



Council Reference: PP/2021/4/1

5 April 2024

Heritage NSW
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 **Heritage NSW** 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 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).



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:

- Pondicherry Aboriginal Heritage Assessment;
- European Heritage Assessment;
- Any other advice or considerations from a heritage impact perspective.

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 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

 ABN: 31 117 341 764