

Gateway Determination

Planning proposal (Department Ref: PP-2021-7146): to facilitate urban development including low and medium density housing; mixed-use and open space at the Cobbitty Bringelly Precinct South Creek West (Sub-Precinct 5). The planning proposal is considered to have merit and should proceed subject to conditions.

I, the acting Director, Central, West and South at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (SEPP) by the preparation of an amending local environmental plan, to facilitate urban development including low and medium density housing; mixed-use and open space at Cobbitty Bringelly Precinct South Creek West (Sub-Precinct 5) should proceed subject to the following

The LEP should be completed on or before 18 February 2027.

Gateway Conditions

1. Prior to exhibition and agency consultation the planning proposal, and relevant supporting studies, are to be amended as follows:
 - (a) Ensure the planning proposal and supporting technical documents are consistent by:
 - reflecting the draft Indicative Layout Plan; and
 - where relevant, technical studies and mapping are amended to reflect the current proposal.
 - (b) Provide further consideration and justification for the proposed inconsistencies with the advice of Conservation Programs, Heritage and Regulation, regarding biodiversity matters related to the subject site.
 - (c) Clearly indicate that under the headings of *Executive Summary* and *8 Planning Proposal - State Environmental Planning Policy (Precincts—Western Parkland City) 2021* is being amended by the preparation of an amending local environmental plan.
 - (d) Address the current version of section 9.1 Direction 7.1 Employment Zones.
 - (e) Include the intent of the proposal (and any associated amendments) to require a site specific development control plan (DCP) to be in place before any subdivision approvals and/ or development consents can be issued.
 - (f) Update the Biodiversity Certification Order Consistency Assessment, to reflect the current proposal.
 - (g) Update the FIRA (Flood Impact Assessment) to provide hydrograph comparisons for the 20% AEP and the 5% AEP.
2. Prior to exhibition and agency consultation, a Transport Management and Accessibility Plan (TMAP) is to be prepared to, among other things, determine land use and transport solutions to limit the anticipated transport impact of the planning proposal in particular, the TMAP is to address the accommodation of traffic movements within the extent of the planned Northern Road Corridor.

3. The TMAP is to be prepared giving consideration to the Transport for NSW (TfNSW) draft TMAP Guidelines.
4. The completed TMAP is to be included with exhibition and consultation material.
5. Prior to finalisation, the following action is to be taken:
 - (a) Approval of SINSW is to be provided to undertake the acquisition role for the school site. Should dedication arrangements not be in place prior to finalisation of the proposal, it will be necessary for the land reservation map to be adjusted accordingly.
 - (b) The proposed Land Reservation Acquisition (LRA) Map is to be amended to remove the water supply system (SP2) site, in recognition of the site being in Sydney Water ownership.
 - (c) Demonstrate that arrangements have been made to secure suitable infrastructure to support the proposal.
6. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
7. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act (or any other part of the Act) and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Camden Council.
 - Jemena Gas.
 - Sydney Water.
 - Endeavour Energy.
 - Telstra.
 - NBN Co.
 - Transport for NSW (TfNSW).
 - Schools Infrastructure NSW (SINSW).
 - Rural Fire Service (RFS).

Note: consultation is required with the RFS prior to community consultation to satisfy Section 9.1 Direction 4.3 Planning for bushfire protection.

 - NSW Department of Climate Change, Energy, the Environment and Water (Heritage NSW).
 - NSW Department of Climate Change, Energy, the Environment and Water (Conservation Programs, Heritage and Regulation).
 - NSW Department of Climate Change, Energy, the Environment and Water (Natural Resources Access Regulator) .
 - Civil Aviation Safety Authority.

- State Emergency Services (SES).
- South West Sydney Local Health District.
- Dam Safety NSW.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 40 working days to comment on the proposal.

8. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 7 April 2026



Holly Villella
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Delegate of the Minister for Planning and
Public Spaces