

Mr Ron Moore  
General Manager  
Camden Council  
PO Box 183  
CAMDEN NSW 2570

Attention: Jema Samonte, Strategic Planner  
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### **Planning Proposal – Denbigh Transition Area, 33 Bangor Terrace, Cobbitty**

Dear Mr Moore

Thank you for the opportunity to comment on the planning proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) for 33 Bangor Terrace, Cobbitty.

The site falls partially within the curtilage of the State Heritage Register (SHR) listed item Denbigh (SHR 01691) located at 421 The Northern Road, Cobbitty. Denbigh is of State heritage significance as an intact example of a continuously functioning early farm complex (1817-1820s), and contains a rare and remarkable group including homestead, early farm buildings and associated plantings.

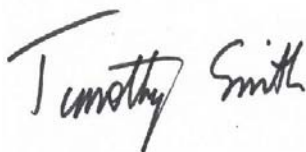
On 4 August 2017, the Heritage Council of NSW issued General Terms of Approval for Integrated Development Application IDA/2017/79, which in part allowed for earthworks, construction of landscape mounds, fencing, retaining walls, landscaping and revegetation at 531A Cobbitty Road and 33 Bangor Terrace, Cobbitty, to provide visual screening of new development from the Denbigh curtilage.

The planning proposal seeks to amend the zoning, height of building, minimum lot size and special areas maps under the Growth Centres SEPP, and to realign the boundary of the Denbigh Transition Area to reflect the location of the landscape mound approved under IDA/2017/79. These changes will also align with the adopted Oran Park Part B Development Control Plan (DCP) for the Denbigh Transition Area.

We note that Council is not proposing to amend the curtilage of the Denbigh SHR item. Provided that this is the case, and given that the planning proposal aligns with both the approved IDA and adopted DCP, we consider that the proposal will not significantly impact on the State significant heritage values of Denbigh. As such Heritage NSW does not raise an objection to the proposal.

If you have any questions, please contact James Sellwood, Senior Heritage Programs Officer, Statewide Programs at Heritage NSW, Department of Premier and Cabinet by phone on 02 9274 6354 or via email at [james.sellwood@environment.nsw.gov.au](mailto:james.sellwood@environment.nsw.gov.au).

Yours sincerely



**Tim Smith OAM**  
**Director, Heritage Operations**  
**Heritage NSW**

As delegate of the Heritage Council of NSW

1 April 2020