

Council Ref: PP/2021/8/1

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17 September 2021

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Attention: Bruce Colman

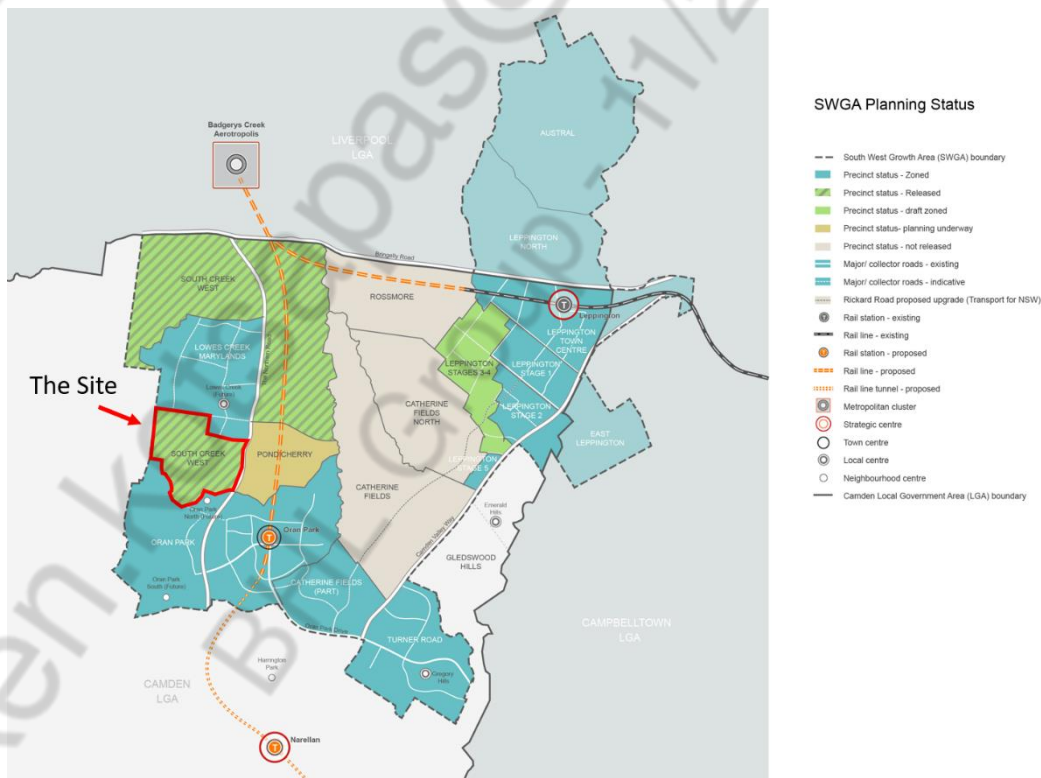
Dear Bruce

Re: Pre-lodgement Advice - Proposed Amendment to Growth Centres SEPP 2006 – South Creek West Cobbitty (Sub-precinct 5)

Thank you for attending the pre-lodgement meeting held on 16 August 2021. A summary of the discussion items at the meeting and further comments from Council officers is provided below for your consideration.

The Site

The site is located within the South Creek West Urban Release Area. The subject land is approximately 303ha in size with access from The Northern Road.



The northern part of the site directly adjoins the recently rezoned Lowes Creek Maryland precinct, with the existing Oran Park Precinct to the south, and Pondicherry precinct to the east.

The site is currently zoned RU1 Primary Production with a Minimum Lot Size of 40ha and a Maximum Height of Buildings of 9.5m under *Camden LEP 2010*.

New Precinct Planning Approach

In accordance with Department of Planning, Industry and Environment (DPIE) 'New Approach to Precinct Planning', South Creek West Precinct 5 is identified as a 'collaborative precinct'. This allows for Council to take the lead role for these precincts and for the proposal to proceed via the Planning Proposal pathway to amend the Growth Centres SEPP.

The Proposal

The Planning Proposal seeks to facilitate approximately 3,600 dwellings by introducing new provisions under the Growth Centres SEPP, including rezoning the land from RU1 Primary Production to a mix of commercial, residential, public recreation, infrastructure, and environmental conservation zones. It is envisioned that proposal will support a population of 11,600 people and will include community facilities such as a neighbourhood centre, new primary school, and various parks, playgrounds, playing fields and multipurpose courts.

It is acknowledged that the Proposal includes a summary of proposed land use planning provisions supported by technical studies. No detailed comments on the proposed amendments and its supporting technical studies were provided during the pre-lodgement meeting.

Key Considerations

Prior to lodgement of a Planning Proposal, the following items should be given further consideration as discussed below.

Proposed Land Zoning

It was indicated at the pre-lodgement meeting that the proponent would prefer more flexible zoning in relation to infrastructure and open space. It is likely that Council will prefer prescriptive zoning for significant infrastructure or open space in accordance with the approach for recent rezonings within the SWGA. This will be further considered during the precinct planning process.

Density Bands

It was indicated at the pre-lodgement meeting that the proponent would prefer density band provisions within the DCP or ILP. It is likely that Council will prefer that density bands sit within the Growth Centres SEPP in keeping with the approach for recent rezonings within the SWGA. The approach to density bands for this precinct will be further considered throughout the precinct planning process.

Investigate potential for regional/social Infrastructure

A structure plan is critical in guiding orderly development within the SWGA and will assist Council to identify appropriate types/locations of social infrastructure/facilities needed to service the current and future community. Assessing a precinct-scale Planning Proposal without the overall guidance of a structure plan poses a range of potential risks including compromising the community's need for social infrastructure (i.e. schools, community centres, regional/district open space and sport fields) at the right locations.

It is recommended that consideration should be given to the investigation of potential regional and district social infrastructure within the precinct. Early consultation is recommended with Schools Infrastructure NSW on any proposed school type(s) and location(s) prior to the lodgement of the Planning Proposal.

Connectivity

Consideration should be given to maximise opportunities to improve connectivity within the precinct and with the wider SWGA. This includes measures such as convenient access to public transport, public open space, community facilities and amenities.

Connectivity through the green and blue grid and open space should also be considered through key axes of the site and with the wider SWGA and surrounding areas. It is recommended that the open space spine promotes connectivity with Arcadian Hills and the Denbigh Transition Area to the South, and the Lowes Creek Maryland Precinct to the North. Measures such as the retention of farm dams and co-location of playing fields should be considered to support connectivity and enhance open space outcomes.

Heritage

It is noted that the site is within proximity to State Heritage items of Denbigh and Maryland, as such consideration should be given to potential heritage impacts including view-lines and interfaces. The Planning Proposal should also have consideration of any items of Aboriginal heritage present on the site.

Consultation with utilities and service providers

It is recommended that the proponent consult with utilities and service providers (particularly with Sydney Water) on confirmation of the updated timing on servicing the precinct prior to lodging the Planning Proposal.

Urban Heat

Council is continuing to investigate the implementation of measures to mitigate the effects of urban heat during the precinct planning stage. This is consistent with the direction of recent planning undertaken for significant precincts such as the Aerotropolis. As such, the Planning Proposal should consider measures to reduce the effects of urban heat. It is noted that further work may be required to be undertaken by the proponent in collaboration with Council to demonstrate how the effects of urban heat will be mitigated through the Planning Proposal.

Consultation

Engagement with other landowners and surrounding landowners will be critical to ensure the success delivery of good planning outcomes on the ground. As discussed in the pre-lodgement meeting, Council may decide to undertake an initial notification of the Planning Proposal package. Engagement methods will be further considered and identified within the communication plan which will be prepared by Council Officers following the lodgement of a Planning Proposal.

Specialist Studies

The list of technical reports provided at pre-lodgement meeting is considered sufficient for the purpose of proceeding to the lodgement of a Planning Proposal. Detailed assessment of the technical studies will be commenced once the Proposal formally lodged with Council.

Please note additional studies and peer review on some technical studies may be required subject to further assessment.

Framework for the management of Significant Planning Proposals

Council's draft Planning Proposal Policy establishes a consistent approach and framework to manage significant planning proposals, including the requirements for preparation of:

- a project plan,
- communication plan, and
- probity plan.

Subject to the lodgement of the Proposal, above key documents will be prepared by Council officers and used to help guide the planning process and ensure that it proceeds in an orderly, efficient, and transparent manner.

Fees and Charges / Funding Agreement

Council received the pre-lodgement fee of \$1,550 on 1st September 2021.

A processing fee of **\$4,950.00** is required to be paid when submitting a Planning Proposal to Council. This fee is non-refundable.

Full Cost Recovery

Council's Planning Proposal Policy and Schedule of Fees and Charges (Schedule) specify that processing fees for significant planning proposals are to be calculated at a full cost recovery rate. This is consistent with Part 2 Clause 11 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation).

A funding agreement between Council and the proponent is required and will enable negotiation of a fee quotation and outline cost payment options for significant Planning Proposals. A funding agreement could cover direct and indirect costs including (but not limited to):

- a. administration;
- b. staff resourcing/ salary;

- c. preparation of specialist studies (including peer-review studies) required to progress the proposal;
- d. preparation of a Contributions Plan and/or Voluntary Planning Agreement;
- e. notification/advertisement costs; and
- f. overhead costs.

Lodgement Forms

Should the proponent proceed with this Planning Proposal, the following will be required at lodgement:

- Planning Proposal Lodgement Checklist;
- Application Form (includes owners' consent); and
- Declaration of Interest and /or any gifts or political donations

Should you have any questions please contact me on 4654 7856 or alternatively via email at oscar.dell@camden.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Oscar Dell".

Oscar Dell
Senior Strategic Planner

CONFIDENTIAL

Ken

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