long, subject to the text displayed)
- 4.3 **Guide sign** – Authorised traffic sign listed on the RMS Traffic Signs Database

PART 2 - POLICY STATEMENT

5. GUIDELINES FOR SIGN TYPE, STYLE AND PLACEMENT

- 5.1 Consideration will be given to guide signs for major facilities where:
- Signage is in accordance with Roads and Maritime Services traffic signs guidelines;
 - Roads and Maritime Services has given approval for the signage based on their assessment of traffic generation of the facility, noting that delegation is not given to Council to approve this type of signage.
- 5.2 Fingerboards shall be placed on posts that support street name signs, wherever available. The signs should align with and be placed under the street name sign. A maximum of three facilities shall be signposted at any one location.
- 5.3 Fingerboards shall be designed in accordance with Australian Standard AS 1742.5 with white text on blue background, Council's logo and a chevron arrow. Consideration will be given to using brown background where a facility is primarily of interest to tourists. Only one line of text shall be used on a single blade.
- 5.4 Typical facilities that may be considered for signage include:
- Council facilities and parking areas
 - Waste disposal / recycling facilities open to the public
 - Council sporting facilities and recreational grounds
 - Lookouts
 - Emergency services and hospitals
 - Post Offices
 - Public transport interchanges
 - Education facilities
 - Places of worship
 - Airports and airstrips
 - Town and neighbourhood centres
 - Museums and galleries
 - Heritage and historic sites
 - Tourist facilities
 - Visitor attractions.
- 5.5 Applications for visitor attractions will need to demonstrate that they have regular visitation throughout the year, in particular by visitors from out of the area.

6. PROCEDURE FOR APPLICATION

- 6.1 Applications from third parties should be made in writing to Council.
- 6.2 Council will determine if signage is approved and will advise the applicant, the cost, for undertaking manufacture installation of signs as per Council's Fees and Charges schedule. This cost will not incorporate a maintenance component. For signage in new subdivisions, Council may consent to the applicant undertaking the works as part of the Subdivision Consent.
- 6.3 Any sign in disrepair or no longer applicable may be removed at the discretion of Council following notification to the facility operator.

- 6.4 The initial installation cost and ongoing maintenance and replacement of signage shall be at the full cost of the applicant. Installation, maintenance and replacement of the signs other than by Council is only permitted if written approval is given by an authorised Council Officer.

□ * * *

RELEVANT LEGISLATIVE INSTRUMENTS: *Roads Act 1993***RELATED POLICIES, PLANS AND PROCEDURES:** Australian Standard AS 1742.5 and 1742.6**RESPONSIBLE DIRECTOR:** Community Assets**APPROVAL:** Council**HISTORY:**

| Version | Approved by | Changes made | Date | EDMS Number |
|---------|---------------------|---|------------|-------------|
| 1 | Approved by Council | New policy | 25/06/1990 | |
| 2 | Approved by Council | Minor amendments | 27/07/1998 | 15/224577 |
| 3 | Approved by Council | General revision, amendments and removal of street name signs | | |



2. ACCESSIBILITY

POLICY NO: **2.5**

POLICY TITLE: **STREET NAME, COMMUNITY AND TOURIST FACILITY NAME SIGNAGE**

FILE NO: 2319

ADOPTED: 27 July 1998

MINUTE NO: 118/98

PREVIOUS POLICY: ROAD SIGNS FOR SERVICES
ADOPTED: 25/6/90
MINUTE: 296/90

POLICY STATEMENT:

SEE COMPLETED POLICY FOLDER ON F:DRIVE OR MANAGER ADMINISTRATIVE SERVICES FOR TOTAL POLICY.

1. STREET NAME SIGNAGE
 - 1.1 Street name signs shall be installed at every intersection for the benefit of all road users including pedestrians.
 - 1.2 All street name signage shall be made with a green background and white legend manufactured and erected strictly in accordance with Council's "Specification for Manufacturer and Supply of Street Name Blades" community facilities and tourist facility name blades.
 - 1.3 Street name signage shall be erected at the top of each sign post above community or tourist facility signage.
2. COMMUNITY FACILITY NAME SIGNAGE
 - 2.1 The purpose of Community Facility signage is to advise road users of the direction to facilities, generally of a non-commercial nature, which are located on side streets.

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POLICY STATEMENT: cont'd

- 2.2 Signs shall be approved for the following organisations if required or requested:
- Civic Centres, Council Chambers
 - Council Depots and Tips
 - Sporting and Recreational Grounds and Facilities
 - Hospitals
 - Post Offices
 - Learning Institutions
 - Churches and Religious Institutions
 - Other Non-profit Institutions
 - Airports
 - Shopping Centres
- 2.3 Council may consider all other requests by establishments and or organisations of a non-commercial nature that make application for Community Direction Signage.
- 2.4 The following conditions be adopted:
- a) Signs may only depict the name of the organisation;
 - b) Community facility signs shall have a blue background with white legend manufactured and erected strictly in accordance with Council's "Specification for Manufacture and Supply of Street Name Blades, Community Facility and Tourist Facility Name Sign Blades".
 - c) Location to be approved by the Director of Works.
 - d) The maximum number of signs at each intersection to be determined by the Director of Works.
 - e) Full cost of installation and repairs to signs to be met by non-commercial organisation or may request subsidy in writing for Council consideration.
3. TOURIST FACILITIES
- 3.1 Where a facility is primarily of interest to tourists, signs shall be manufactured with a brown background with white legend. Typical examples of facilities may include:
- St John's Church
 - Gledswood Homestead
 - Museum
 - Macarthur Park
- 3.2 Tourist Facility signage will be considered upon request or as required,
- 3.3 All street signage shall be manufactured and erected strictly in accordance with Council's "Specification for Manufacture and Supply of Street Name Blades, Community Facility and Tourist Facility Name Sign Blades".