

17 April 2026

Murray Jay
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street, NSW 2150

Sent via email: murray.jay@planning.nsw.gov.au

Dear Murray,

Planning Proposal (PP 2021-7146) Part Sub-Precinct 5 – Post-Gateway Package

This letter has been prepared by Urbis Ltd (**Urbis**) on behalf of JJ Cobbitty Development Pty Ltd (the **Proponent**), who are the proponent of PP 2021-7146 (the Planning Proposal), who are seeking to rezone Part Sub Precinct 5 in the South Creek West Land Release Area, Cobbitty (the **Site**). A Gateway Determination was issued for the Planning Proposal on 7 April 2026 where the Department of Planning, Housing and Infrastructure (**DPHI**) confirmed that the Planning Proposal has merit and should proceed subject to conditions.

This is following its comprehensive review and consideration during its rezoning review by the Sydney Western City Planning Panel, which on 13 February 2025, resolved that the Planning Proposal exhibited site-specific and strategic merit, subject to compliance with the Rezoning Review conditions prior to Gateway determination. A subsequent pre-gateway review undertaken jointly by the Planning Panel and DPHI confirmed that the updated Planning Proposal was consistent with, and satisfactorily addressed, the Panel's resolution, including endorsed amendments.

Based on the progressed design, and subsequent submission to Gateway, the Planning Proposal has since received a Gateway determination subject to conditions, some of which require resolution prior to this Planning Proposal proceeding to exhibition. The proponent has since updated the Planning Proposal and associated technical studies to address these conditions. The following, in summary, can be found attached with this covering letter:

- **Planning Proposal**, prepared by Urbis
- **Biodiversity Consistency Reports**, prepared Ecological Australia (ELA), including:
 - Biodiversity Assessment Report
 - Assessment of Consistency between the Relevant Biodiversity Measures of the Biodiversity Certification Order and Sub-Precinct 5 of the South Creek West Precinct
 - Assessment of Consistency between the Commitments of the Strategic Assessment Program and Sub-Precinct 5 of the South West Creek Precinct Plan
- **Flood Impact Risk Assessment**, prepared by J. Wyndham Prince (JWP)
- **Transport Management and Accessibility Plan**, prepared by SCT Consulting

The new text and updates in the above reports (excl. TMAP) is distinguished by the use of **blue text**.

The below table summarises the changes to the Planning Proposal package, against the relevant Gateway conditions to satisfy prior to going onto exhibition.

Table 1 Gateway Response Summary

Gateway Condition	Response
(1) Prior to exhibition and agency consultation the planning proposal, and relevant supporting studies, are to be amended as follows:	See below.
(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.	The Planning Proposal report and associated technical documents have been updated 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.	Further justification of the biodiversity outcomes is provided in the ELA Australia Biodiversity Consistency Report. Overall, the Planning Proposal achieves an acceptable biodiversity outcome that is consistent with the Growth Centres Biodiversity Certification. Section 8.3.3, Part C of the Planning Proposal has been updated accordingly.
(c) Clearly indicate that under the headings of Executive Summary and 8 Planning Proposal – <i>State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i> is being amended by the preparation of an amending local environmental plan.	A notation reflecting this has been added to the Executive Summary and to the beginning of Section 8.2 of the Planning Proposal.
(d) Address the current version of section 9.1 Direction 7.1 Employment Zones.	The current version of Ministerial Direction 7.1 has been addressed in the Planning Proposal, reflecting the retention of the service station and amendments to the proposal, including the removal of the local centre at the request of the Sydney Western City Planning Panel.

	An updated assessment of Ministerial Direction 7.1 is provided in Table 16 under Section 8.3.2, Section B.
(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.	A note has been included in Section 8.2 stating that the DCP must be in place before subdivision approvals can be issued.
(f) Update the Biodiversity Certification Order Consistency Assessment, to reflect the current proposal.	ELA has updated the Biodiversity Consistency Assessment to reflect the current proposal. Section 8.3.3, Part C of the Planning Proposal has been updated accordingly
(g) Update the FIRA (Flood Impact Assessment) to provide hydrograph comparisons for the 20% AEP and the 5% AEP.	JWP has updated the Flood Impact Risk Assessment to consider the 20% and 5% AEP scenarios. Section 8.3.3, Part C of the Planning Proposal has been updated accordingly.
(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.	A TMAP dated 17 February has been prepared and is ready for public exhibition. Section 8.3.3, Part C of the Planning Proposal has been updated accordingly.
(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.	

A comprehensive direct set of responses against the Gateway Conditions can be found attached to this letter in **Appendix A**.

Should you have any questions, please don't hesitate to Contact Sebastian Aguilar, Senior Consultant on 02 8424 5143 (saguilar@urbis.com.au) or the undersigned

Yours sincerely,

A handwritten signature in blue ink, appearing to read "swilkes".

Simon Wilkes
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