



12 December, 2025

Murray Jay
Department of Planning, Housing and Infrastructure
by email: murray.jay@planning.nsw.gov.au

Dear Murray,

Planning Proposal (PP 2021 – 7146) Part Sub-Precinct 5, Updated Package Covering letter

This letter has been prepared by Urbis Ltd (**Urbis**) on behalf of JJ Cobbitty Developments Pty Ltd (**JJCD** or **Proponent**) the proponent of PP 2021-7146 (the **Planning Proposal**) which is seeking to rezone Part Sub Precinct 5 in the South Creek West Land Release Area, Cobbitty (**the Site**). A Rezoning Review Request (RR-2024-33) was made with the Department of Planning, Housing and Infrastructure (DPHI) on 26 September 2024. It was formally lodged on 21 October 2024. The purpose of this letter is to provide a summary to DPHI of the key changes to the Planning Proposal package, which have occurred following the recommendations made by the Rezoning Review Panel.

The planning proposal was formally considered by the Sydney Western City Planning Panel (the Planning Panel) at its meeting of 13 February 2025, where it was confirmed that the proposal had both site specific and strategic merit. The Planning Panel recommended that prior to submitting the Planning Proposal for Gateway determination. This was subject to the Planning Proposal being updated in accordance with the Rezoning Review Conditions. A 'Rezoning Review Briefing Note' outlining the proposed updates that would be made to the Planning Proposal package, outlining how the Rezoning Review conditions have been addressed was provided on 16 September 2025.

Following endorsement of the Rezoning Review Briefing note, an updated Planning Proposal package was provided to DPHI on 17 November 2025. Following this, the Planning Panel met with DPHI to conduct a pre-gateway review. It was determined that the updated Planning Proposal suitably addressed the Rezoning Review Decisions handed down on 13 February 2025.

During the pre-gateway review It was noted that various changes had been made to the density proposed under the Planning proposal, including an increase to the dwelling yield, adjustments to the residential density band, increasing the size of the school land and removing the local centre. DPHI and the Planning Panel expressed that this could be supported subject to provision of adequate infrastructure.

The below table summarises the changes to the Planning Proposal package, following the panel recommendation on 13 October 2025, to assist DPHI with their review of the proposal.

Gateway Determination Condition	Response
Key Planning Panel Conditions	
1. Retain the changes which have adequately addressed the Panel's Rezoning Review Decision dated 13 February 2025	The changes made to the Planning Proposal package in response to the Rezoning Review Decision have been retained, unless otherwise instructed by the DPHI and the Planning Panel. This includes: ▪ A comprehensive response to Council's geotechnical peer review, which was summarised and attached to the 'Rezoning Review Briefing Note' provided on 16 September 2025 to DPHI. The outcomes have also been referenced in the Planning Proposal report and relevant technical studies. ▪ The incorporation of advice and consultation outcomes with the Department of Climate Change, Energy, the Environment and Water (DCCEEW's). This includes a revision to the basin, stormwater and flooding strategy. This is summarised in the 'Rezoning Review Briefing note' submitted 16 September, This has also been referenced in the Planning Proposal report and relevant technical studies. ▪ Ensuring adequate provision of funding for local infrastructure, through the preparation of a Draft Contributions Plan and letter of offer. ▪ The preparation of the site-specific development control plan for public exhibition, following a Gateway determination. The Planning Panel also requested that the proponent demonstrate how the proposed ILP considers DPHI and GANSW design advice. A breakdown of how the ILP has been amended was provided in the 'Rezoning Review Briefing Note'.
2. Apply the 1000m² minimum lot size in the proposed C4 zone	A minimum lot size of 1,000m² has been applied to the C4 Zone only. No other minimum lot sizes under CI 4.1AB of the SEPP are proposed. Refer to Design + Planning ILP & Maps.
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	The maximum dwelling density band of 35-45 for medium density dwelling has been removed and replaced by a density band of 25-35 dw/ha. To summarise, the proposed Residential Density Bands are as follows: ▪ 10 (max) dwellings p/h – Environmental Living ▪ 10-20 (min-max) – Low Density Residential (LD1) ▪ 20-25 (min-max) – Low Density Residential (LD2) ▪ 25-35 (min-max) – Medium Density Residential (MD1)

	Refer to Design + Planning ILP & Maps.
4. Have a maximum dwelling yield of between 2,500 and 2,700 dwellings	The maximum dwelling yield for the site has been adjusted to 2,650 dwellings.
5. Provide an open space provision based on 15% of the Net Developable Area (NDA). The NDA needs to align with the Government Architect NSW method for calculating NDA;	The ILP design has been updated to reflect the provision of open space equal to 15% of the site's Net developable area. The methodology is discussed briefly in Section 4.8 of the Planning Proposal report.
6. Retain the revised 3ha school site	The school site remains at 3ha.
Other Panel Recommendations	
A updated Draft Development Control Plan (DCP) document be included as part of the exhibited Planning Proposal package	A draft Site-Specific DCP has been included as part of the updated Planning Proposal package.
Consultation with Sydney Water and School Infrastructure NSW occur during public exhibition	Consultation with Sydney Water and Schools Infrastructure NSW are expected to occur during public exhibition.

Summary of Technical Report updates

On the 17 November 2025 the updated Planning Proposal Package was accompanied by a consolidated set of updated technical reports, to reflect the updates made to the Planning Proposal in accordance with the above. A number of updated technical reports were also provided to DPHI earlier than the 17 November, 2025.

On December 1, 2025 DPHI made further minor requests to update the Planning Proposal and technical reports, including the ILP and SEPP Maps. The updated:

The below reports provided on 17 November, with no further comments by DPHI, are considered endorsed and suitable to proceed to for gateway determination:

- **Landscape Master Plan:** [19-24_Landscape Master Plan.pdf](#) / [19-24_LMP Report Addendum_SCW Cobbitty SP5_Rev C.pdf](#)
- **Water Cycle Management Report:** [110628.02 - Cobbitty Precinct WCM Report_H.pdf](#)
- **Strategic Bushfire Study:** [19183 Strategic Bushfire Study - South Creek West Cobbitty Sub-Precinct 5 251117.pdf](#)
- **Demographic & Social Infrastructure Assessment:** [Cobbitty Rezoning_2025 updates Draft 2 tracked changes removed.docx](#)

- **Housing Needs & Economics Assessment:** [Cobbitty EIA October 2025 Update final v3.pdf](#)
- **Urban Heat Report:** [Precinct 5 Urban Heat Report – December 2025 update.pdf](#)
- **Visual Impact Assessment & Land Shape Characteristic and Visual Impact Assessment:** [19-24 LVIA Oxley Ridge SCW Cobbitty Rev D.pdf](#) / [19-24 VIA Sub-precinct 5 SCW Cobbitty Rev A.pdf](#)
- **Air Quality Assessment:** [610.033357.00001-R01-v1.0-20251208.pdf](#)
- **Preliminary Aboriginal Heritage Assessment:** [24SYD9075 – Cobbitty Precinct 5 \(South-West\) Preliminary Aboriginal Heritage Assessment V2.pdf](#)
- **Historical Heritage Study:** [24SYD9075 – Cobbitty Precinct 5 \(South-West\) SoHI.pdf](#)
- **Salinity Investigation & Management Plan:** [92225.05.R.001.Rev1.Salinity.pdf](#)

The reports updated following DPHI comments on Dec 1, are linked below and include the following:

- **Urban Design Report:** [AWCCO 12-001 Urban Design Report Email \(251204\).pdf](#)
- **Designing with Country Study:** [CwC Cobbitty Precinct 5.pdf](#)
- **Infrastructure servicing strategy:** [24-118 251205 Cobbitty Infrastructure Report.pdf](#)
- **Aboriginal Heritage Interpretation and Art Strategy:** [AHIAS Cobbitty-Bringelly Precinct 5 FINAL 021225.pdf](#)
- **Rapid Transport Assessment, Traffic Transport and Access Management Plan:** [South Creek West Planning Proposal Traffic Study Draft Precinct 5 v10.0.pdf](#)
- **Riparian Assessment:** [9075 South West Creek \(South West\) Riparian Assessment v10.pdf](#)
- **Biodiversity Assessment:** [9075 South West Creek \(SW\) Biodiversity Assessment v11.pdf](#)
- **Draft DCP:** [FINAL – SCW 5 Draft DCP Cobbitty – December 2025.pdf](#)
- **ILP:** [AWCCO-2b-001-2 Indicative Layout Plan Rev F.pdf](#)
- **SEPP Maps:** [SEPP Maps](#)

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

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