



IRF26/3659

Gateway determination report – PP-2021-7146

Cobbitty Sub-Precinct 5, South Creek West Planning
Proposal

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Draft Indicative Layout Plan
Urban Design Report
Draft Development Control Plan
Landscape Masterplan
Landscape Masterplan Addendum
Demographic, Social Infrastructure and Community Needs Assessment
Housing Needs and Economic Impact Assessment
Geotechnical and Stability Assessment
Geotechnical Review Letter
DPHI Chief Engineer advice
Report on Suitability Assessment
Preliminary Site Investigation (Contamination)
Preliminary Aboriginal Cultural Heritage Assessment Report
Historical Heritage Study
Watercycle Management Report
Biodiversity Assessment
Riparian Assessment
Strategic Bushfire study
Infrastructure Servicing Strategy
Air Quality Assessment
Groundwater Report
Traffic, Transport and Access Assessment
Urban Heat Report

Visual Impact Assessment

Retail Demand Analysis

Landscape Character and Visual Impact Assessment

Connecting with Council Report

Aboriginal Heritage Interpretation & Art Strategy

Noise and Vibration Impact Assessment

Biodiversity Consistency Assessment

DCCEEW Advice 11 April 2025

Letter response to DCCEEW advice

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Camden
PPA	Department of Planning, Housing and Infrastructure
NAME	Cobbitty Sub-Precinct 5, South Creek West Planning Proposal (2,650 homes)
NUMBER	PP-2021-7146
LEP TO BE AMENDED	The planning proposal seeks to amend the <i>SEPP (Precincts – Western Parkland City) 2021</i> (Precincts SEPP) by including the site within the SEPP and removing the site from Camden Local Environmental Plan 2010.
ADDRESS	Cobbitty Sub-Precinct 5
DESCRIPTION	Various
RECEIVED	17/12/2025
FILE NO.	IRF26/3659
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes that adequately explain the intent of the proposal.

The intended outcome of this Planning Proposal is to amend the Camden Local Environmental Plan 2010 (Camden LEP) and the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* (Precincts SEPP) in order to facilitate the urban development of the eastern portion of Precinct 5. The objectives of this planning proposal are clear and adequate.

While this is the case, to satisfy future legal drafting requirements the planning proposal is required to clarify that the Precincts SEPP is being amended by the preparation of an amending local environmental plan. A **Gateway determination condition** is recommended to address this.

1.3 Explanation of provisions

The planning proposal seeks to amend the Precincts SEPP by including the site within the SEPP and removing the site from Camden LEP, as follows:

Table 3 Current and proposed controls

Control	Current	Proposed
Zone	RU1 Primary Production	B4 Mixed Use C2 Environmental Conservation C4 Environmental Living RE1 Public Recreation R2 Low Density Residential R3 Medium Density Residential SP2 Infrastructure
Maximum height of the building	9.5m	9m 12m
Floor space ratio	N/A	N/A
Minimum lot size	40ha	1000 sqm (C4 Environmental Living zone only)
Residential density	N/A	10 (max) (K1) - Environmental Living (ILP prescript 10 dw/ha as maximum) 10-20 (min-max) (Q2) - Low Density Residential (LD1 under ILP) 20-25 (min-max) (T2) - Low Density Residential (LD2 under ILP) 25-35 (min-max) (U2) - Medium Density Residential (MD1 under ILP)

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.3.1 Draft Indicative Layout Plan (ILP)

The proposal seeks to adopt a draft Indicative Layout Plan (ILP) Cobbitty for Precinct 5 (part) prepared by Design + Planning (December 2025) (**Attachment B**), which has incorporated appropriate key design and planning principles. The draft ILP accommodates approximately 2,650 dwellings, a population of approximately 12,000 additional people, providing a mixture of dwelling types, and other key features, including:

- A service station located along The Northern Road on the eastern boundary of the site. This will be separated from residences by open space and a powerline easement.
- A total of 6.63 hectares of passive open space, in the form of eight dedicated parks. These are separate areas to riparian corridors, that may be embellished to become useable public open space, or easements. The parks range in size from 5,200 square metres to approximately one hectare in area.

- Two areas of sports fields, four fields in total. One of these double playing fields is co-located with the school site, while the other is located in the south-west portion of the site connected to a riparian corridor.
- An indicative school location (3 hectares) co-located with playing fields.
- Approximately 17 hectares of riparian corridor, and a 5.2197 hectare powerline easement, which will be embellished for active connections and public recreational uses (e.g. trails for walking, cycling, jogging).
- A network of pedestrian and cycle paths to provide connectivity between open space and active transport links along The Northern Road.
- Provision of sub arterial roads, including:
 - a north-south (four-lane road) from Precinct 2 at Greendale Road through the adjacent Lowes Creek Maryland Precinct and to Oran Park. This road will provide an alternative to The Northern Road between Bringelly Road and Marylands Link Road;
 - a 2-lane sub-arterial as a branch from the north-south sub-arterial road to provide a connection to Dick Johnson Drive; and
 - a network of collector roads that provide a connection between the sub-arterial roads and the local road network.

The draft ILP Cobbitty is shown in Figure 1 (following):

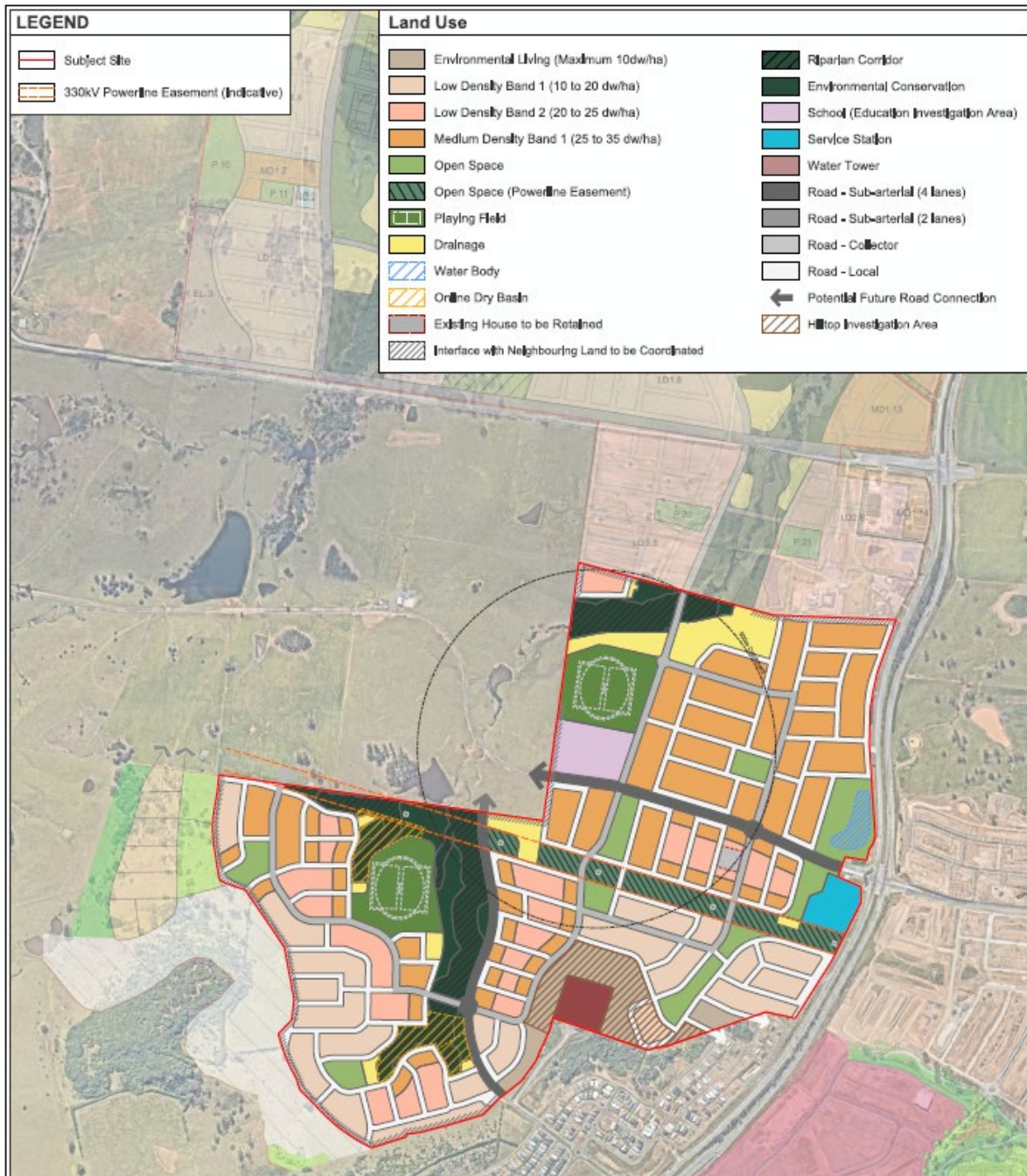


Figure 1 draft Indicative Layout Plan Cobbitty (source: planning proposal, November 2025)

1.4 Site description and surrounding area

The proposal applies to 172.68 hectares of land, 57% of the Cobbitty Bringelly Precinct, known as Sub-Precinct 5. Sub-Precinct 5 is part of the South Creek West Land Release Area within the Camden Local Government Area (LGA) and within the South West Growth Area (SWGA). The subject land is located approximately 45km south west of Parramatta CBD and 65km south west of Sydney CBD. The site is in approximately 5.5km south of the Western Sydney Aerotropolis (Aerotropolis).

The site is bounded by Lowes Creek Maryland precinct to the north and Oran Park to the south-east, The Northern Road to the East and undeveloped rural land to the West.

The remainder of Precinct 5 (130.41 hectares, 43%) is owned by a separate landowner.

This planning proposal and the proposed changes to the Precincts SEPP and the precinct-specific Development Control Plan (DCP) only apply to the land identified in Figure 2. To ensure planned infrastructure and services can service the entire Precinct, the planning proposal states that consultant studies and reports have considered Precinct 5 in its entirety.

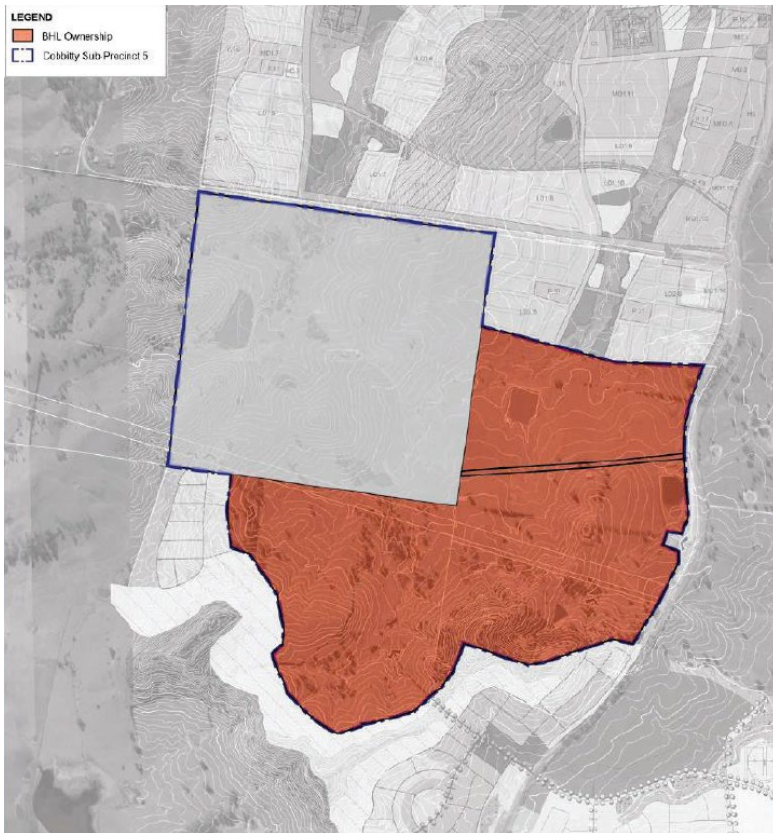


Figure 2 Land ownership plan. Land subject to the planning proposal shaded orange (source: Planning proposal, November 2025)



Figure 3 Site context (source: NSW e-spatial viewer)

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the following maps in the Precincts SEPP, which are suitable for community consultation, as follows:

- Land Application Map: Sheet LAP_003.
- Land Zoning Map: Sheet LZN_003.
- Height of Building Map: Sheet HOB_003.
- Residential Density Map: Sheet RDN_003.
- Lot Size Map: Sheet LSZ_003.
- Riparian Protection Area Map RPN_003.
- Native Vegetation Area Map NVP_003.
- Land Reservation Acquisition Area Map LRA_003.

It is noted that the Local Plan Making Guidelines advise current mapping should be included in planning proposals. A **Gateway condition** is recommended to this effect.

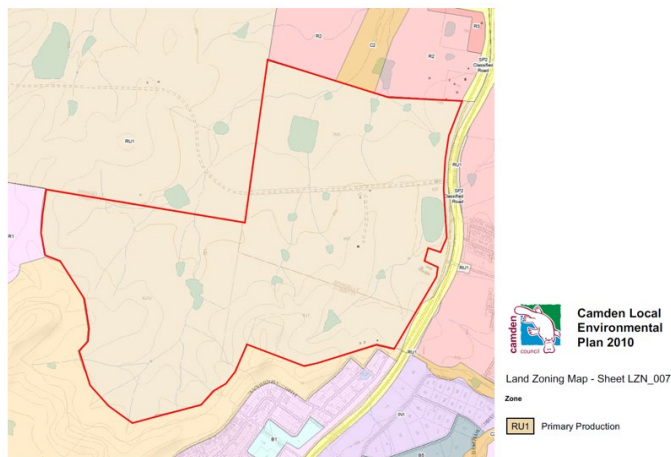


Figure 4 Current zoning map (source: planning proposal, November 2025)

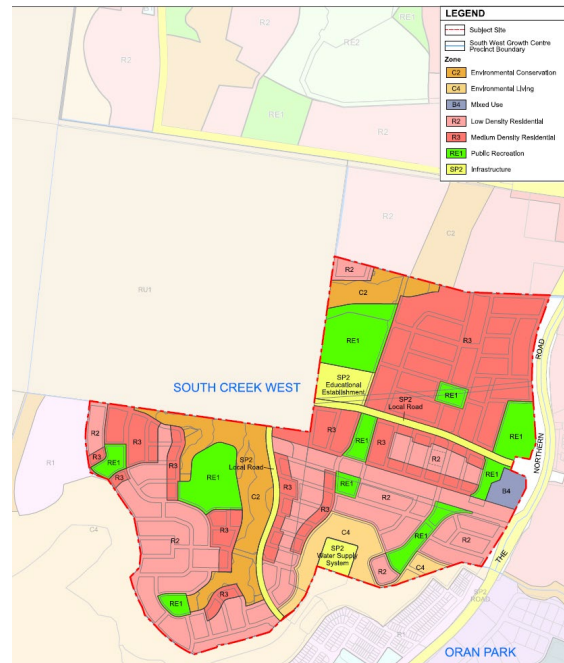


Figure 5 Proposed zoning map (source: planning proposal, November 2025)

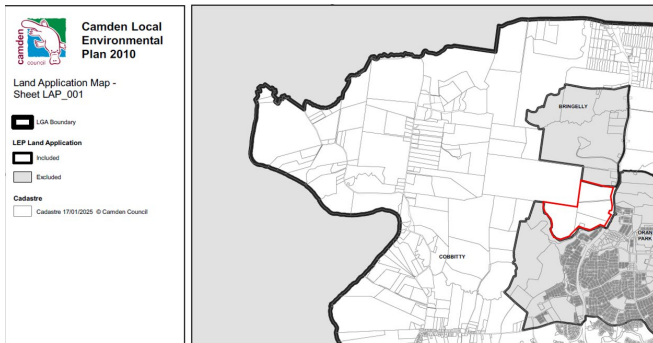


Figure 6 Excerpt from current Land Application Map (subject site approximately outlined red)
(source: NSW Legislation)

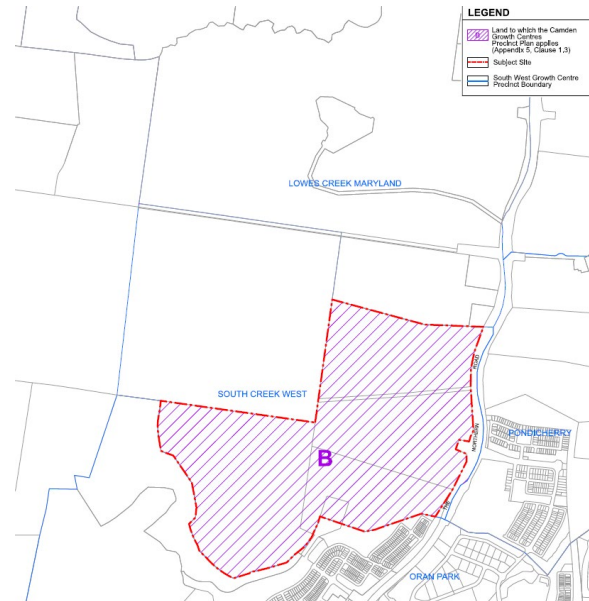


Figure 7 Proposed Land Application Map
(source: planning proposal, November 2025)

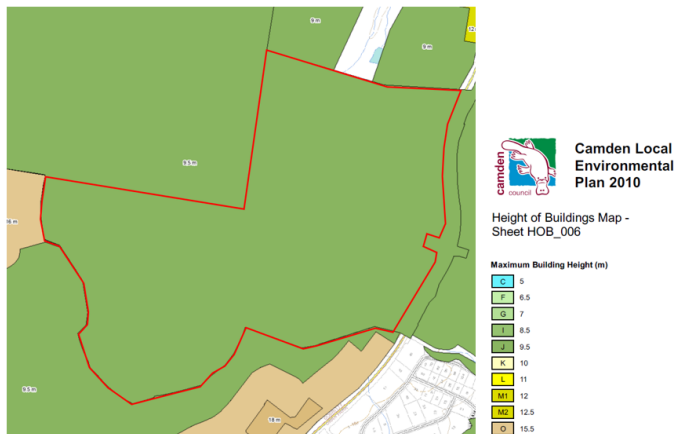


Figure 8 Current Height of Building Map (source: NSW e-spatial viewer)

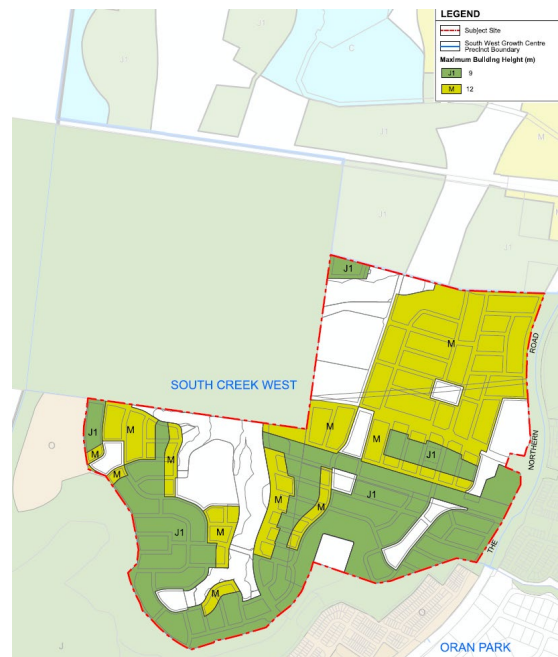


Figure 9 Proposed Height of Building Map
(source: planning proposal, November 2025)

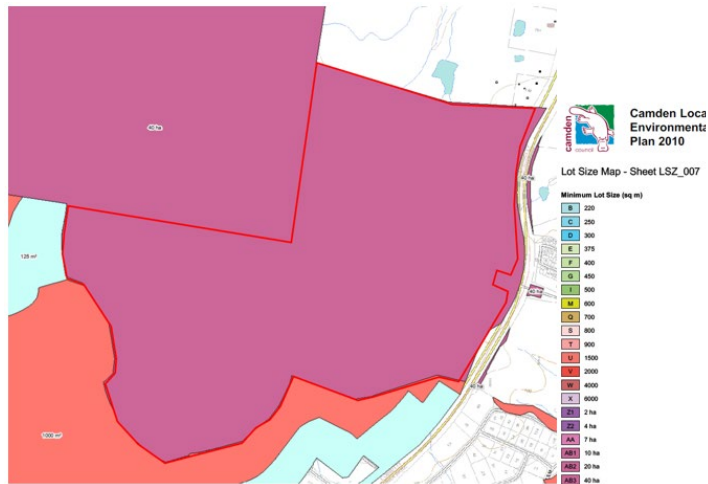


Figure 10 Current Lot Size Map (source: NSW e-spatial viewer)

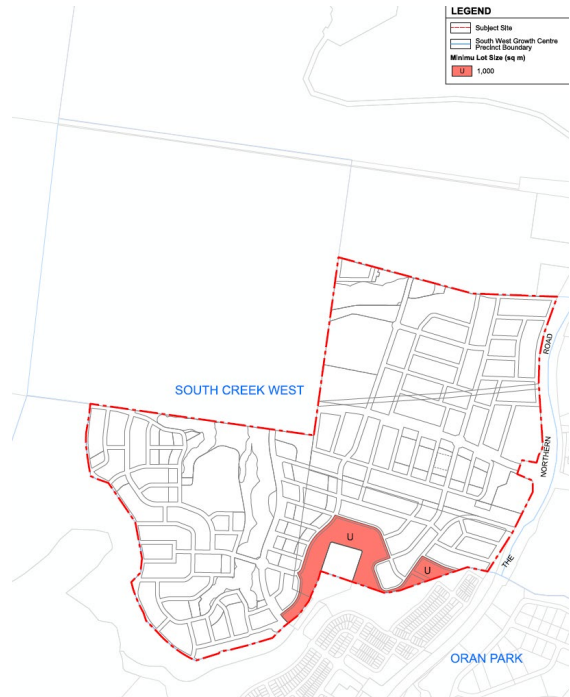


Figure 11 Proposed Lot Size Map (source: planning proposal, November 2025)

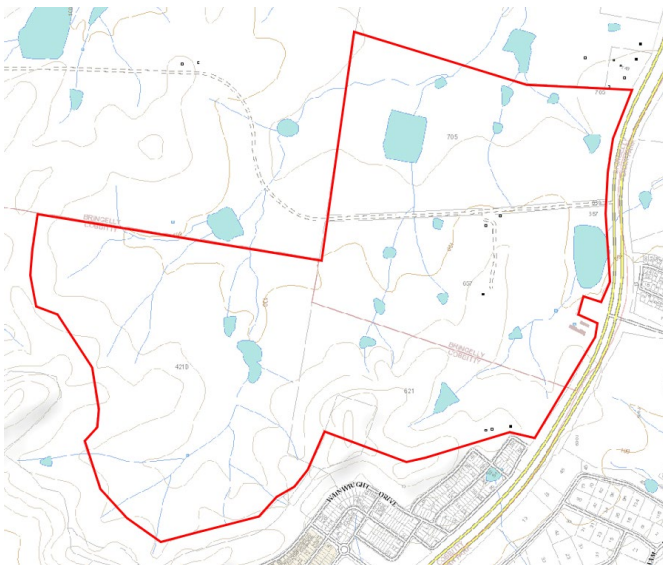


Figure 12 Current Land Reservation Acquisition Area Map (source: NSW e-spatial viewer)

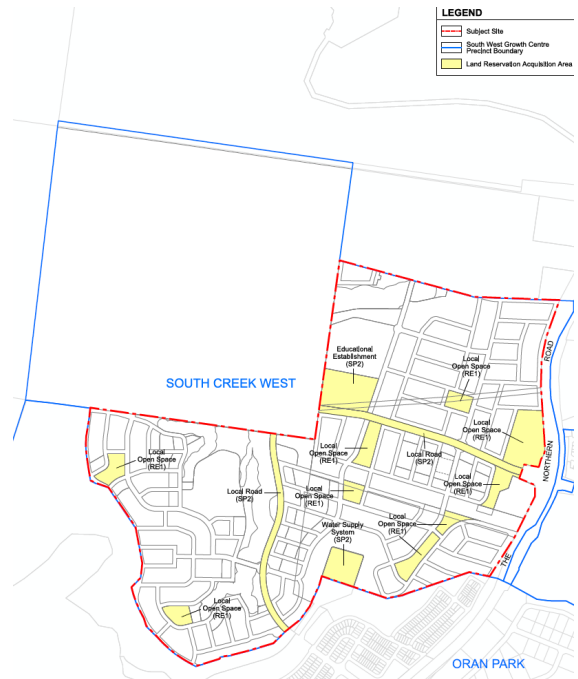


Figure 13 Proposed Land Reservation Acquisition Area Map (source: planning proposal, November 2025)

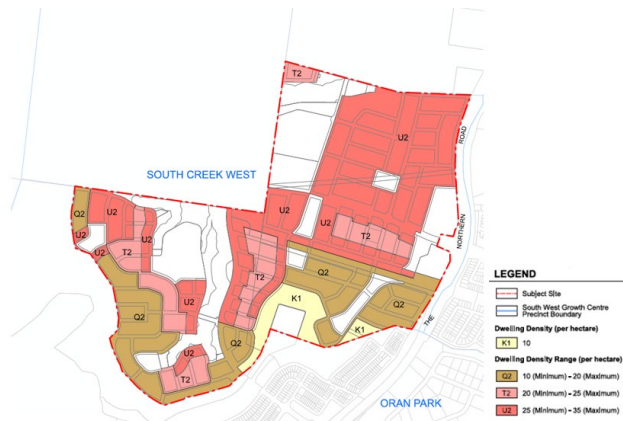


Figure 14 Proposed Residential Density Map: Sheet (source: planning proposal, November 2025)

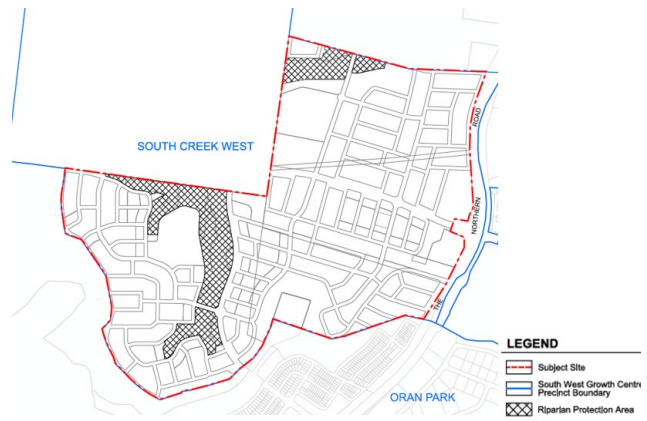


Figure 15 Proposed Riparian Protection Area (source: planning proposal, November 2025)



Figure 16 Proposed Native Vegetation Area Map (source: planning proposal, November 2025)

1.6 Background

Table 4 Brief project chronology

Date	Action/Description
21 October 2024	Rezoning review (RR-2024-33) lodged with the Department of Planning, Housing and Infrastructure (DPHI).
29 January 2025	Rezoning review meeting held by the Panel.
13 February 2025	The Panel determined that the proposal had merit to proceed, subject to amendments.

Date	Action/Description
27 February 2025	DPHI's PPA team referred the proposal to the Department of Climate Change Energy Environment and Water (DCCEEW) in accordance with Panel decision.
March 2025	Council provided a copy of the draft Peer Review of Geotechnical Reports to the PPA team and proponent. The proponent subsequently responded with their own peer review of Council's draft Peer Review.
14 April 2025	DCCEEW provided advice on the proposal.
June 2025	Proponent provided an updated Indicative Layout Plan (ILP) based on DCCEEW's advice, identified as the ILP dated June 2025. PPA team submitted the revised ILP to Council.
30 June 2025	The ILP dated June 2025 was sent to the NSW Government Architect's Urban Design Authority (UDA) for advice.
4 July 2025	Council provided comments on the ILP dated June 2025 and associated documents. This feedback was provided to UDA for consideration.
7 August 2025	UDA provided advice on the ILP dated June 2025.
16 September 2025	Proponent provides revised ILP package seeking to respond to Council, DCCEEW and UDA feedback. This is known as the ILP dated September 2025.
10 October 2025	Panel and Department Pre-Gateway briefing.
13 October 2025	The Panel required the proposal to be further updated to address various other changes that had been made to the proposal following the Panel's recommendations. The Panel also requested a complete planning proposal package (including draft DCP) be prepared to reflect these changes before submission for a Gateway determination.
27 November 2025	The proponent provided an updated planning proposal package seeking to address the Panel's pre-gateway recommendations.
1 December 2025	The PPA team provided advice to the proponent identifying specific updates required to be addressed by the proponent prior to finalising the documents.
10 December 2025	The proponent provided a complete updated planning proposal package (including a draft DCP) to the PPA team.
17 December 2025	Planning proposal submitted for Gateway assessment in the Portal, noting that the final Noise and Vibration Impact Assessment for Cobbitty Sub-Precinct 5 is yet to be received.
15 January 2025	The proponent provided the Department with the final Noise and Vibration Impact Assessment.

2 Need for the planning proposal

The proposal intends to facilitate urban development to meet residential demand within the Camden locality.

The amendments to the Precincts SEPP, and associated maps outlined in the Planning Proposal, are the most appropriate and best means of achieving the objectives and intended outcomes. This approach is considered consistent with the other rezoned precincts in the South West Growth Area.

3 Strategic assessment

3.1 Draft Sydney Plan

The draft Sydney Plan was released on 10 December 2025 and is currently on exhibition. Once adopted, the Sydney Plan is intended to supersede the existing *Greater Sydney Region Plan – A Metropolis of Three Cities*, as the guiding strategic document which sets out how the NSW Government will address growth in Sydney over the next 20 years.

The draft plan establishes 12 key responses, with associated actions, to achieve the overarching purpose of The Sydney Plan. The planning proposal is considered consistent with the following applicable responses:

1. Implement Sydney housing targets
2. Increase housing diversity and choice
5. Align infrastructure to planned growth
6. Create a more vibrant Sydney
7. Grow and connect public open space
9. Minimise the impact of natural hazards to communities
10. Sequence planned growth in greenfield areas within the urban footprint
12. Protect and enhance the natural environment.

3.2 District Plan

The site is within the Western City District and the Greater Sydney Commission released the Western Parkland City District Plan on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets.

The planning proposal is consistent with the priorities for infrastructure and collaboration, liveability, productivity, and sustainability in the plan as outlined below.

The Department is satisfied the planning proposal gives effect to the District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*. The following table includes an assessment of the planning proposal against relevant directions and actions.

Table 5 District Plan assessment

District Plan Priorities	Justification
Planning Priority W1: Planning for a city supported by infrastructure	The proposal will be well serviced by existing infrastructure and will take advantage of the opportunities offered by the nearby centres including Lowes Creek Maryland and Oran Park. The Cobbitty Bringelly Precinct is also supported by an existing arterial road (The Northern Road) with regional access to established centres such as Campbelltown and Narellan.
Planning Priority W3– Providing services and social infrastructure to meet people’s changing needs	The proposal will facilitate greater access to services, commercial opportunities and employment to meet the needs of the growing community in the Camden LGA. This intent is consistent with this planning priority. The Cobbitty Bringelly Precinct has been designed to integrate with the rezoned Lowes Creek Maryland Precinct and Oran Park Precinct. The draft Cobbitty Bringelly Precinct ILP seeks to ensure that land uses and road/pedestrian network connectivity occurs at the interface of the two other precincts.
Planning Priority W4- Fostering healthy, creative, culturally rich and socially connected communities	The proposal seeks to encourage healthy communities that are socially connected through the provision of cycleways and shared paths that connect to the broader pedestrian/cycle network. The draft Cobbitty Bringelly Precinct ILP also contains a waterway connected to riparian corridors and open spaces, and a number of playing fields which all promote opportunities for community use.
Planning Priority W5- Providing housing supply, choice and affordability, with access to jobs and services	The proposal seeks to provide housing near the Lowes Creek Maryland, Pondicherry and Oran Park Precincts. Development will facilitate residential development to support local and regional commercial centres. The close proximity to existing and developing urban centres will provide residents with access to a range of jobs and services.
Planning Priority W12 - Protecting and improving the health and enjoyment of the District’s waterways	The proposal seeks to protect and enhance the health of South Creek. A C2 Environmental Conservation Zone is proposed to follow the creek line and be maintained within a riparian corridor. In addition, the draft DCP (Attachment C) contains provisions that aim to implement effective stormwater management practices.
Planning Priority W14- Protecting and enhancing bushland and biodiversity	The proposal seeks to preserve and enhance the riparian corridor of the primary watercourse within the site. The riparian corridor in the draft Cobbitty Bringelly Precinct ILP will be actively managed through the preparation and implementation of Vegetation Management Plans (VMPs) concurrently with development of land adjoining the riparian corridor. The proposal also states that more sensitive rural land, intended for residential development will be zoned C4, to protect its rural values. In addition, the draft DCP contains controls intended to protect and improve the health and quality of bushland and biodiversity.

W18 Delivering high quality open space	The proposal seeks to deliver high quality open space by providing a variety of open spaces throughout the precinct including sports fields and different parklands such as local park, nature reserves and trails and dog parks to cater for different users including residents, students and visitors. The draft Landscape Masterplan includes a connected network of communal open space which will be made accessible through pedestrian paths. Section 2.4 Open Space and Recreation Network of the draft DCP includes objectives and controls to ensure open spaces will be publicly accessible and connected by a network of pedestrian linkages.
W19 Reducing carbon emissions and managing energy, water and waste efficiently	The proposal seeks to reduce carbon emissions and manage energy, water and waste efficiently. Open space landscapes, on and offline basins, erosions, sediment and pollution control is to assist in maintaining suitable water quality and quantity leaving the site.
Planning Priority W20- adapting to the impacts of urban and natural hazards and climate change	The proposal seeks to ensure adaptation to the impacts of urban and natural hazards and climate change. The planning proposal notes flood hazard mapping indicates that there are no unsafe areas within the proposed residential areas of Precinct 5 related to flooding. It is recommended that the Bushfire Assessment Report be referred to the NSW Rural Fire Service (RFS) post Gateway determination and prior to public exhibition. Urban tree canopy is a form of green infrastructure which provides shade and reduces ambient temperature thereby mitigating the urban heat island effect. Some existing vegetation and watercourses are proposed to be removed with mitigation measures including re-vegetation through the precinct and installation of a dry vegetated online basin. This support for enhancing and protecting urban tree canopy coverage will help manage the effects of heatwaves. The proposal is supported by an Urban Heat Report prepared by Urbis, November 2025 (Attachment D) that proposes additional DCP controls to ensure buildings and the public domain minimise cooling demand and to encourage sustainable design across the Precinct. The Department notes that Section 2 of the draft DCP has been updated to include relevant controls.

3.3 South West Growth Centre Structure Plan

In December 2022, DPHI released the updated Structure Plan (2022 SWGA Structure Plan) and the accompanying Guide to the South West Growth Area (SWGA) which replaced previous 'explanatory notes'.

A Section 9.1 Ministerial Direction has also been issued which requires planning proposals within the SWGA to demonstrate consistency with the 2022 Structure Plan and accompanying guide. Refer to section 3.7 for further detail.

3.4 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as indicated in the following table.

Table 6 Local strategic planning assessment

Local Strategies	Justification
Camden Local Strategic Planning Statement	The proposal gives effect to the Camden LSPS as follows: <i>Local Priority I&C- 1 – Aligning infrastructure delivery with growth.</i> The subject site of the Planning Proposal is located within the South Creek West Cobbitty Bringelly Precinct within the SWGA which is designated for future urban growth. The proposal is consistent with this priority as it will facilitate further expansion of infrastructure and road upgrades which will assist in the release of future precincts. <i>Local Priority I&C - 2 – Connecting Camden through integrated transport solutions.</i> The proposal is consistent with this priority by ensuring the surrounding transport network including roads, active transport and public transport is integrated into the proposed network of Cobbitty Bringelly Precinct. This proposed network includes facilitating the delivery of sub arterial roads, which will promote public transport within the area. The proposed road network will link the Cobbitty Bringelly Precinct to the future Western Sydney Aerotropolis and other precincts within the SWGA via The Northern Road. <i>Local Priority Liveable 1 - Providing Housing Choice and Affordability for Camden's Growing and Changing Population.</i> The proposal is consistent with this local priority by providing additional housing to meet the needs of the changing demographic and growing community in the Camden LGA. <i>Local Priority Sustainable 1 - Improving the Accessibility and Connectivity of Camden's Green & Blue Grid and Delivering High Quality Open Space.</i> The proposal is consistent with this local priority by designing a well-connected development which provides integrated cycleways and shared paths across the Precinct to enable residents easy access to amenities and facilitate connection to the broader network in the Camden LGA. <i>Local Priority Sustainable 2 - Protecting and enhancing the health of Camden's waterways and strengthening the role and prominence of the Nepean River.</i> The proposal is consistent with this local priority by ensuring that the riparian corridors of the existing creek line (as shown on the draft ILP) are maintained and enhanced. <i>Local Priority Sustainable 6 - Improving Camden's Resilience to Natural Hazards and Extreme Weather Events.</i> The proposal is consistent with this local priority. The supporting Watercycle Management Report prepared by J. Wyndham Price, December 2025 (Attachment E) findings are that generally no adverse flood level impacts external to the site will result following development, and any local flood increases can be appropriately managed by the proposed detention basins. Sydney Water is to be consulted during the formal consultation period and confirmation is to be sought that the precinct is able to be appropriately serviced.
Connecting Camden – Community Strategic Plan	The proposal gives effect to the Camden Community Strategic Plan as follows: <i>Key Direction: Liveable – strong and integrated connections between our people and our services</i> <i>LB3 Our transport network is efficient, safe and integrated – locally and regionally</i> The proposal is consistent with this Direction as it will increase transport choice (through existing infrastructure/planned upgrades and planned infrastructure). The draft Cobbitty Bringelly Precinct ILP also promotes walking and cycling as well as minimising travel demands by car within the precinct by creating a network of

green streets and co-locating uses such as playing fields and the future educational establishment.

Key Direction: Balanced – providing sustainable and responsible solutions that enhance our heritage and natural environment

B1 Our natural environment and waterways are protected, well maintained and enhanced for community enjoyment

The proposal is consistent with this Direction as it will strengthen and enhance the existing natural environment by retaining riparian corridors and providing connectivity to the broader open space and green grid network.

Camden Local Housing Strategy

The proposal effects effect to the Camden Local Housing Strategy by addressing:

Priority 1- Providing housing capacity and coordinating growth with infrastructure

- i. Objective 1- There is sufficient planning capacity to meet forecast housing demand*

The proposal is consistent with this objective as it seeks to provide housing capacity in the Cobbitty Bringelly Precinct within the SWGA. The provision of this additional housing aligns appropriately with the availability of infrastructure, building on the existing service infrastructure in the vicinity.

- ii. Objective 2- Precincts in the SWGA are planned and released to align with enabling infrastructure provision*

The proposal is consistent with this objective as it will leverage existing and future public transport opportunities (access to train and bus services) due to its proximity to The Northern Road and future nearby centres including Oran Park and The Aerotropolis. It is also supported by an Infrastructure Servicing Strategy. Refer to section 4.3 for further detail.

Priority 2- Delivering resilient, healthy and connected communities

- i. Objective 4 - Neighbourhood design supports healthy and connected communities that are better placed*

The proposal is consistent with this objective as it delivers a neighbourhood design that will support a healthy and connected community within the Cobbitty Bringelly Precinct. The proposed movement network provides neighbourhood connectivity which encourages walkability to open space and riparian areas and key destinations for services and amenities.

Priority 3 - Delivering the right housing in the right location

- i. Objective 6 - Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure*

The proposal is consistent with this objective as it seeks to deliver the right housing in the right location. The proposal includes a mix of housing typologies with higher density residential development located around core areas of higher amenity.

Priority 4 - Increasing housing choice and diversity

- i. Objective 9- The mix of housing types matches the changing needs and preferences of the community*

The proposal is consistent with this objective as it seeks to deliver approximately 2,650 new dwellings through a range of housing types that matches the various needs and preferences of the community. It is supported by a range of technical

studies and a draft Cobbitty Bringelly Precinct ILP intended to facilitate housing choice that matches the changing needs and preferences of the community.

3.5 Local planning panel (LPP) recommendation

The planning proposal was considered by the Camden Local Planning Panel (LPP) on 21 February 2023. The Panel made the following recommendations:

1. The Panel supports all Council Officer's recommendations made within the report but also raises concerns regarding the proposed height of buildings, lot densities and associated lot sizes within the R2 Low density Residential Zone and recommends that:
 - i. Panel raises concerns with R2 low density lot sizes generally and specifically along the escarpment adjoining the northern viewscape precinct. This is a poor subdivision transition.
 - ii. Increase in density may be appropriate in the proposed R3 Medium Density Zone (around the town centre) to offset larger R2 Low Density Residential lots sizes, particularly where locational criteria is met; and
 - iii. The maximum building height is revised to around 8.5m within the R2 Low Density Residential Zone to ensure a two storey pitched roof typology is achieved.
2. The Panel notes Council Officer's recommendation (LPP Recommendation No. 4) to be amended as follows:

Amend the draft ILP for the land surrounding the ridgeline park (refer Figure 8 of CLPP report) to a C2 Environmental Conservation zone, rather than an ~~E4 Environmental Living Zone~~ R2 Low Density Residential Zone.

The draft Planning Proposal was amended in response to the LPP recommendations and Council Officer recommendations. Amendments included a 9m maximum height in the R2 zone so that it is consistent with other nearby precincts in the SWGA.

The Department notes that the draft Planning Proposal has evolved since the LPP meeting, which has superseded some of the recommendations of the LPP.

3.6 Sydney Western City Planning Panel recommendation

The planning proposal was considered by the Sydney Western City Planning Panel (the Panel) on 29 January 2025. In its record of decision of 13 February 2025 (**Attachment F**) the Panel determined to support the planning proposal for Gateway determination, subject to conditions and appointed itself as the planning proposal Authority (PPA). The Panel's conditions required revisions to the proposal, as follows:

- The outcomes of the Camden Council peer review of the geotechnical studies of the ridgeline around the water storage facility. This peer review is to be provided by Council to the Panel by 28 February 2025. This will assist the Panel to determine appropriate development options (lot size) for the proposed C4 zone.
- The outcomes of further consultation with DCCEEW on the proposed arrangements for stormwater. The Panel requests that the Planning Proposal Authority Team undertake consultation with DCCEEW on behalf of the Panel.

In addition, the Panel recommends that should a favourable Gateway determination be issued:

- suitable arrangements for the provision of funding for local infrastructure are to be put in place prior to finalisation of the plan; and
- a draft DCP be exhibited concurrently with the planning proposal.

On 10 October 2025, the Panel held a pre-Gateway briefing. In the 13 October 2025 Record of Decision to submit a revised planning proposal for Gateway determination (**Attachment G**) the Panel noted the Department's pre-Gateway Determination Briefing Report that had found the planning proposal had sufficiently addressed the 13 February 2025 Panel conditions for the proposal to proceed to Gateway determination, subject to amendments.

The Panel also noted various other changes had been made to the proposal, following the Panel's recommendations that included:

- increasing the dwelling yield from 2,312 to 3,197;
- introducing a new residential density band 35-45 dw/ha;
- removing the low-density band 10-20 dw/ha;
- reducing the open space to 17ha;
- increasing the size of the school to 3ha; and
- removing the proposed local centre.

In response, the Panel required the proposal be further amended to:

1. Retain the changes which have adequately addressed the Panel's Rezoning Review decision dated 13 February 2025.
2. Apply the 1000m² minimum lot size in the proposed C4 zone.
3. Remove the Medium Density Band 35-45 dw/ha. The maximum dwelling density band should be the Medium Density Band 25-35 dw/ha.
4. Have a maximum dwelling yield of between 2,500 and 2,700 dwellings.
5. Provide an open space provision based on 15% of the Net Developable Area (NDA) with the NDA aligning with the Government Architect NSW method for calculating NDA.
6. Retain the revised 3ha school site.

The draft Planning Proposal has been amended to respond to the Panel recommendations. Further detailed discussion is included under Section 4 Site-specific assessment as relevant.

3.7 Section 9.1 Ministerial Directions

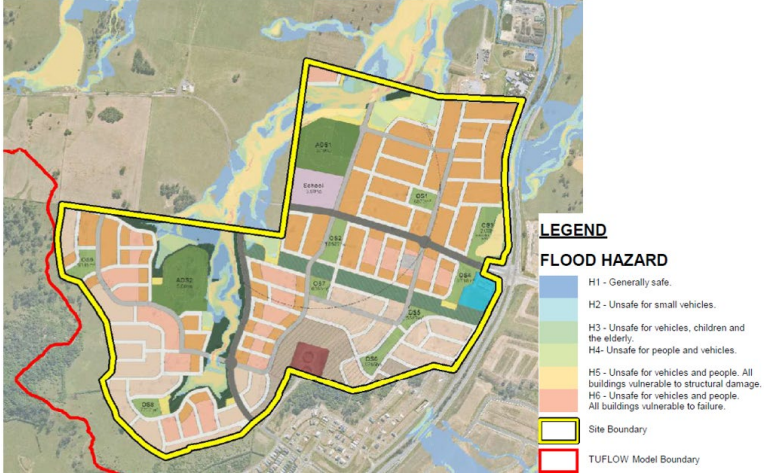
The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
Direction 1.1 Implementation of Regional Plans The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans	Yes	The proposal has adequately addressed the Western City District Plan. Refer to Section 3.1.

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
Direction 1.4 Site Specific Provisions The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls	Yes	The planning proposal includes detailed provisions including a draft site-specific schedule to the Camden Growth Centre Precincts Development Control Plan (DCP) to support the draft Cobbitty Bringelly Precinct ILP. the proposed provisions are not considered to be unnecessarily restrictive.
Direction 1.21 Implementation of South West Growth Area Structure Plan The objective of this direction is to ensure that development within the South West Growth Area (also referred to as the South West Growth Centre) is consistent with Structure Plan and Guide dated December 2022.	Yes	The proposal is consistent with the South West Growth Area Structure Plan.
Direction 3.1 Conservation Zones The objective of this direction is to protect and conserve environmentally sensitive areas.	Yes	The proposal includes a riparian corridor which is proposed to be zoned C2 Environmental Conservation to ensure that it is protected and maintained. In addition, part of the site 'Hilltop Investigation Area' - near the southern development boundary (where two water storage reservoirs have been constructed), contains some land which is steeply sloping and heavily vegetated (ridgeline). This part of the site is proposed to be zoned C4. In response to the Panel's conditions regarding the proposed C4 zone for the ridgeline, the planning proposal including the minimum lot size map has been updated to include a 1000m² control in the proposed C4 Zone. A Gateway condition is recommended to require consultation with DCCEEW during the formal consultation period.
Direction 3.2 Heritage Conservation The objective of this direction is to conserve items, areas, objects and places of environmental heritage	Yes	The planning proposal is supported by a Preliminary Aboriginal Cultural Heritage Assessment prepared by Eco logical, November 2025 (Attachment H), Connecting with Country Report prepared by Artefact Heritage and Environment, December 2025 (Attachment I) and a Historical Heritage Study prepared by Eco logical, November 2025 (Attachment J).

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
significance and indigenous heritage significance.		It is noted that there are no local or State heritage items located within the precinct. The Aboriginal Cultural Heritage Assessment confirms that there are three (3) Aboriginal sites are located on site and that designs of any future subdivision/development must take into account the known Aboriginal sites and likely archaeological potential identified by the report. This will be a matter for the DA stage. Recommendations from these reports have informed the planning proposal including the ILP, Urban Design Report and proposed amendments to the DCP. Gateway conditions are recommended to require consultation with DCCEEW (HNSW) during the formal consultation period.
Direction 3.7 Public Bushland The objective of this direction is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of bushland.	Yes	The planning proposal is accompanied by technical studies including a Riparian Assessment (Attachment K), and Biodiversity Assessment prepared by Eco logical, December 2025 (Attachment L). The Riparian Assessment identifies a total of 16.49 ha of riparian zone. Some existing vegetation and watercourses are proposed to be removed with mitigation measures including re-vegetation through the precinct and installation of a dry vegetated online basin. The assessment notes that restoration of the riparian zone would be achieved through the Riparian Management Strategy, and future Vegetation Management Plans (VMPs) to be prepared at the development application (DA) stage (currently there is no active management of riparian corridors). A Gateway condition is recommended to require consultation with DCCEEW (Conservation Programs, Heritage and Regulation [CPHR]) during the formal consultation period.
Direction 4.1 Flooding The objectives of this direction are to ensure appropriate consideration of flood prone land in line with government policies and plans when a planning proposal seeks to create, remove or alter a zone or a provision that affects flood prone land impacts both on and off the subject land.	Unresolved	The proposal is supported by a Water Cycle Management Report prepared by J. Wyndham Prince, December 2025 that identifies that the site is partially affected by PMF, however, flood extents are contained within the central riparian corridor in events up to, and including, the PMF. The report notes that the proposed development would ensure no overland flow through the future lots in the PMF event. The report notes that the included flood hazard mapping indicates that there are no unsafe areas within the proposed residential areas of Precinct 5. The PMF Developed Conditions Flood Hazard Map, included in the report, shows flooding limited to the riparian corridor and other land identified in the draft ILP as drainage or open space (Figure 17).

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
		 Figure 17 Excerpt from PMF Developed Conditions Flood Hazard map showing flooding extent overlaid over the draft ILP (source: Water Cycle Management Report prepared by J. Wyndham Prince, December 2025) The planning proposal states that in response to the Panel's conditions (as agreed through consultation with the Rezoning Review Panel) and as part of the Panel decision on 13 February 2025, the proposal was updated with the detention basins (previously designed as online detention basins) being relocated offline or designed in accordance with the Natural Resource Access Regulator's <i>Guidelines for Riparian Corridors on Waterfront Land</i>. The playing field areas have also been redesigned to ensure these are not subject to stormwater detention beyond Council's flood duration and location requirements. The Department notes, however, that the planning proposal states the final outcomes of the modelling are being determined and will be finalised during the Planning Proposal's assessment. It is also noted that the Department consulted with DCCEEW (CPHR) and CPHR raised concerns regarding the Flood Impact Risk Assessment (FIRA) supporting the planning proposal. CPHR recommended the FIRA should be updated, however, from the information provided - the planning proposal has not been updated (refer to Section 4 Site-specific assessment for further detailed assessment). Gateway conditions are recommended to update the FIRA (Flood Impact Assessment) to provide hydrograph comparisons for the 20% AEP and the 5% AEP, and to require consultation with Dam Safety NSW during the formal consultation period. A Gateway condition is also recommended to require consultation with DCCEEW (CPHR) and State Emergency Services (SES) during the formal consultation period.

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
Direction 4.3 Planning for Bushfire Protection The objective of this direction is to protect life, property and the environment from bush fire hazards and encourage sound management of bushfire prone areas.	Yes	The planning proposal is supported by a Strategic Bushfire Study prepared by David Peterson, November 2025 (Attachment M) that concludes the proposal to rezone the subject site satisfies EP&A Act s.9.1(2) Direction 4.3 – ‘Planning for Bush Fire Protection’ and <i>Planning for Bush Fire Protection 2019</i>. The proposal is not considered incompatible with the surrounding environment and bushfire risk. A Gateway condition is recommended to require consultation with RFS prior to the formal consultation period in order to satisfy direction 4.3 (1).
Direction 4.4 Remediation of Contaminated Land The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities	Yes	The proposal is supported by a Preliminary Site Investigation (contamination) Report (Attachment N) and Preliminary Groundwater Investigation (Attachment O) prepared by Douglas partners, September 2021. The contamination report identified nine (9) potential areas of environmental concern (PAECs) across the precinct that require further investigation. The report concludes that the majority of areas of concern are typical of a rural residential with agricultural activity and those encountered are unlikely to pose a contamination constraint to the proposed rezoning. A detailed site investigation would be required for subdivision development applications (DAs) in accordance with the requirements of the Growth Centres DCP (refer to section 1.3.7 <i>Site Contamination</i> of the Growth Centres DCP). The potential contamination at the site is considered unlikely to pose a contamination constraint and therefore the precinct, overall, is found to be suitable to accommodate the proposed future land use activities.
Direction 5.1 Integrating Land Use and Transport The objective of this direction is to ensure improve access to housing, jobs and services, increase transport choice and reduce dependence on cars, and support the efficient movement of freight.	Yes	The proposal seeks to integrate land uses and transport links to provide accessible connections to various local services, open space, commercial area and educational facilities, within the Precinct. Additionally, the planning proposal states that all roads proposed within the precinct will have footpaths on either side and sub-arterial roads will have shared paths. Pedestrian and cycle networks will also use the riparian corridors where possible to achieve linear networks for active transport.

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
Direction 5.2 Reserving Land for Public Purposes The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes, and removal of reservations of land for public purposes where the land is no longer required for acquisition	Unresolved	The proposal addresses provisions and dedication of land for public services and facilities, including riparian corridors, open space and roads. The proposed Land Reservation Acquisition (LRA) Map (refer to Figure 15) identifies a school site (proposed zone of SP2 <i>Educational Establishment</i>) in the northern portion of the Precinct, with SINSW as the acquisition authority. The planning proposal (page 89) states that the designated school site is expected to be acquired by SINSW. The acquisition authority for Local roads identified on the LRA Map as <i>Local Road</i> (SP2) and <i>Local Open Space</i> (RE1) areas identified on the LRA Map is Council. The planning proposal states that all other land (apart from the future school) dedicated to Council as public land will form part of the negotiated precinct wide Voluntary Planning Agreement (VPA). The Department notes, however, that Council does not intend to enter into a VPA. Instead, Council will proceed to prepare a draft Contributions Plan to support Precinct 5. A Gateway condition is recommended to ensure that prior to finalisation it is to be demonstrated that arrangements have been made to secure suitable infrastructure to support the proposal. There is also a <i>Water Supply System</i> (SP2) identified on the LRA Map which relates to the site of existing Sydney Water Towers (Oran Park Reservoir) on the 'Hilltop Investigation Area'. The planning proposal states that this is proposed to be zoned SP2 Infrastructure. The Department understands that the site is in Sydney Water ownership, and therefore, does not require acquisition or inclusion on the LRA Map. A Gateway condition is recommended to amend the LRA Map accordingly before finalisation. The Direction specifies that a planning proposal must not create zonings or reservations of land for public purposes without the approval of the relevant public authority. Consequently, a Gateway condition is recommended that, if necessary and prior to finalisation of the proposal, 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. A Gateway condition is recommended to this effect.

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
Direction 5.3 Development near Regulated Airports and Defence Airports The objectives of this direction are to ensure the safe and effective operation of regulated airports and defence airfields, that their operation isn't compromised by obstructive or hazardous development and that development is not adversely affected by aircraft noise.	Yes	The site is located approximately 12.5km south of the Aerotropolis, including the Western Sydney Airport. The proposal is supported by a Noise and Vibration Impact Assessment prepared by Marshall Day, June 2022 (Attachment P) that found that for the site is well outside of the ANEF-20 contours and is classified as "acceptable", therefore the site is not expected to be adversely impacted by aircraft noise and ground borne vibration levels are expected to be negligible. While this is the case, as a precautionary measure, a Gateway condition is recommended that consultation occurs with the Civil Aviation Safety Authority to ensure that future airport operations are not impacted.
Direction 6.1 Residential Zones The objectives of this direction are to encourage housing variety and choice (for existing and future housing needs), ensure access to infrastructure and services and minimise the impact of residential development on the environment and resource lands.	Yes	The Direction is relevant as significant residential development is proposed. The proposal is consistent with the direction, as: • it will broaden the choice of building types in the locality; • make efficient use of existing infrastructure and services; and • be of good design. Additionally, the proposal is consistent with this Direction as the subject site is located within the SWGA and is identified for new housing through State and Local Government strategic policies and directions. Clause 6.1 under Appendix 5 of the Precincts SEPP requires public utility infrastructure to be in place prior to development. Gateway conditions are recommended for consultation with relevant social and physical service providers.
Direction 7.1 Employment Zones The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in employment zones, and	Yes – it is noted that the proposal meets the intent of the direction.	It is noted that the planning proposal addresses an outdated version of the section 9.1 Directions. A Gateway condition is recommended to amend the planning proposal prior to exhibition to address the current version of the section 9.1 Direction 7.1 Employment Zones.

Directions	Consistent / Not Applicable	Reasons for Consistency or Inconsistency
(c) support the viability of identified centres		
Direction 9.1 Rural Zones The objective of this direction is to protect the agricultural production value of rural land.	Justifiably Inconsistent	The planning proposal does seek to rezone land from a rural zone to residential and mixed use, as well as a range of other land uses. The proposed rezoning, however, is considered to be justifiably inconsistent with the terms of this direction as it aligns with the strategic direction for the site which has been identified as part of the broader South Creek West Land Release Area under the South West Growth Area Structure Plan.

3.8 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs as discussed below.

3.8.1 SEPP (Precincts – Western Parkland City) 2021 (Precincts SEPP)

It is the intent of this Planning Proposal to rezone the land and insert localised development controls into the Precincts SEPP to enable the orderly development of land within the precinct. Specifically, the proposal seeks to zone the land in accordance with the *Precincts SEPP, Appendix 5 Camden Growth Centres Precinct Plan*.

The proposal does not inhibit the application of Chapter 2 or Chapter 3 of this SEPP. Any proposed development will be assessed against the relevant provisions of the SEPP at the DA stage.

3.8.2 SEPP (Housing) 2021

The planning proposal will deliver approximately 2,650 new dwellings.

It is also supported by a Housing Needs and Economic Impact Assessment and an Urban Design Report which provide detailed site analysis and built form testing. These studies, as well as the proposed amendments to the Precincts SEPP and draft DCP have been informed by design quality principles including the Apartment Design Guide.

3.8.3 SEPP (Biodiversity and Conservation) 2021

The proposal is supported by a Biodiversity Assessment that identified favoured feed tree species *Eucalyptus tereticornis* and *Angophora floribunda* which are habitat features of koalas, and as such the site is identified as a potential koala habitat in accordance with the SEPP. It is noted that the requirement for assessment and approval of threatened species and endangered ecological communities under the EPBC Act does not apply to land within the Growth Centres and therefore no further assessment against this SEPP is needed.

3.8.4 SEPP (Resilience and Hazards) 2021

The proposal is supported by a Preliminary Site Investigation that identified a total of (9) potential areas of environmental concern (PAECs) across the Precinct which require further investigation. The report confirms that majority of the PAECs are typical of a rural residential with agricultural activity and those encountered are unlikely to pose a contamination constraint to the proposed rezoning at this time.

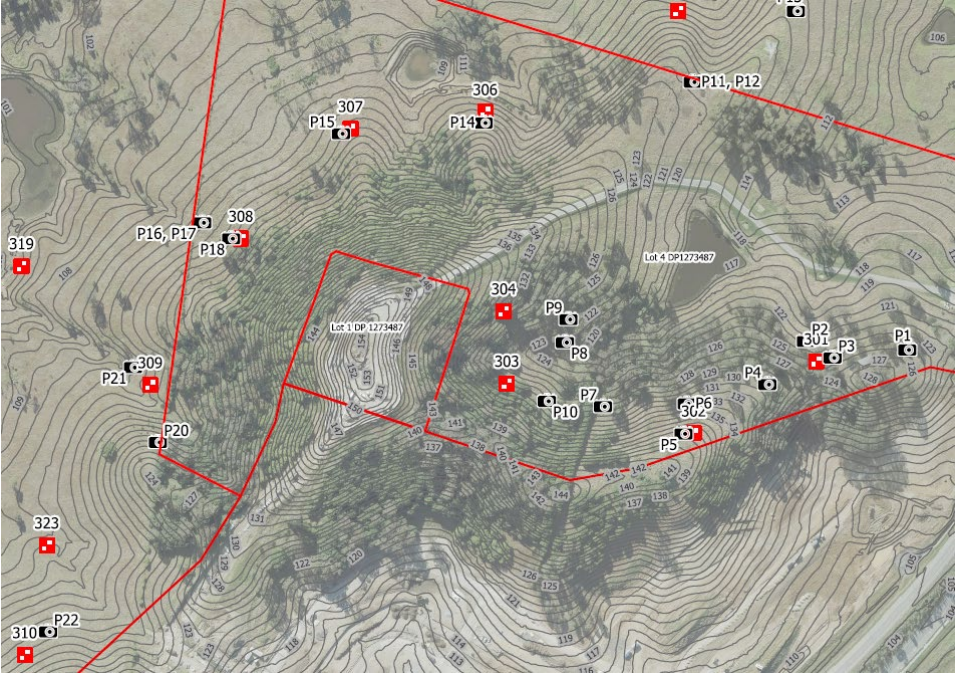
4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 8 Environmental impact assessment

Environmental Impact	Assessment
Open space	The proposal is supported by a number of supporting studies including a Urban Design Report prepared by Design+ Planning, October 2025 (Attachment Q), Landscape Character and Visual Impact Assessment prepared by Always Consulting, December 2025 (Attachment R), and a Landscape Masterplan Addendum prepared by Distinctive Living Design, December 2025 (Attachment R1), that set out the proposed open space strategy for the Cobbitty Bringelly precinct. The proposal is also supported by a Demographic, Social Infrastructure and Community Needs Assessment prepared by WSP, November 2025 (Attachment S), that sets out in more detail existing needs and capacity for open space and recreation in the subject site. The assessment concludes <i>proposed open space exceeds standard and will be further enhanced through application of qualitative standards and criteria and useability of additional riparian/easement assets</i>. The Panel requested that (pre-gateway briefing on 13 October 2025) the proposal is to <i>provide an open space provision based on 15% of the Net Developable Area (NDA) and that the NDA needs to align with the Government Architect NSW method for calculating NDA</i>. The planning proposal provides (including breakdown open space type and provision) that the proposal will provide 18.9ha of open space which is 15% of 126ha (i.e. the total NDA calculated by the Urban Design Assessment). The proposed open space provisions are also set out in the draft ILP (with calculations) as shown on Figure 18 below:

Environmental Impact	Assessment
	Figure 18 Draft Cobbitty Bringelly ILP with open space calculations annotated (source: Planning Proposal, November 2025)
Ridgeline	Part of the site near the southern development boundary (where two water storage reservoirs have been constructed) contains a ridgeline that is identified on the ILP as ‘Hilltop Investigation Area’ and is bounded to the west by a ‘collector road’ and by ‘local roads’ to both the north and north-east. (refer to Figure 19 and Figure 20).  Figure 19 Aerial site photo showing the Hilltop Investigation Area ridgeline with surface contours overlay (source: Report on Stability Assessment by Douglas Partners, October 2025) 

Environmental Impact	Assessment
	Figure 20 View east towards the ridgeline (Report on Stability Assessment by Douglas Partners, October 2025). In the Rezoning Review Record of decision (determination date 13 February 2025) the Panel's conditions required revisions to the proposal including <i>the outcomes of the Camden Council peer review of the geotechnical studies of the ridgeline around the water storage facility; to assist the Panel to determine appropriate development options (lot size) for the proposed C4 Zone.</i> The Camden Council Peer Review Report on Stability Assessment by Douglas Partners, October 2025 (Attachment T) and accompanying Geotechnical Review letter (Attachment T1) were provided to the Panel in October 2025. Following, the Panel required (pre-gateway briefing on 13 October 2025) that the proposal be updated to <i>apply the 1000m² minimum lot size in the proposed C4 zone.</i> The planning proposal, including the minimum lot size map has been updated to include a 1000m² control in the proposed C4 zone. It is noted that the Department's Chief Engineer (CE) was requested by the Planning Proposal Authority (PPA) to review the proponents' geotechnical reports and related studies including a Peer Review (Attachment T2). The CE concluded that given the acknowledgement by all parties that further geotechnical investigation and monitoring is required and will take place at an appropriate time. The CE is of the opinion that the project should proceed to Gateway determination. A Gateway condition is recommended to require consultation with DCCEEW during the formal consultation period.

Stormwater and Flooding

The proposal is supported by a Watercycle Management Report prepared by J. Wyndham Prince, December 2025 that assessed the flooding impacts at the precinct and identified the appropriate stormwater quantity and quality management required.

The ILP and future development of Precinct 5 will be supported by 7 detention basins located throughout the precinct, with water quality managed by a variety of measures, including 13 bio-retention rain gardens, an ornamental pond and gross pollutant traps at each discharge point of future subdivision development.

In the Rezoning Review Record of decision (determination date 13 February 2025) the panel requested that the planning proposal be revised prior to submission for a Gateway Determination to address *the outcomes of further consultation with DCCEEW on proposed arrangements for stormwater*.

In response to the Panel conditions (Record of Decision February 2025), the planning proposal states that the proposal was updated with the detention basins, (previously designed as online detention basins) have been moved offline (all basins to 3rd and 4th order water) or designed in accordance with the *Guidelines for Riparian Corridors on Waterfront Land* i.e. three basins are located online to 2nd order watercourses. The playing field areas have also been redesigned to ensure these are not subject to stormwater detention beyond Council's flood duration and location requirements.

It is noted that the draft ILP reflects the proposed basin locations, however, the proposed SEPP mapping may require updating to this effect. A **Gateway condition** is recommended.

It is also noted that the Department consulted with DCCEEW (CPHR) regarding biodiversity matters related to the subject site and CPHR provided the Department with written advice in response (dated 11 April 2024) (**Attachment U**). This advice raised a number of concerns related to the Flood Impact Risk Assessment (FIRA) (note: to be titled the Flood Impact Assessment contained within the Watercycle Management Report). In particular CPHR recommended that the Flood Impact Assessment should be updated to:

- *provide hydrograph comparisons for the 20% AEP and the 5% AEP*
- *consider the current advice on climate change provided in the guideline titled Understanding and managing flood risk – flood risk management guideline FB01 in the designs of the proposed basins*
- *should basins B1, B7 and B2 be categorised as prescribed basins, consultation with Dam Safety NSW may be required.*

The proponent provided a letter responding to DCCEEW comments of 28 April 2025 (**Attachment U1**), providing additional detail and or justification for the proposal and clarifying:

- *The FIRA provides hydrograph analysis for the 1% AEP and can be expanded to include 20% and 5% AEP comparisons.*
- *The basin depths (B1, B2, B7) reflect contemporary engineering practice for urban stormwater control, not long-term detention. Their classification as "prescribed", will be addressed with Dam Safety NSW during the detailed design phase.*

Gateway conditions are recommended to update the FIRA (Flood Impact Assessment) to provide hydrograph comparisons for the 20% AEP and the 5%

Environmental Impact	Assessment
	AEP, and to require consultation with Dam Safety NSW during the formal consultation period. A Gateway condition is recommended to require consultation with DCCEEW including CPHR and Natural Resources Access Regulator (NRAR) during the formal consultation period.
Biodiversity	The proposal is supported by technical studies including a Biodiversity Assessment and Growth Centres Biodiversity Certification - Biodiversity Consistency Assessment – Sub-Precinct 5 of the South Creek West Precinct (Biodiversity Consistency Assessment), September 2024 (Attachment L1) that confirm the entirety of the site is biodiversity certified. The proposal states that under the Draft Growth Centres Conservation Plan, no Existing Native Vegetation (ENV) within the study area was counted towards achieving the 2000-hectare conservation outcome. The precinct, however, contains a total of 17.25 ha of native vegetation that meets the definition of AHCVV therefore, providing opportunity to provide biodiversity outcomes beyond what was anticipated by the biodiversity certification by protecting native vegetation in riparian areas and their adjoining lands where possible. Overall, the Planning Proposal will protect. • 2.81ha of additional high conservation value vegetation • 8.56ha of Cumberland Plain Woodland • 0.18ha of River-flat Eucalypt Forest The Department consulted with DCCEEW (CPHR) regarding biodiversity matters related to the subject site. CPHR provided the Department with written advice in response (dated 11 April 2024) that raised a number of concerns including impacts of the proposed detention basins and associated works on existing vegetation, impacts on tree canopy cover, proposed uses within proposed C2 Environmental Conservation zoned land, consistency assessment, comments on additional high conservation value vegetation and relevant biodiversity measure 19 – which requires the proposal to be supported by development controls in relation to specified elements. The proponent provided a letter in response to CPHR of 28 April 2025. This is considered not to adequately address the issues. It is accordingly recommended the planning proposal be updated to provide further consideration and justification for the proposed inconsistencies with CPHR advice. A Gateway condition has been included to this effect. It is also noted the proponent has prepared a Biodiversity Certification Order Consistency Assessment (dating from September 2024) as recommended by CPHR. This response is now considerably out of date and requires updating prior to exhibition. A Gateway condition has been recommended to this effect. A Gateway condition is also recommended to require consultation with DCCEEW (CPHR) during formal consultation to ensure there are no outstanding biodiversity certification requirements.

4.2 Social and economic

The following table provides an assessment of the potential social and economic impacts associated with the proposal.

Table 9 Social and economic impact assessment

Social and Economic Impact	Assessment
Delivery of new resources and services to the local area	The planning proposal will have positive social impacts on the locality, delivering additional housing and public open space to service residents, visitors and workforce of the Camden LGA. The Demographic, Social Infrastructure and Community Needs Assessment, (prepared by WSP November 2025) sets out a vision for the site being connected, green, community focused, with a strong identity, diverse housing choices, sustainable and well designed. The assessment confirms that the proposal will provide community and cultural facilities, open space and recreation areas, education facilities, and health and wellbeing infrastructure. It is noted that the assessment does not identify a need for land or space for emergency services on-site, as the site will be suitably serviced by other existing facilities. The assessment confirms that based on anticipated population numbers there is demand for a new government primary school of 3ha, which has been included in the draft ILP (Figure 21), and for a government high school, the demand for which is not met. The assessment notes however that it is likely the demand for new high school places could be met through a combination of existing and new planned schools in the surrounding areas. At the pre-gateway briefing on 13 October 2025 the Panel imposed a condition that the proposal be updated to <i>retain the revised 3ha school site</i>. The Department notes that the planning proposal has been updated to meet this requirement.  Figure 21 Excerpt from draft ILP showing 3ha School site located in the northern portion of the site (source: draft ILP, October 2025) A Gateway condition is recommended to require consultation with Schools Infrastructure NSW (SINSW) during the formal consultation period.

Delivery of land supply and housing	At the pre-gateway briefing of 13 October 2025, the Panel noted changes had been made to the proposal following the Panel's recommendations from the Record of Decision February 2025 including: - increasing the dwelling yield from 2,312 to 3,197; - introducing a new residential density band 35-45 dw/ha; and - removing the low density band 10-20 dw/ha. In response, the Panel required (Rezoning Review Record of decision of 13 October 2025) the planning proposal to be updated to: <i>3. Remove the Medium Density Band 35-45 dw/ha. The maximum dwelling density band should be the Medium Density Band 25-35 dw/ha;</i> <i>4. Have a maximum dwelling yield of between 2,500 and 2,700 dwellings;</i> The Department notes that the planning proposal has been updated to confirm the proposal will deliver 2,650 new dwellings. The planning proposal states that this will be facilitated through a set of proposed density bands under the SEPP, ranging from 10 to 35 dwellings per hectare. Corresponding changes have also been made to reduce the amount of proposed R3 Medium Density zoned land across the site.
Employment	The proposal is supported by a Housing Needs and Economic Impact Assessment, prepared by Atlas Economics October 2025 (Attachment V) which states that the proposal will result in a different number of job opportunities at different stages of site development: 662 FTE jobs annually when operational 1,364 FTE jobs per annum through direct and flow-on impacts related to additional local retail expenditure associated with the proposed new residential dwellings. The Department understands that the above relates to wider employment opportunities. The jobs created by the proposal may provide local job opportunities for residents moving into the SWGA, as well as, contributing to job targets set out in the Greater Sydney Region Plan (2018) and the draft Sydney Plan released on 10 December 2025.

4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and the infrastructure proposed in support of the proposal.

Table 10 Infrastructure assessment

Infrastructure	Assessment
Traffic and Transport	The Precinct will be serviced by the surrounding upgraded arterial road network (i.e. The Northern Road). The proposal includes a Traffic, Transport and Access Assessment prepared by SCT Consulting, December 2025 (Attachment W), which concludes that the Cobbitty – Sub-Precinct 5 (Part) ILP is feasible subject to assumptions and upgrading roads. The report also proposes a number of next steps including:

	- convening a Project Steering Group with Council, DPHI, TfNSW and the proponent to use as a means of resolving technical issues during the development of a Transport Mobility and Access Plan (TMAP). - Preparation of a TMAP Scoping Note following Gateway that agrees on the technical scope that would satisfy any relevant Gateway conditions, for the approval of the steering committee. - post-gateway investigation is suggested to determine the feasibility of implementing a bus rapid transit route on The Northern Road to provide more efficient options for travel. The Department notes that the supporting study recommends significant road widening to The Northern Road to support the proposed development. This will be subject to review by Transport for NSW. A Gateway condition is recommended to require consultation with TfNSW during the formal consultation period. A Gateway condition is also recommended to prepare a Transport Management and Accessibility Plan (TMAP) prior to exhibition and agency consultation 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 Northern Road Corridor.
Infrastructure Servicing	The proposal is supported by an Infrastructure Servicing Strategy prepared by IDC, December 2025 (Attachment X). A Gateway condition is recommended to consult with Sydney Water, Endeavour Energy and any other relevant infrastructure providers during the formal consultation period to confirm that the entirety of the precinct can be serviced by required infrastructure.
Infrastructure Schedule	The proposal notes that a draft Local Contributions Plan has been developed in accordance with the Department's Guidelines for <i>'Contribution Plans and Planning Proposals'</i> (October 2021). The Department understands, however, that Council is preparing a contributions plan. As indicated, the amending plan seeks to amend the Precincts SEPP. Under the SEPP, clause 6.1 <i>Public utility infrastructure</i> will apply - which requires that development consent not be granted until suitable supporting infrastructure is available, defined within the clause as: the supply of water; the supply of electricity; and the disposal and management of sewerage. Notwithstanding, to ensure that other supporting infrastructure is available, a Gateway condition is recommended that prior to finalisation it is to be demonstrated that arrangements have been made to secure suitable infrastructure to support the proposal.

4.4 Development Control Plan (DCP)

The Panel recommended that a Development Control Plan (DCP) be prepared and exhibited concurrently with the planning proposal. The proposal is supported by a draft DCP. The intention is that the DCP will be progressed and formalised in parallel with this planning proposal.

Should this not be possible, notation is to be included in the exhibited planning proposal that subdivision approval or development consent will not be issued until a DCP is in place. A **Gateway condition** has been included to this effect.

4.5 VPA

The Panel recommended that a VPA involving the proponent and possibly other landowners in the precinct might be involved in funding the necessary infrastructure required for the site.

As indicated, the Department understands that Council does not intend to enter into a VPA with the proponent. Instead, Council will proceed to prepare a draft Contributions Plan to support proposed development in sub-precinct 5.

5 Consultation

5.1 Community

The planning proposal is categorised as a complex under the LEP Making Guidelines (September 2022). Accordingly, a community consultation period of 30 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

The proposal has nominated the following public agencies to be consulted about the planning proposal and given 30 working days to comment:

- Jemena Gas
- Sydney Water
- Endeavour Energy
- Telstra
- NBN Co
- Transport for NSW (TfNSW) and
- Schools Infrastructure NSW (SINSW)

It is recommended that, in addition, the following agencies be consulted on the planning proposal and given 30 working days to comment:

- Camden Council
- Rural Fire Service (RFS)
- 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.

6 Timeframe

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a complex

The Department recommends an LEP completion date of 18 February 2027 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

It is recommended that if the Gateway is supported it is accompanied by guidance in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

7 Local plan-making authority

As the proposal seeks to amend a State Environmental Planning Policy, authorisation is not recommended for the Panel to be the local plan-making authority.

8 Assessment summary

The planning proposal is supported to proceed with conditions, as the proposal:

- is not inconsistent with the Western Parkland City District Plan and Council's local strategic plans, including the Local Strategic Planning Statement and Local Housing Strategy;
- will deliver significant new housing supply and will provide improved housing choice and affordability in accessible and well serviced locations to support the SWGA and the future Western Sydney Airport;
- will promote a coordinated and place-based approach to renewal and infrastructure delivery, deliver vibrant mixed-use centres and active streets, and new open space;
- seeks to progress the continued infrastructure growth within the SWGA with the addition of water, sewerage and electricity in areas which were not previously connected;
- the proposed mapping amendments are consistent with the surrounding land uses shown on the corresponding Precincts SEPP maps; and
- the proposal will have a positive outcome for the community and complement the existing and future land use of the surrounding area.

9 Recommendation

It is recommended the delegate of the Secretary:

- **agree** that any inconsistencies with section 9.1 Directions *9.1 Rural zones* are minor or justified *and*
- **note** that the consistency with section 9.1 Directions *4.1 Flooding* and *5.2 Reserving Land for Public Purposes* are unresolved and will require justification and/or further consultation.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to the following 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).

The timeframe for the LEP to be completed is on or before 18 February 2027



6/3/26

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07/04/2026

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