



Council Reference: PP/2021/4/1

5 April 2024

NSW Environment Protection Authority
Locked Bag 5022
Parramatta NSW 2124

Dear Sir / Madam,

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

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

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 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 the Oran Park and Pondicherry Precincts, including proposed amendments to the Oran Park DCP (draft DCP).



Request for Comment

The Gateway Determination for the Planning Proposal requires consultation to be undertaken with public authorities and government agencies. A referral case has been opened for you, with the draft Planning Proposal available to view on the NSW Planning Portal.

In particular, please review the Planning Proposal Report, draft ILP, draft maps and supporting technical studies and provide comment on:

- Appendix 17: Preliminary Site Investigation;
- Appendix 27: Odour Impact Assessment;
- Appendix 28: Noise and Vibration Assessment; and
- Any other relevant matters.

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 or submitted via the NSW Planning Portal.

State Agency Briefing

To assist agencies with your assessment of the Planning Proposal, Council officers are hosting briefing sessions, via Microsoft Teams, during the public exhibition period.

You are invited to attend a briefing session on **Wednesday 17 April 2024, 1:00pm to 2.00pm**.

Please send an email to strategicplanning@camden.nsw.gov.au to register your attendance and receive a meeting invite. In your email, please reference PP/2021/4/1, inform us who will be attending the briefing session and raise any questions you have on the proposal.

Please RSVP by **Monday 15 April 2024**.

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

