



Council Reference: PP/2021/4/1

5 April 2024

Jemena  
Level 16, 567 Collins Street  
Melbourne Victoria 3000

Dear Sir / Madam,

## **Public Exhibition of Planning Proposal – Pondicherry Precinct (PP/2021/4/1)**

Council is seeking comments from **Jemena** on a Planning Proposal for the Pondicherry Precinct. The Pondicherry Precinct is located within the South West Growth Area, immediately north of Oran Park.

The proposal seeks to facilitate a new residential precinct comprising of up to 2,850 dwellings (approximately) to accommodate an estimated population of 8,830 people (approximately), a lake, district sports facilities, a Kindergarten to Year 6 public school, Kindergarten to Year 12 private school and an integrated neighbourhood/community centre.

### **The Proposal**

The proposal seeks to rezone Pondicherry from RU1 Primary Production Primary Production under the Camden Local Environmental Plan 2010 (Camden LEP 2010) to R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, RE1 Public Recreation, SP2 Infrastructure and C2 Environmental Conservation under the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP).

The proposal is accompanied by proposed amendments to Schedule 7 of the Camden Growth Centre Precincts Development Control Plan (draft DCP). The amendments include an Indicative Layout Plan (draft ILP), site specific figures and associated controls for Pondicherry.

Amendments are also proposed to the Oran Park ILP and SEPP maps to address interface and integration issues between Oran Park and Pondicherry Precincts, including proposed amendments to the Oran Park DCP (draft DCP).

The draft Planning Proposal package can be viewed on the NSW Planning Portal.



Submissions must be made in writing, addressed to the General Manager (Attention: Olivia Smith) and quote reference PP/2021/4/1. Submissions must be received by **Monday 6 May 2024** and can be emailed to [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au) or submitted via the NSW Planning Portal

Should you require further information please do not hesitate to contact Olivia Smith from Council's Strategic Planning Branch on 4654 7634.

Yours sincerely,

Heath James

**Team Leader Heritage, Precincts & Rural**



70 Central Ave,  
Oran Park NSW 2570



[mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)



PO Box 183, Camden 2570



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