Landscape Masterplan

South Creek West Cobbitty Sub Precinct 5

Rezoning Planning Proposal LMP

Addendum to LMP by URBIS March 2024

December 2025

JJ Cobbitty Development Pty Ltd

c/o Always Consulting

Project Ref: 19-24
Revision D
Date: 6th December 2025

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PART C:

LANDSCAPE MASTERPLAN

1.16 Open Space Amenity

The recommended open space, sport and recreation facilities generated by the projected precinct population (Please refer to WSP; Demographic, Social Infrastructure and Community Needs Assessment) have been captured and inform the number and placement of a wide range of formal sports facilities that caters for a range of activities, purposes and demographics which are integrated into the new neighbourhoods.

The plan has been prepared to demonstrate one way in which the proposed open space can be programmed. Further discussions with Council and detailed investigations and design development will confirm the final open space amenity.
The precinct has the potential to accommodate the following uses;

- Fitness Stations
- 2 Small Playgrounds
- 3 Large Playgrounds
- 1 Youth Play Area
- BBQ/ Picnic Shelters
- Trail and Boardwalk Networks
- Off Leash Dog Parks
- 4 Sports Pitches
- 2 Ovals
- 6 Multipurpose Courts (Sports Courts- up to 4/ MP Courts – up to 2)
- Public Art Opportunities
- Conservation Planting Areas

(credit: URBIS Landscape Masterplan March 2024)

1.17 Landscape Master Plan

The defining element of the public realm is the Creek Parklands, the green spine that connect the whole precinct, and a combination of passive and active open spaces that are seamlessly integrated with an enhanced riparian corridor, providing a central green node which extends the open space outlook and provides for multi-functional open spaces.

The open space will support a broad spectrum of activities and interactions between people and nature and sustains environmental functions for the health of communities. Along with other community infrastructure and services, open spaces are significant public assets that contribute to the development of liveable and sustainable communities which can be easily activated by a wide range of uses across a broad range of experiences throughout all times of the day and year.

The open space masterplan establishes a hierarchy of both active & passive open space ranging from recreation parks such as the future Creek Parklands - Community Park to sporting grounds such as the Creek Parklands – Sports Park to local parks. The hierarchy ensures that a diverse network of programmed open spaces will be created to cater for the health and recreation of the local community and have positive impact on local flora and fauna, celebrate the history of the site and positively contribute to the identity of the development. (credit: URBIS Landscape Masterplan March 2024)



Figure 1.1: Indicative Open Space Amenity



LEGEND

1. Offline Drainage Detention Basin
2. Local Parks
3. Green Streets (Main Open Space Links)
4. Creek Parklands - Community Parks
5. Creek Parklands- Nature Reserve
6. Creek Parklands- Sport Park
7. Creek Parklands- Nature Trails
8. Creek Parklands- Local Park
9. Landscape Buffer
10. Easement- Biodiversity Planting/ Community Allotments/ Kick about areas/ Dog Park
11. Gateway Park
12. not applicable
13. Riparian Corridor/ Environmental Conservation
14. School (Edicational Investigational Area)
15. Service Station
16. Water Tower
17. Online Wet Basin/ Water Body
18. Online Dry Basin
18. Existing House to be Retained

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Figure 1.2: Proposed Landscape Masterplan

1.18 Cobbitty Creek Parklands North

Riparian, AOS1

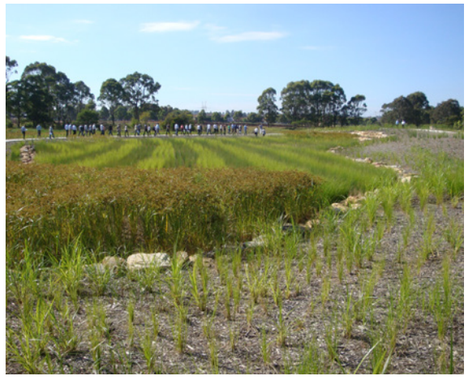
The Central-North Active Zone consists of the northern portion of the central green riparian spine, in conjunction with the key athletic spaces in the precinct focused on youth and adolescents. The riparian corridor runs east-west along the northern boundary, and will continue via culvert under the road crossing, allowing for continuation of riparian and creek functions, preserving the integrity of riparian corridor. The space is located in association with the school to centralize active spaces with community. There is proposed to be multiple levels of sport engagement as well as more flexible play and broader public engagement. These spaces will be joined by the central green spine that will provide connective pathways, canopy and habitat, as well as water management.

Potential elements could include:

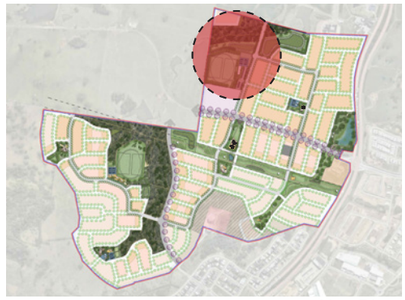
- Sports Pitches
- Ovals
- Multipurpose Courts
- Picnic Amenities
- Youth Spaces
- Public Art Opportunity
- Riparian Trails
- Boardwalk
- WSUD Basins

(credit: URBIS Landscape Masterplan March 2024)









Key Plan



Figure 1.3: Riparian AOS1: Cobbitty Creek Parklands North, Detail Plan

COBBITTY CREEK PARKLANDS NORTH SECTION

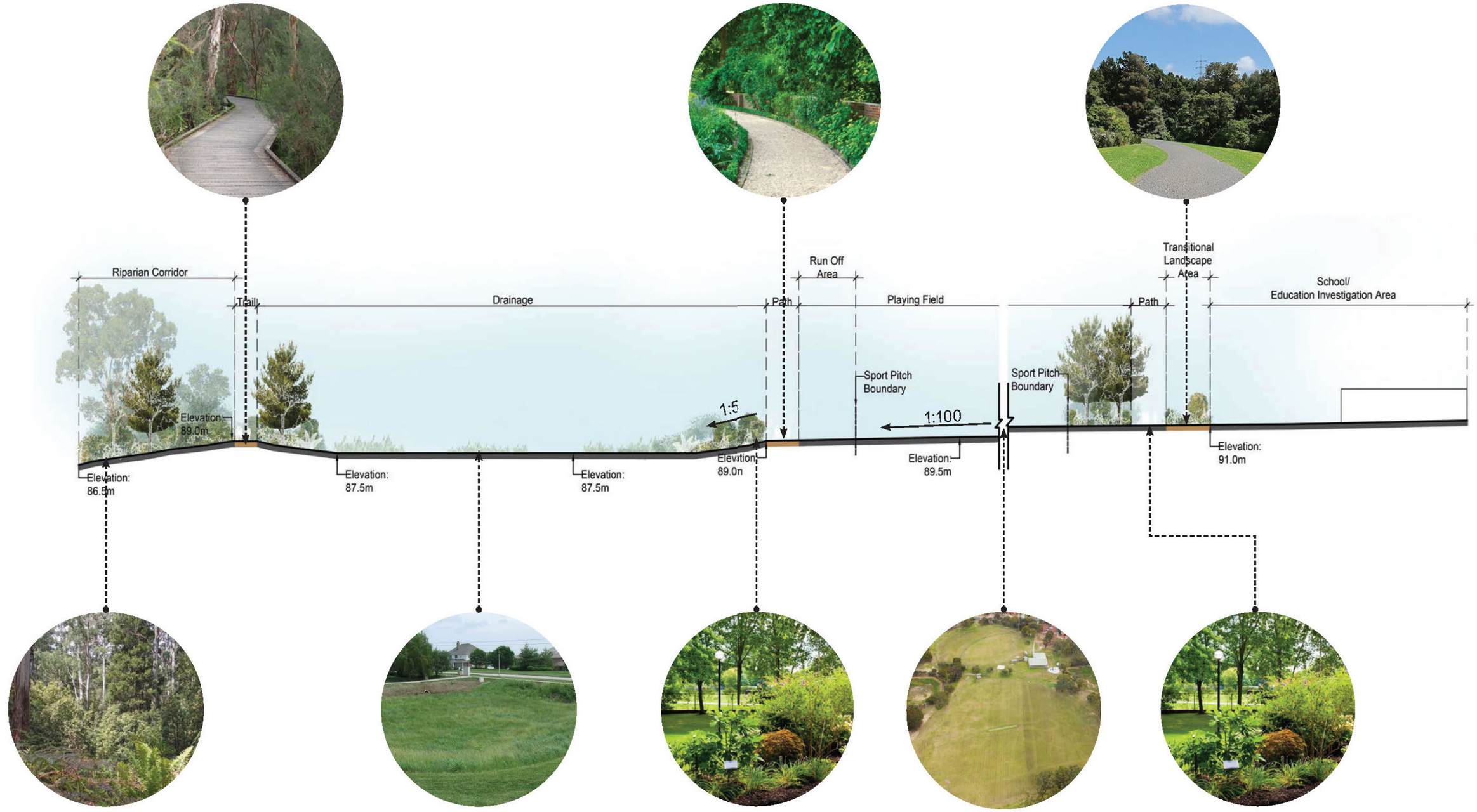


Figure 1.4: Cobbitty Creek Parklands, North, Section A-A
Credited: URBIS Landscape Masterplan March 2024

1.19 Cobbitty Creek Parklands Central

Riparian, AOS2

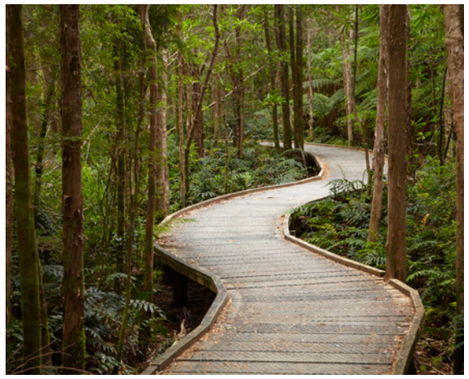
The Central Riparian Precinct focuses on the proposed riparian corridor where revegetation works and the detention basin network work to improve the ecological value of the site. The space strives to increase tree planting, habitat and biodiversity, linking to the existing reserve of trees further to the north of site. The riparian corridor will continue under pedestrian bridge crossings, allowing for continuation of riparian and creek functions, preserving the integrity of riparian corridor. Site programming will be focused around recreation and activity on the sports ground in the central zone, with several walking trails and boardwalks through the riparian corridor for community engagement.

Potential elements could include:

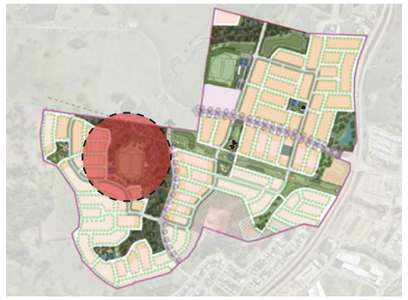
- Riparian Trails
- Boardwalk
- Sports Pitches
- Ovals
- Pedestrian Bridge Connection Opportunity
- Multipurpose Courts
- Picnic and Outdoor Activities Amenities
- Water Treatment
- Flexible Open Space

(credit: URBIS Landscape Masterplan March 2024)









Key Plan



Figure 1.5: Riparian AOS2: Cobbitty Creek Parklands Central

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COBBITTY CREEK PARKLANDS CENTRAL SECTION A

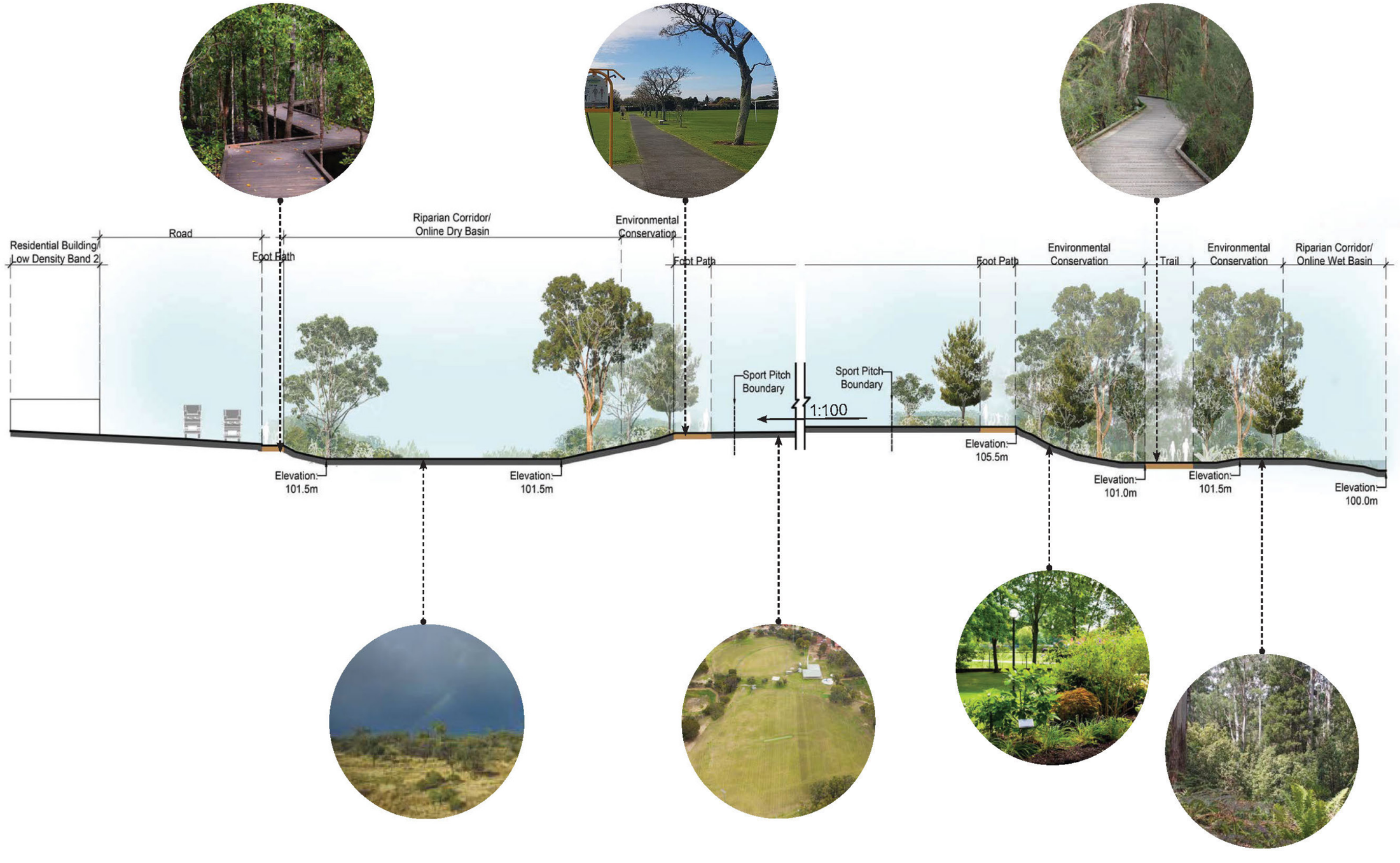


Figure 1.6: Cobbitty Creek Parklands, Central, Section A-A
Credited: URBIS Landscape Masterplan March 2024

COBBITTY CREEK PARKLANDS CENTRAL SECTION B

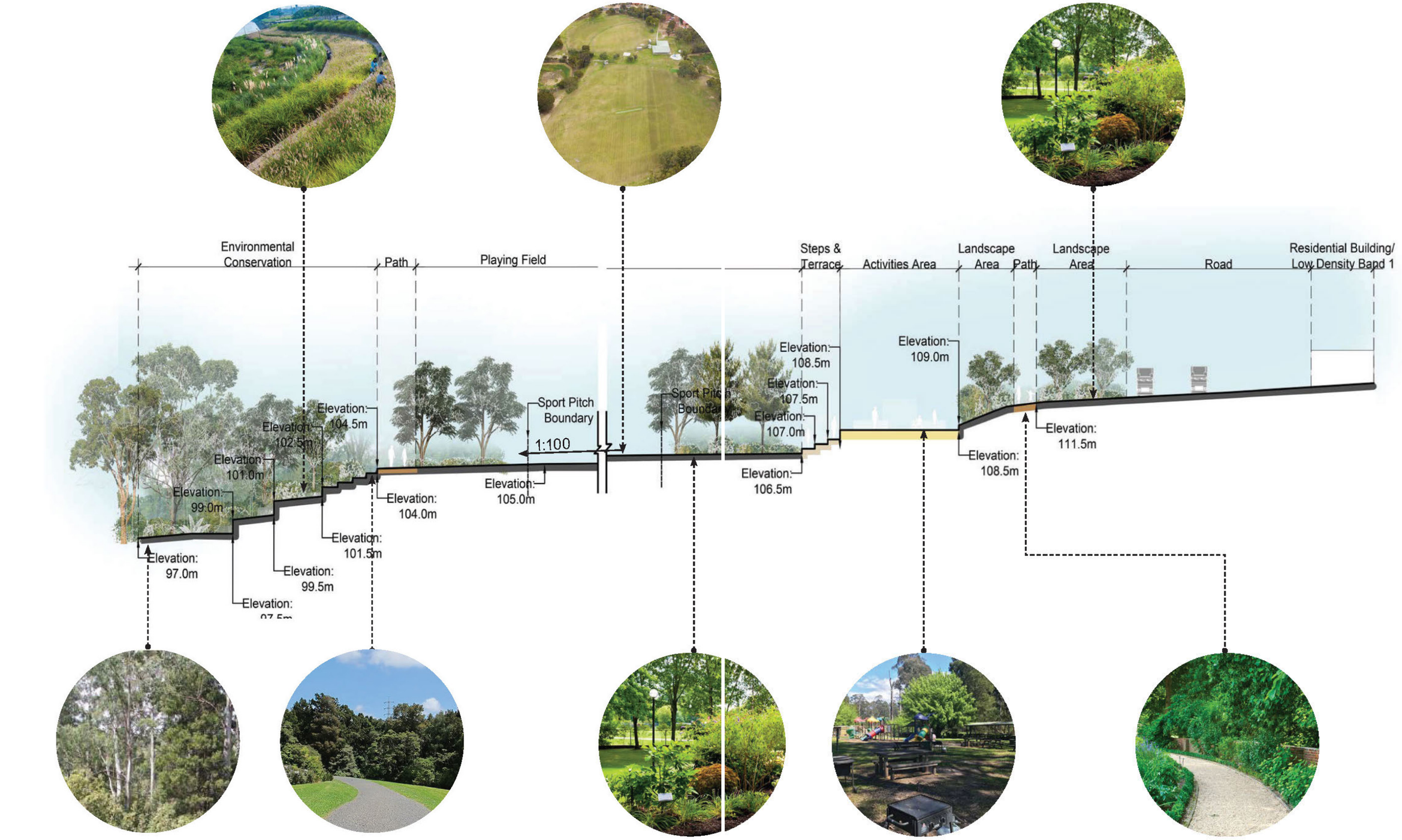


Figure 1.7: Cobbitty Creek Parklands, Central, Section B-B
Credited: URBIS Landscape Masterplan March 2024

1.20 Cobbitty Creek Parklands South

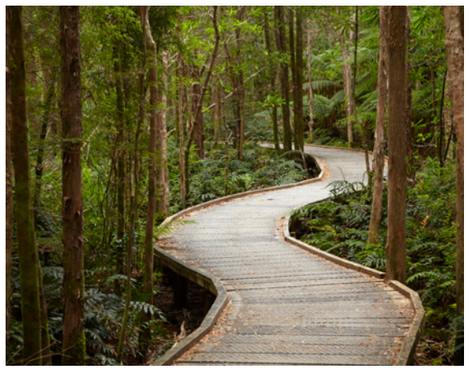
Riparian, OS08

The South Riparian Precinct focuses on the proposed lower riparian corridor. Revegetation works and increased tree planting aim to improve habitat and create a biodiversity linkage to the existing reserve of trees further to the west of site, while the detention basin network improves the ecological function. The riparian corridor will continue north via culvert under the road crossing, allowing for continuation of riparian and creek functions, preserving the integrity of riparian corridor. Site programming will be focused around walking trails and boardwalks to the east, allowing communities to engage with the ecology of the site, while to the west, community parks will provide picnic areas and playgrounds for improved leisure and play, as well as fitness stations for enhanced activity opportunities.

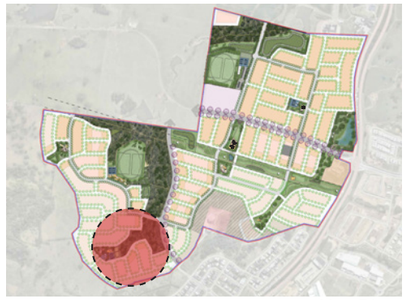
Potential elements could include:
- Riparian Trails
- Boardwalk
- Large Playground
- Fitness Stations
- Conservation Planting
- Multipurpose Courts

(credit: URBIS Landscape Masterplan March 2024)









Key Plan

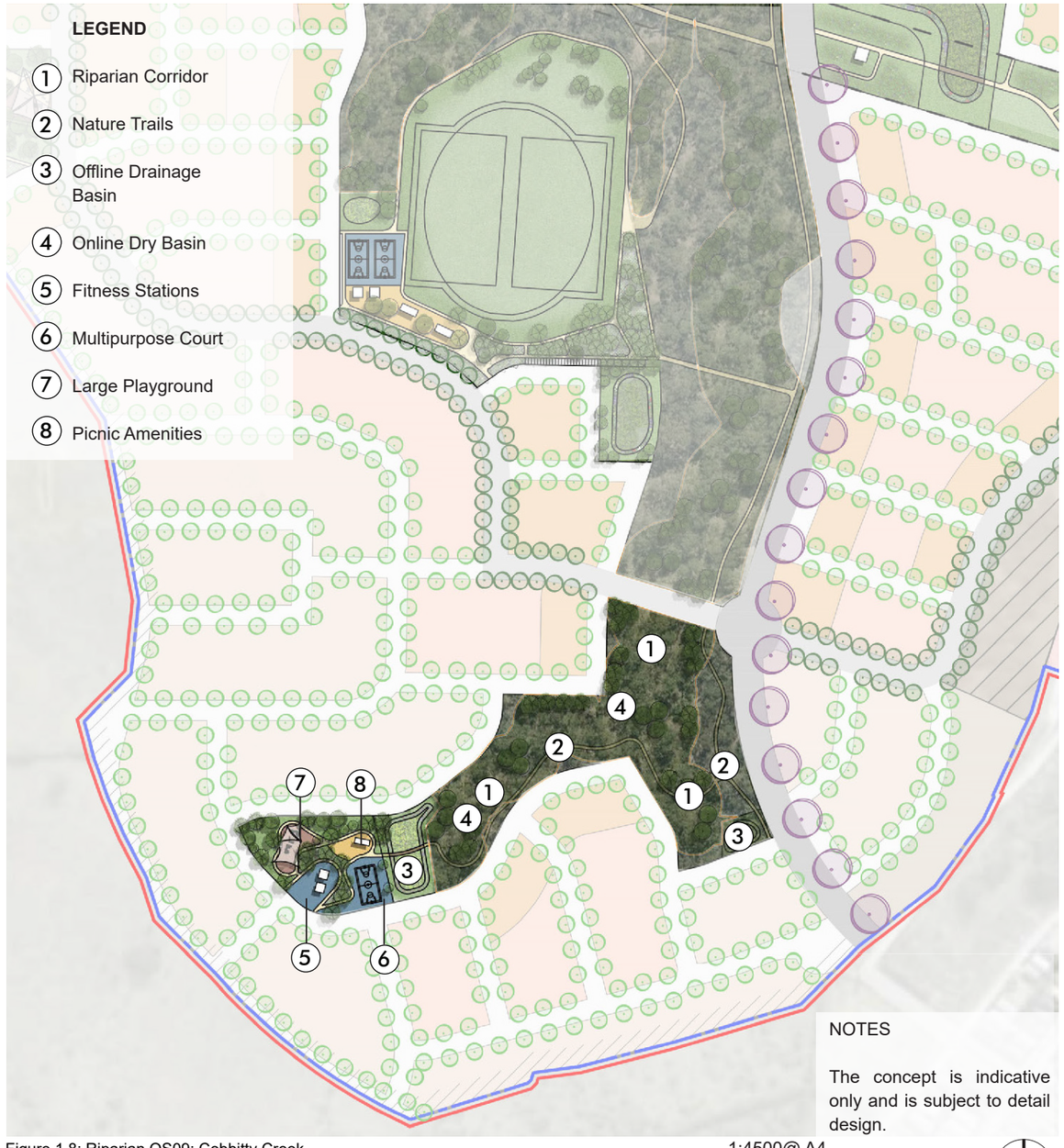


Figure 1.8: Riparian OS09: Cobbitty Creek Parklands South, Detail Plan

1.21 Entry Gateway & Green Corridor

Powerline Easement, OS3, OS4, OS5, OS6

The green corridor network aims to provide a series of connected open spaces with cycle and recreation infrastructure to create a unified green link within the community. The network provides mixed usage, with a focus on more subtle play infrastructure as well as community gardens and outdoor shared spaces. Dedicated park spaces provide the community opportunity for leisure and connection, while ecological components of the site still provide activity and exploration.

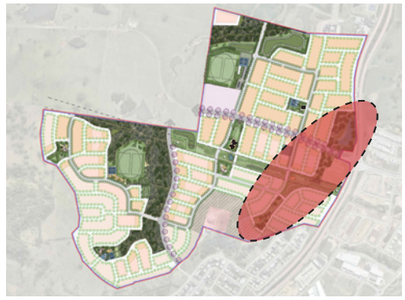
Potential elements could include:
- Fitness Stations
- WSUD Infrastructure
- Gateway Public Art Opportunity
- Arrival Greening
- Conservation Planting
- Picnic Amenities

(credit: URBIS Landscape Masterplan March 2024)









Key Plan



Figure 1.9: Entry Gateway & Green Corridor, Detail Plan

1:4500@ A4

0 45 90 180m

1.22 Central Green Corridor & Local Park (Play)

Powerline Easement OS2

The central green corridor and local parks aim to provide a series of connected open spaces with cycle and recreation infrastructure, creating a unified green link within the community. The network provides a mixed usage with a focus on play infrastructure, community gardens, and outdoor shared spaces. Central to the precinct, the corridor provides key access to recreation spaces across the community.

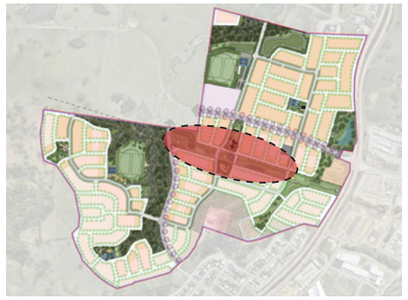
Potential elements could include:
- Young Kids Play Area
- Picnic Amenities
- Public Art
- Open Space
- Dog Park
- Community Garden

(credit: URBIS Landscape Masterplan March 2024)









Key Plan



Figure 1.10: Central Green Corridor & Local Park (Play), Detail Plan

1:4500@ A4

0 45 90 180m

1.23 Local Park - Play

OS07

Situated next to the community centre, this Local Park features a large playground and fitness stations to accommodate the higher density surrounding neighbourhood. Activity, community, and play are encouraged by providing shade adjacent to open spaces for leisure and recreation. The dedicated playground spaces and equipment will be accompanied by communal facilities such as shelters and BBQ and picnic amenities to encourage community interaction, including buffer planting create a more welcoming space

Potential elements could include:

- Large Playground
- Shade Infrastructure
- BBQ Amenities
- Fitness Stations
- Picnic Amenities

(credit: URBIS Landscape Masterplan March 2024)









Key Plan



Figure 1.11: Local Park - Play OS07, Detail Plan

1.24 Local Park - Play

OS09

The Local Parks deliver small open spaces and informal use spaces, which encourages activity, fitness, and play. This is achieved by providing shade adjacent to open the spaces, encouraging informal recreation. This park will feature dedicated playground spaces and equipment, fitness stations, and more communal facilities to encourage community interaction. To the far west of the precinct, the local park is critical in providing recreation space to the site.

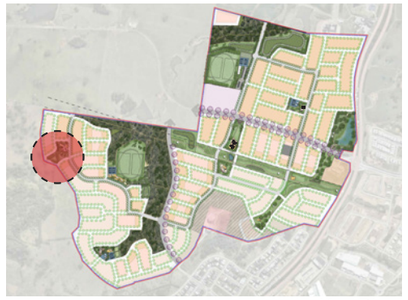
Potential elements could include:
- Small Playground
- Fitness Stations
- Picnic Facilities

(credit: URBIS Landscape Masterplan March 2024)









Key Plan



Figure 3.12: Local Park - Play OS09, Detail Plan

1.25 Local Park - Play

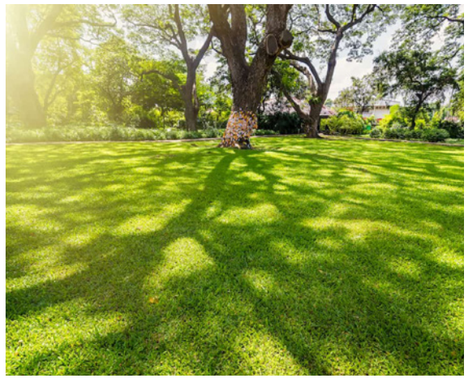
OS1

Connected to the higher density housing of the precinct and in close proximity to the school, this Local Park delivers small, informal open spaces which encourage activity, community, and play. With shade adjacent to the playground and multipurpose courts, informal recreation and kick-around are promoted by providing flexible usage to the space. The dedicated playground and recreational spaces and equipment will be accompanied by more communal facilities to encourage community interaction.

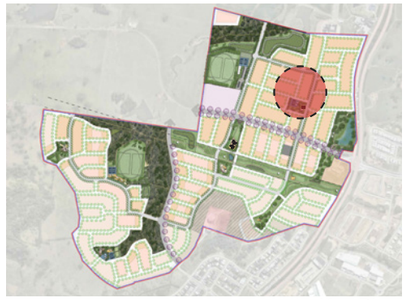
Potential elements could include:
- Large Playground
- Multipurpose Courts
- Informal Open Spaces

(credit: URBIS Landscape Masterplan March 2024)









Key Plan

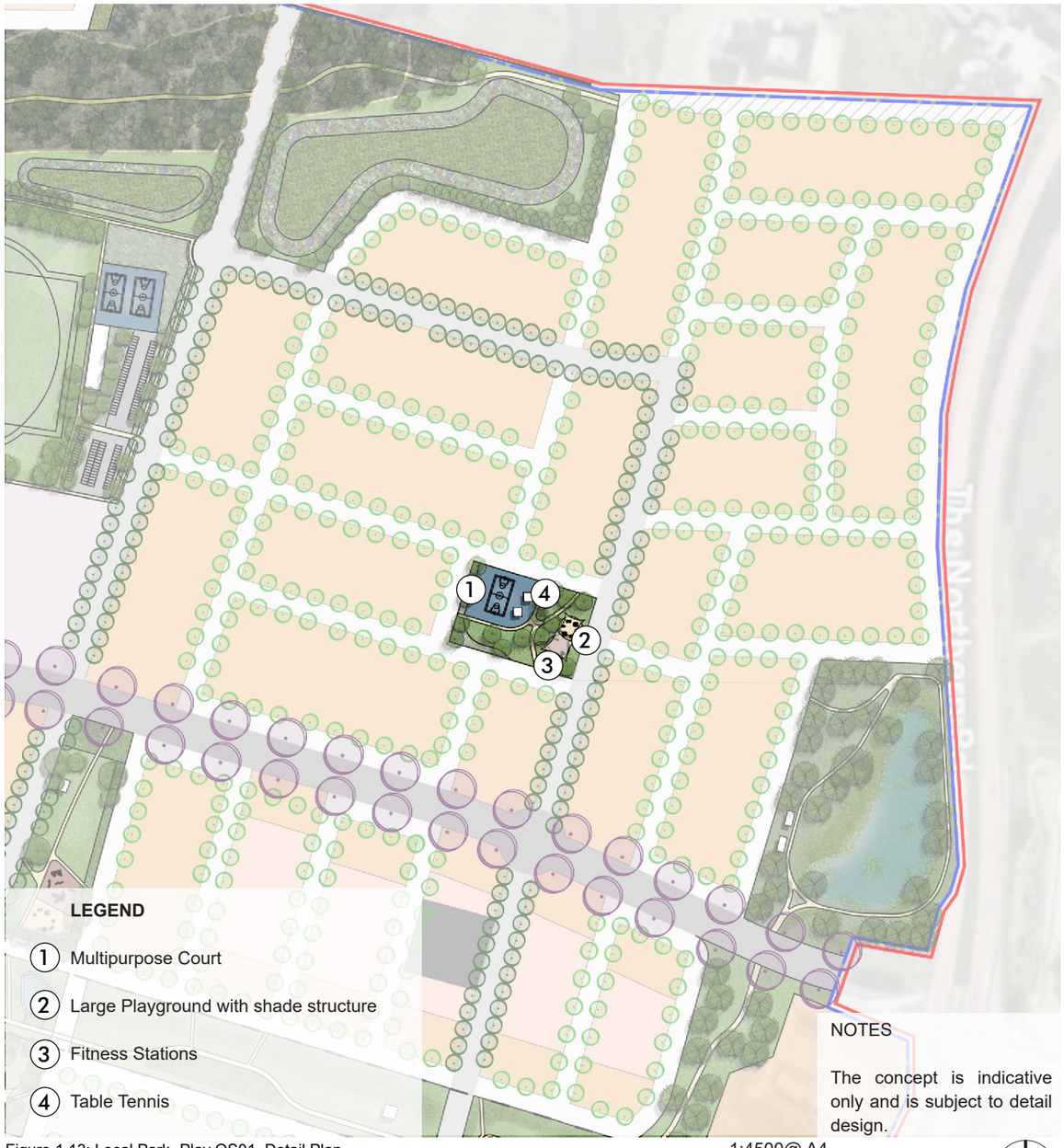


Figure 1.13: Local Park- Play OS01, Detail Plan

distinctive



URBIS

SOUTH CREEK WEST COBBITTY SUB - PRECINCT 5

LANDSCAPE MASTERPLAN

PREPARED FOR

BHL

MAY 2024

PURPOSE OF THIS REPORT

The purpose of this report is to provide a Landscape Masterplan for Precinct 5 of South Creek West. This precinct is being referred as the Cobbitty Sub-Precinct 5.

The Landscape Masterplan proposal will articulate the design direction, principles and objectives to inform and deliver a connected network of quality open space across the Cobbitty project.

This document will be used to support the detailed design development of open space areas. This document should be use as a guide and does not replace the requirements of the relevant planning process.

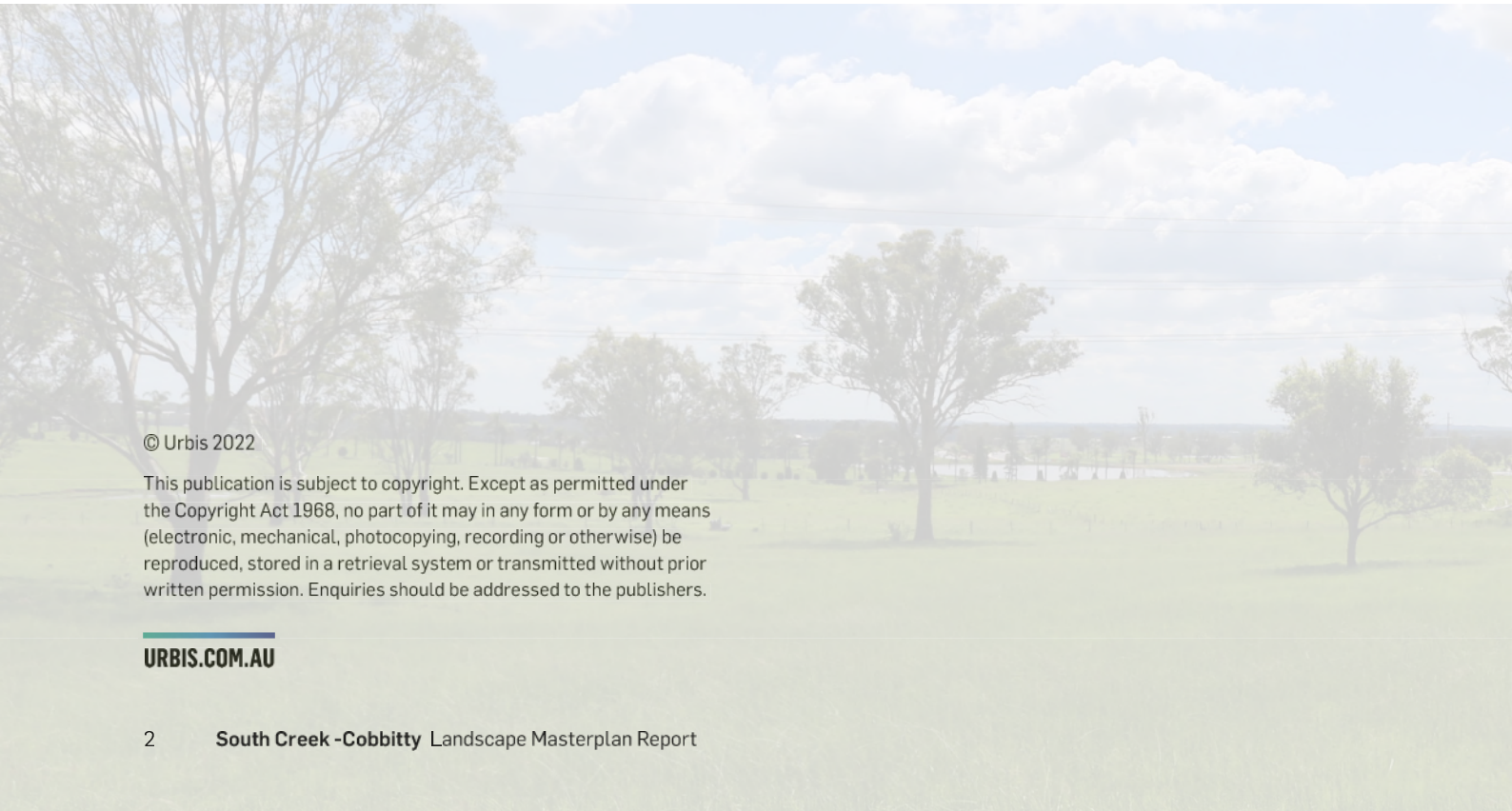
The proposed outcome is response to the strategic planning context, technical studies, and inputs from stakeholders including the different land owners.

The report responds to the ILP and the associated technical investigations that include the following:

- Roads and public transport;
- Landform and topography;
- Biodiversity and riparian corridors;
- Flooding and water cycle management;
- Indigenous and European heritage;
- Social infrastructure and open spaces;

For ease of understanding, the report is divided into three parts:

- **Part A: Landscape and Visual Character (Site Opportunities and Constraints)**
  Collates the key findings from the visual character study and into a series of site opportunities and constraints' maps, with the aim to identify key open space areas that maximise existing landscape features.
- **Part B: Open Space Strategy**
  Provides an overview of the vision and key principles of the Landscape masterplan and a series of strategy plans, including Street Tree Strategy and Open Space Strategy
- **Part C: Landscape Masterplan**
  Provides an overview of the proposed Masterplan and detailed areas with look and feel imagery to support the spaces.



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PROJECT DESCRIPTION

Overview

This report has been prepared by Urbis on behalf of BHL Group (the proponent), the applicant. It accompanies a Planning Proposal for a proposed amendment to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Parkland City SEPP) for the site located along the Northern Road and which forms part of Cobbitty Sub-Precinct 5, in the South Creek West Land Release Area.

This planning proposal is seeking to rezone 172.74ha of land which forms 57% of Precinct 5. The remainder of Precinct 5 (130.41ha, 43%) is owned by a separate landowner, which is not subject to this Planning Proposal. The intended outcomes of this planning proposal is to amend the Parkland City SEPP as follows:

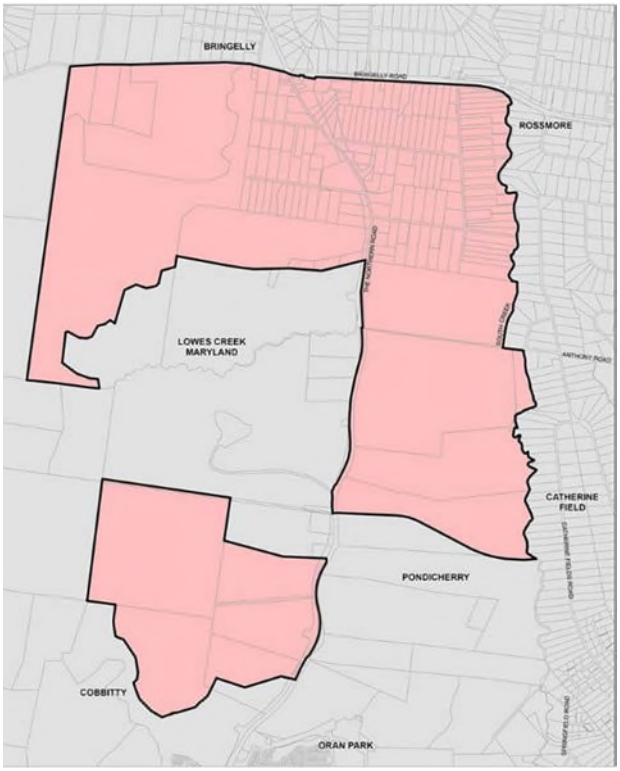
- Incorporate the site on the 'Land Application Map' for the Parkland City SEPP
- Rezone the land to part:
- E1 Local Centre
- MU1 Mixed Use
- C2 Environmental Conservation
- C4 Environmental Living
- R2 Low Density Residential
- R3 Medium Density Residential

Introduce building heights as follows:

- 9 metres for low-density residential uses, allowing for developments of up to two storeys in height.
- 12 metres for medium-density residential uses, allowing for development of up to three storeys in height.
- 21 metres for the village centre where mixed-use developments are proposed and will allow for development of up to 5 storeys in height.

The Planning Proposal is supported by a revised Indicative Layout Plan which will accommodate approximately 2,312 dwellings and a population of approximately 7,056 people. This will be supported by a thriving local centre and 19.97ha of active and passive open space.

The proposed ILP has also sought to embed the Government Architect's Connecting with Country design framework through its design. The ILP has designed with



Country by protecting ridgelines; creeks and view corridors; celebrating the riparian corridors and waterways through incorporation into open space and locating key uses on flat parts of the site to limit cut and fill.

The proposed amendments seek to transition the existing rural landscape into a new residential community, which importantly builds on the NSW Government's vision and aspirations under the Western Sydney Growth Areas program. In line with the NSW Government's vision, a diverse range of housing typologies will be planned, targeted for and delivered to meet the residential market desire in Southwest Sydney.

BACKGROUND

Following an extensive review by Council (and the APP Group) and the Local Planning Panel, the planning proposal and name of Landscape Masterplan Report have been amended to reflect feedback and enable Council endorsement for its progression to gateway.

This report addresses the following comments and feedback received from Council and the Local Planning Panel.

Table 1 Response to Council/APP Comments

Matter	Comment	Response
Recreation and Open Space	A plaza area (proposed by Council's consultants) in front of the shops fronting the North-South Collector Street, is intended to be place for people to congregate adjacent to the shops, school and transport. The ILP may need to be adjusted to ensure the agreed street cross section is shown. However, any amendments in this location will remain unresolved pending further discussions with SINSW.	See page 43 (Landscape Masterplan) for updated Landscape Masterplan.
Comments in response to Design and Planning	Removal of OS8 (Ridgeline Park) - This is supported.	OS8 (Ridgeline Park) has been removed from Landscape report.
	AOS1 - The larger AOS is supported	See page 43 (Landscape Masterplan) for updates to open spaces.
	OS2 & OS7 – Location and increased size is supported.	See page 43 (Landscape Masterplan) for updates to open spaces.
	OS3 - Changes supported Noted. No Action undertaken.	See page 43 (Landscape Masterplan) for latest Landscape Masterplan.
	OS1 & OS10 - Change is supported.	See page 43 (Landscape Masterplan) for updates to open spaces.
Local Planning Panel	Provide an additional 1.43ha of open space within OS3 and AOS1 (refer Figure 12 of CLPP report) to address the open space shortfall.	See page 43 (Landscape Masterplan) for updated Landscape Masterplan.
	Relocate the drainage basin located in the northern playing field (AOS1) outside of the proposed open space to ensure that the entirety of the 4.57ha is utilised for playing fields rather than the proposed ancillary use (drainage).	See page 35 (Open Space Strategy and 43 (Landscape Masterplan) for updates to drainage basin locations.
	Exclude the online water body at the entrance to the Precinct (OS3) from the open space network and amend zoning to SP2 Infrastructure Drainage.	See page 43 (Landscape Masterplan) for updated Landscape Masterplan.
	Increase the size of playing field AOS1 to a minimum 5ha to ensure that all buffer zones, multi-courts, amenities, walking paths, car parking and play areas do not impede on the function and future use of the playing fields.	See page 43 (Landscape Masterplan) for updated Landscape Masterplan.

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PART A:
LANDSCAPE AND VISUAL CHARACTER

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1.1 PRECINCT DESCRIPTION

Cobbitty Precinct is located at the south-west of South Creek West Land Release Area. The Precinct comprises an approximate area of 303 hectares with the current proposal relating to approximately 172 ha of the Precinct.

Precinct 5 is positioned along the western edge of the SWGA. It is the southern portion of SCW in Cobbitty, part of Camden LGA.

Precinct sits amongst land release areas identified for significant urban and industrial land use change:

- Lowes Creek Maryland (LCM) to the north
- Pondicherry, Catherine Fields and Austral and Leppington North and to the east
- Oran Park to the south.

The Western Sydney Aerotropolis (the Aerotropolis) is also located to the north, above the northern portion of SCW.

Landform Characteristic

The topography across most of the site is gently undulating. Surface levels generally fall to the north, controlled by an irregular ridge line in the southern portion of the site.

A series of incised gullies have created an ephemeral dendritic drainage system which feeds a number of farm dams. Elevations range from a topographical high-point of 154mAustralian Height Datum (AHD)on the south east ridgeline, to a topographical low-point of approximately 84mAHDin the north.

The ridgeline comprises steep upper slopes up to 30° with lower slopes of up to 15°. Most of the site's undulating terrain comprises slopes of 0–10°. It is noted that the construction of a Sydney Water reservoir which includes significant earthworks at the top of the south east ridge was ongoing at the time of reporting.

Road Infrastructure

The main access to Cobbitty Precinct is via The Northern Road, which lies on the eastern boundary of the Precinct.

The Northern Road have recently been realigned and upgraded to support the growth areas, with the provision of key intersection into the site. Marylands Link Road 1 to the south of the site and Marylands Link Road 2 to the north of the site.

This will strengthen connection of the Precinct with key centres, i.e. Badgery's Creek Aerotropolis at the north, 20 minutes driving distance from Cobbitty Precinct. The Northern Road also provides access to Parramatta CBD and Sydney CBD.

Zoning

Cobbitty Precinct 5 is zoned as RU1



Figure 1 Key existing features of the precinct on aerial photo

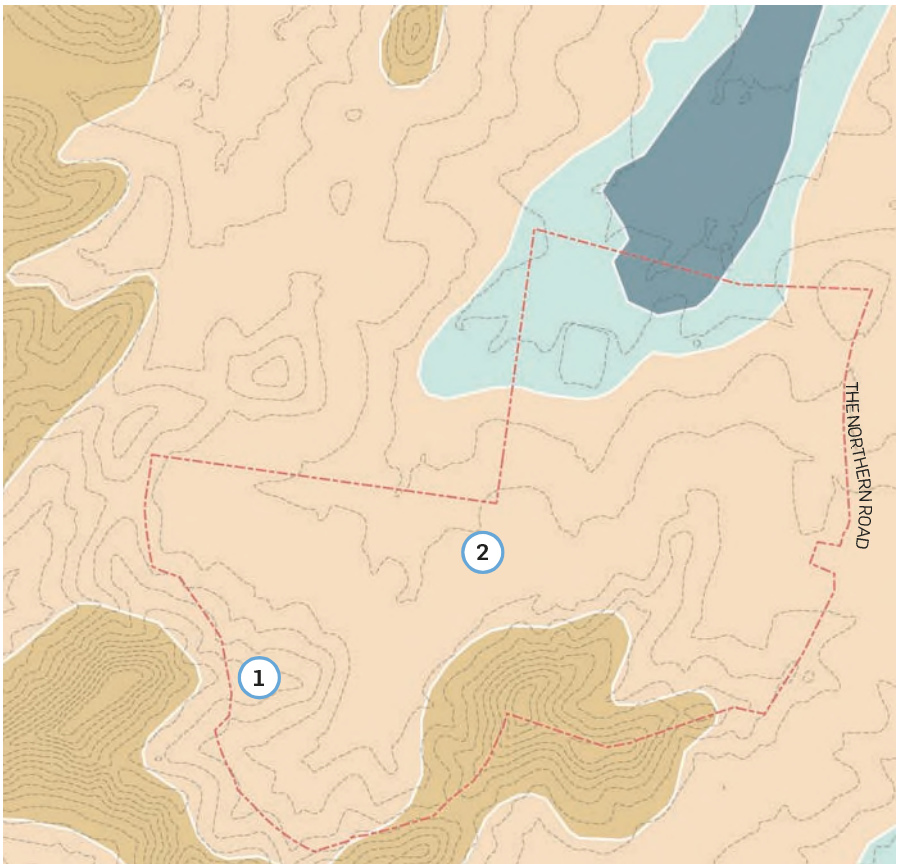
LEGEND

- Subject Site (subject to current Planning Proposal)
- Cobbitty Sub-Precinct 5
- Substation
- Watercourse (Strathler Stream Order 2 and 3)
- The Northern Road

1:15,000 @ A4

0 200 400 600 800

1.2 LANDSCAPE CHARACTER MAPPING - SOIL TYPES



Cobbitty Precinct is located within two distinct geological zones: the yellow podzolic soils and the soloths. Over time the land has been formed by water (e.g. process of erosion and deposition) and human interaction (e.g. Farming).

Soloths soils typically follow the creek and water ways, and comprises of thick, continuous surface crust; sand grains may be visible on the surface and forms a distinctive characteristic of the existing landscape.

Additionally, the soil properties and underlying geology are known to effect the infiltration levels of surface water and will have an impact on sustainable urban drainage systems (WSUD)

Please refer to Douglas Partners, Preliminary Geotechnical and Salinity Assessment for further information.

Figure 2 Cobbitty Soil Types (minview.geoscience.nsw.gov.au) NOT TO SCALE

LEGEND:

- PRECINCT BOUNDARY
- 5M CONTOURS
- NOT ASSESSED
- GLEYED PODZOLIC SOILS
- RED PODZOLIC SOILS - MORE FERTILE (VOLCANICS AND GRANODIORITES)
- SOLOTHS
- YELLOW PODZOLIC SOILS - LESS FERTILE (GRANITES AND METASEDIMENT)

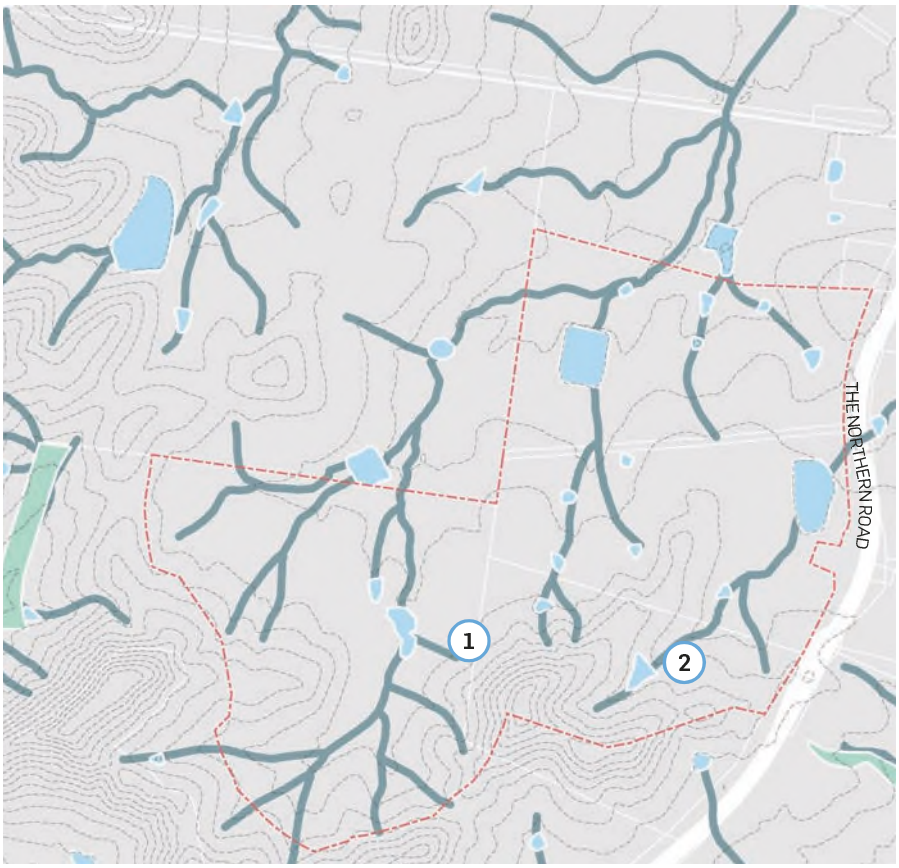


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1.3 LANDSCAPE CHARACTER MAPPING - HYDROLOGY & WATER



NOT TO SCALE

Cobbitty Precinct current conditions have high water perspiration being rural and green. A sires of small creeks and farm dams manage over land flow. There are a number of creeks and gully banks where erosion and/or soil creep may be present.

The local flood level is expected to increase with new development taking place. This can be managed through strategically locating detention basins to appropriately manage flows back to the existing conditions at Cobbitty Precinct.

Erosion, water logging and uncontrolled filling were identified as minor constraints that will be addressed during engineering investigations as development proceeds.

Figure 3 Cobbitty Hydrology & Water (minview.geoscience.nsw.gov.au)

LEGEND:

- PRECINCT BOUNDARY
- 5M CONTOURS
- RIPARIAN PROTECTION AREA
- HYDROLOGY AREA
- HYDROLOGY LINE



1



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1.4 LANDSCAPE CHARACTER MAPPING - HERITAGE

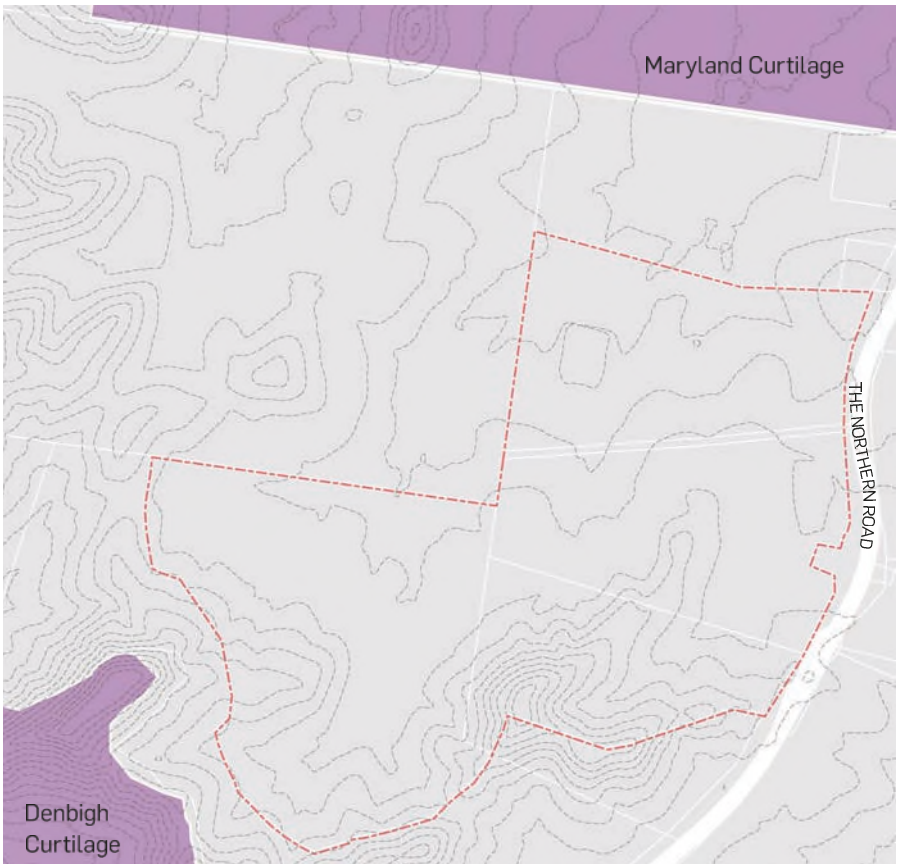


Figure 4 Cobbitty Heritage (minview.geoscience.nsw.gov.au) NOT TO SCALE

LEGEND:

- PRECINCT BOUNDARY
- 5M CONTOURS
- HERITAGE LISTED ITEM

The study area is not a listed heritage item,is not located in a Conservation Area and the site survey did not locate any potential heritage items or archaeological sites.

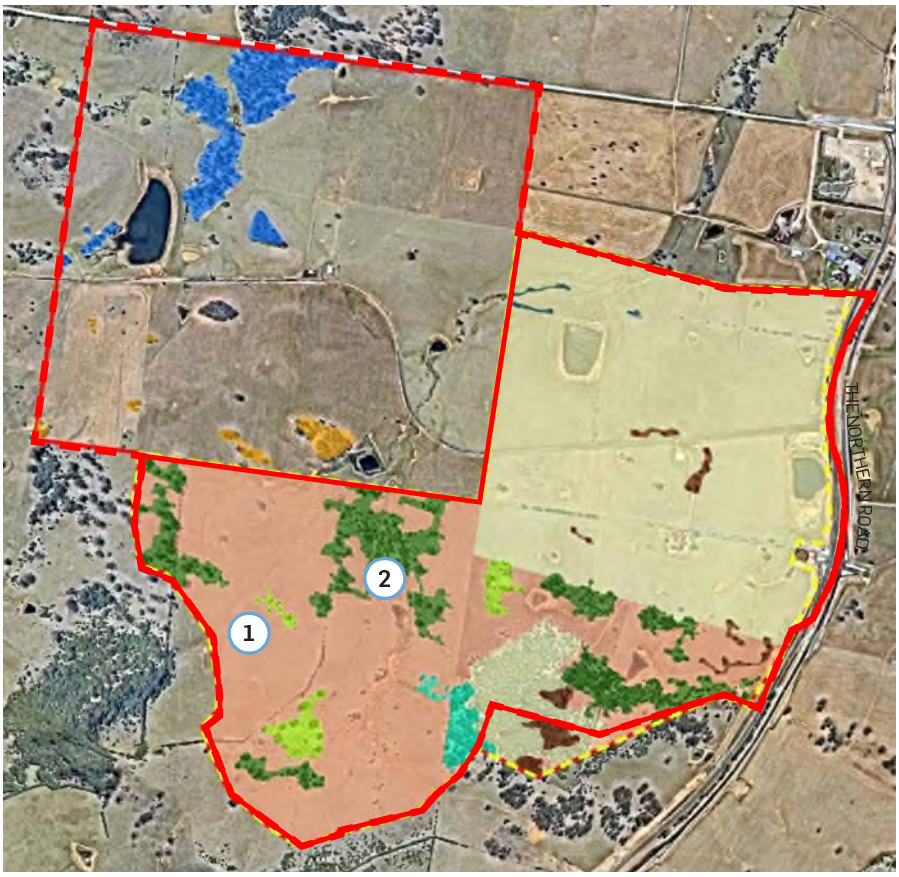
Denbigh, 421 The Northern Road, Cobbitty,to the south of the study area, is listed on the State Heritage Register (SHR) as item 1691.

Maryland, 773 The Northern Road, Bringelly, to the north of the study area, is listed on the Camden Local Environmental Plan (LEP) 2010 (Schedule 5) as item I1.

The Camden region has a long Aboriginal history, and lies within the transitional boundaries of the Dharug, Gundungurra and Tharawal people. Previous heritage studies have identified potential for artefacts along the eastern and southern boundary of the site. The Aboriginal Heritage study has concluded that there is potential for more Aboriginal heritage sites and artefacts within the study area along creek lines and areas with low levels of disturbance.

Please refer to Eco Logical, Historical Heritage Study for further information

1.5 LANDSCAPE CHARACTER MAPPING - VEGETATION



NOT TO SCALE

Figure 5 Cobbitty Vegetation Communities (Eco Logical mapping)

The following two native vegetation communities were identified within the subject site unvaried condition and structure:

- Cumberland Plain Woodland in the Sydney Basin Bioregion/ Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest
- River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions. The subject site also contained areas dominated by exotic vegetation. The location of each vegetation community is presented in Figure 5.

Please refer to Eco Logical, Biodiversity Assessment for further information

LEGEND:

- PRECINCT BOUNDARY
- CPW (BC ACT AND EPBC ACT GOOD)
- CPW (BC ACT AND EPBC ACT MODERATE)
- CPW (BC ACT GOOD)
- CPW (BC ACT POOR)
- CUMBERLAND PLAIN WOODLAND DERIVED NATIVE GRASSLAND (BC ACT)
- EXOTIC COVER - AFRICAN OLIVE
- CUMBERLAND PLAIN WOODLAND
- RIVER-FLAT EUCALYPT FOREST - TO BE VALIDATED



1



2

1.6 LANDSCAPE CHARACTER MAPPING - VIEWSHED

The visual context in relation to external visibility, scenic quality of the view and sensitivity of views. The site is surrounding by a wider visual context that is broadly semi-rural relatively open characterised by limited relief or distinct visual attributes to mark them as unique, or of high scenic quality overall. Notwithstanding the rich heritage and of the region in visual terms the existing scenic quality of the landscape for both sites could be seen vernacular agricultural land not dissimilar in character to other parts of the McCarthur Region. Whilst there are individual landscape features, stands of vegetation and some changes in local relief, these do not contribute to any notable view corridors or documented heritage views which would be considered as a constraint on development.

The nature of the view or importance is influenced by a number of factors including whether or not a particular public domain view is documented in any statutory or non-statutory document. When considered holistically these factors contribute to the overall value and relative significance of a view. The factors that are typically used to assess the nature of a view are described as follows;

SCENIC QUALITY

Scenic quality relates to the likely expectations of viewers regarding scenic beauty, attractiveness or, preference of the visual setting of the subject site and is baseline factor against which to measure visual effects. Criteria and ratings for preferences of scenic quality and cultural values of aesthetic landscapes are based on empirical research undertaken in Australia by academics including Terrance Purcell, Dr Richard Lamb, Colleen Morris and Gary Moore.

Moore (2006) summarises the theoretical and methodological constructs in the field of environment, behaviour and society (EBS) and discusses the largest body of research in this area prepared by Associate Professor Terry Purcell and Dr Richard Lamb. The research details results in relation to the experience, perception and aesthetics of natural and cultural landscapes, affective experience of the environment, and the perception of scenic quality.

Therefore, analysis of the existing scenic quality of a site or its visual context and understanding the likely expectations and perception of viewers is an important consideration when assessing visual effects in relation to external visibility. The site would be rated as having moderate-high scenic quality given that they would be perceived from public viewpoints as being largely semi-natural in composition, relatively undeveloped and characterised by areas of mature vegetation.

VIEW PLACE SENSITIVITY

This factor relates to the likely level of public interest in a view of the proposed development. The level of public interest includes assumptions made about the exposure of the site in terms of distance and number of potential viewers. For example, close and medium-distance views from public places such as surrounding roads and intersections that are subject to large numbers of viewers, would be considered as being sensitive view places. However the level of sensitivity is also influenced by the nature of the view and whether it is gained from either a moving viewing situation and the duration of exposure to the view for example for short periods of time or for sustained periods. In our opinion there are limited number of sensitive public domain locations from which views are available into the either sites.

VIEWER SENSITIVITY

Viewer sensitivity is a judgement as to the likely level of private interest in the views that include the proposed development and the potential for private domain viewers to perceive the visual effects of potential development across the site. The spatial relationship (distance) the length of exposure and the viewing place within a dwelling are factors which affect and overall rating as to the sensitivity to visual effects. Private domain view sharing may be usefully considered at a later stage in the planning approval pathway at a more fine-grained level in relation to parcels of land and individual DAs.

DEFINITION OF VIEW TYPES

View composition type when considered in formal pictorial terms, refers to the placement or arrangement of visual elements in a view which in this case will include the proposed development in the composition of the view.

Considering a view in formal pictorial terms means that we consider various parts of the composition as if it were a painting where the composition can be divided broadly into the sections of foreground, mid-ground and background.

Description of typical view types:

• Expansive: unrestricted other than by features behind the viewer, such as a hillside, vegetation and buildings.

• Restricted: a view which is restricted at some distance by features between or to the sides of the viewer and the view for example by vegetation or built forms.

• Panoramic: a 360-degree angle of view unrestricted by any features close to the viewer.

• Focal: a view that is focused and directed toward the proposed development by features close to the viewer for example a view that is constrained to a road corridor by buildings etc

• Feature: a view where the proposed development is the main feature or element and dominates the view. A feature view would be a close-range view.

Other additional factors that influence the significance of visual effects include consideration of the viewing period, the distance of the view from the viewing location to the proposed development, the level of view loss or blocking effects and in some situations the viewing level alters the ability to perceive the level of visual effects.

VIEWING PERIOD

Viewing period in this assessment refers to the influence of time available to a viewer to experience the view to the site and the visual effects of the proposed development. Longer the viewing periods, experienced either from fixed or moving viewing places such as dwellings, roads or the waterways, provide for greater potential for the viewer to perceive the visual effects. In the majority of views from close locations including the Northern Road to the proposed development will be from moving viewing locations.

VIEWING DISTANCE

Viewing distance can influence on the perception of the visual effects of the proposal which is caused by the distance between the viewer and the development proposed. It is assumed that the viewing distance is inversely proportional to the perception of visual effects: the greater the potential viewing distance, experienced either from fixed or moving viewing places, the lower the potential for a viewer to perceive and respond to the visual effects of the proposal.

EXTERNAL VISIBILITY COBBITTY

Using GIS view shed mapping we have determined that the majority of both sites have low external visibility. GIS mapping provides a useful indication of likely visibility but does not include the location of built forms or vegetation which further constrain the extent of views that are available into the site. This has been 'ground truthed' by fieldwork and observations made from neighbouring publicly accessible locations including the Northern Road and in relation to the Cobbitty from smaller local roads Loftus, Belmore and Greendale.

There are a limited number of moderately sensitive view places would include; the intersection of Greendale Road and the Northern Road notwithstanding it appears that views from there are largely blocked by intervening built form. Views of moderate scenic quality and composition are available to the south from a local high point approximately adjacent to 27 Loftus Road. Isolated views into the site from Greendale road exist via large lot residential development and are partially screened by road side and vegetation located in residential lots. Existing view access into the site from Belmore Road is intermittent and isolated due to the semi-continuous vegetated screen which exists along both sides of the road.

External visibility into the site is further constrained by the location of intervening vegetation including groups and individual trees. Higher topography including gentle vegetated slopes across the mid-section of the site that are broadly aligned south-west to north-east are of medium external visibility, whilst a minor part near the south-west margins of the site include a local vegetated ridgeline that is highly visible in some views from the Northern Road.

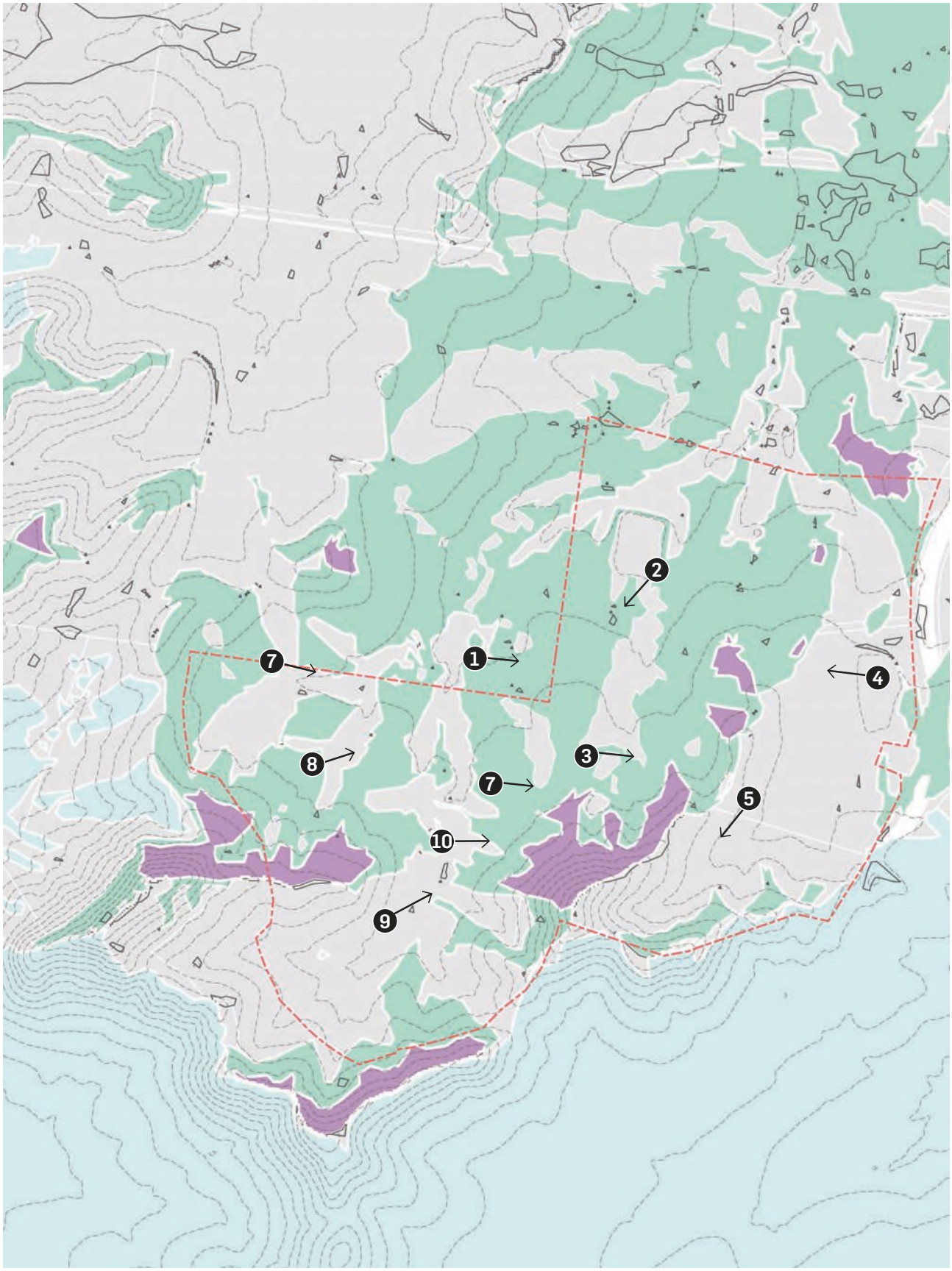


Figure 6 Cobbitty Landscape features



1) View east along Loftus Road



2) View south-west from the Northern Road



3) View east from tree lined Belmore Road



4) View west from Belmore Road



5) View south west towards large lot residential



6) View east to farm house and out buildings



7) View east to low lying paddocks



8) View east towards woodland clump and Riparian Corridor



9) View east across plane to Northern road



10) View west towards wooded ridgeline

1.7 LANDSCAPE FEATURES

Key features of the Precinct include:

• Heritage: Maryland Homestead which is situated outside of the Precinct to the north on a prominent hill (currently listed as a heritage item of local significance under the Camden LEP and subject of a nomination to be listed on the NSW Heritage Register).

• Topography: The Precinct topography varies by 65m from the highest point in the south-western corner (132m AHD) to Lowes Creek which adjoins The Northern Road north of the site boundary at approximately 67m AHD. The two local high points are separated by gently sloping topo slopes which fall in elevation to meet the central riparian zone.

• Watercourses: Lowes Creek is a tributary of South Creek, which is located 1.4km to the east of the Precinct. Lowes Creek is the main waterway through the Precinct, which flows from west to east before discharging through culverts on the eastern Precinct boundary under The Northern Road. Whilst there are several 2nd and 3rd order tributaries within the Precinct in various conditions, these are to be confirm by consultants on site. The Precinct sits wholly within the South Creek catchment.

• Farm dams: There are farm dams located on natural intermittent watercourses and a few smaller farm dams across the Precinct. The dams not significant in size, with the largest begin only approximately 2.7ha

• Vegetation: Biodiversity Certification under the Biodiversity Conservation Act 2016 (the BC Act) commenced on 25 August 2017. The certification means there is no need to undertake assessment and obtain approvals required under the BC Act for development of land that is certified. Please refer to Ecologic, Precinct Biodiversity Assessment for detail information.

There is limited external visibility into the site from publicly accessible roads. Intermittent views are available from parts of the Northern Road towards the west to the highest parts of the site and surrounding ridgelines to the south-west. Views are constrained from the Northern Road south of the electricity Easement by a large stand of vegetation which adjoins the road and spreads to the west across a local ridgeline and over north-facing slopes.

The combination of elevation and existing vegetation make this southern ridgeline a visually significant feature within the local visual context on approach along the Northern Road. Notwithstanding there is little visual permeability into the site and view access into areas of lower elevation, these areas are characterised by ephemeral riparian creeks and vegetation which combine to make them notable landscape features.

LEGEND:

- PRECINCT BOUNDARY
- EXISTING WATER COURSES
- RIPARIAN CORRIDORS
- RIDGE LINES
- 2M CONTOURS
- HIGH POINTS
- ADDITIONAL HIGH CONSERVATION VALUE VEGETATION (AHCVV MAPPING)
- WATER BODIES
- SLOPE > 18%

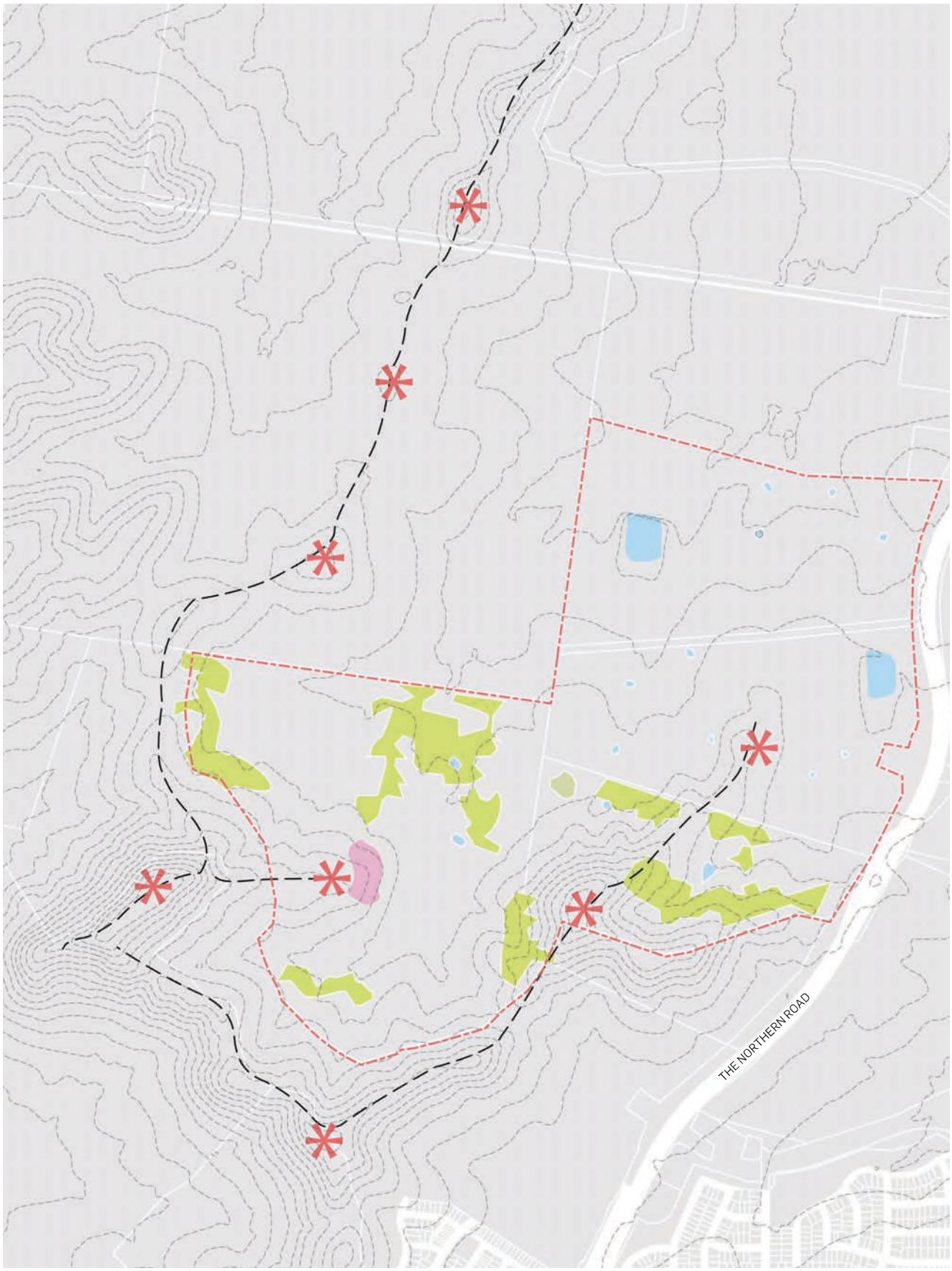


Figure 7 Cobbitty Landscape Features

1.8 LANDSCAPE OPEN SPACE OPPORTUNITIES

The landscape and visual opportunities are largely based around protecting, enhancing and adding to the natural assets of the site, the riparian corridors can be strong blue and green connections providing a positive landscape character for the area. The existing mature trees coupled with additional new open spaces would assist in providing immediate shade for open spaces.

The retention, protection and enhancement of significant landscape features including natural vegetation and riparian corridors.

- The riparian zones create natural divisions of space across the site and help to define more discreet and appropriate areas for development.
- The existing riparian zones provide an underlying structure for the site which can be enhanced by supplementary planting and revegetation.

Visually sensitive treatment of development on the relatively flat area within the northern half of the Site, such as appropriately sited street trees to break views of built form.

Vegetated ridgelines provide visual enclosure for internal views and landmarks and horizons in external views access to which should be maintained to create significant internal and external view corridors.

View corridors can be shaped and augmented by strategic street tree and feature tree planting.

The ILP has been updated to reflect Council's most recent updates to the Oran Park Contribution Plan. Council at its meeting of 8 August 2023 resolved to support a major amendment to the Contribution Plan, specifically the removal of land and works associated with the open space areas known as treed hilltop parks, in the Oxley Ridge precinct.

In the amendment, Council cited the the removal of these areas on the basis of the following:

• They provide limited value to the community as open space; • The topography makes them prone to landslip, which poses a risk to people and property; and • The engineering solution to mitigate the land slip risk imposes a significant maintenance burden on Council.

The Amendment to the CP was finalised by Council at its March 2023 meeting.

LEGEND:

- PRECINCT BOUNDARY
- ① Nature reserve - Retention and revegetation of Woodland with nature trail
- ② Retained woodland with local park
- ③ Cycling/walking share-paths along all collector and sub-arterial roads (Camden Growth Centre DCP) connecting open space
- ④ Widen Riparian Corridor to include improved ecological farm dams and allow for walking and cycling tails
- ⑤ Town Green with Oval in Park setting, including play, BBQ, exercise equipment, multi-purpose sports courts
- ⑥ Landscape precinct gateway and buffer planting to upgraded Northern Road
- ⑦ Low level areas that can accommodate full size sports pitches and oval
- ⑧ Extend green link to southern boundary to allow for complete off road walking and cycling from north to south
- RIPARIAN CORRIDOR
- ENVIRONMENTAL CONSERVATION
- LOCAL PARKS
- PLAYING FIELDS
- GATEWAY LANDSCAPE AND BUFFER
- DRAINAGE

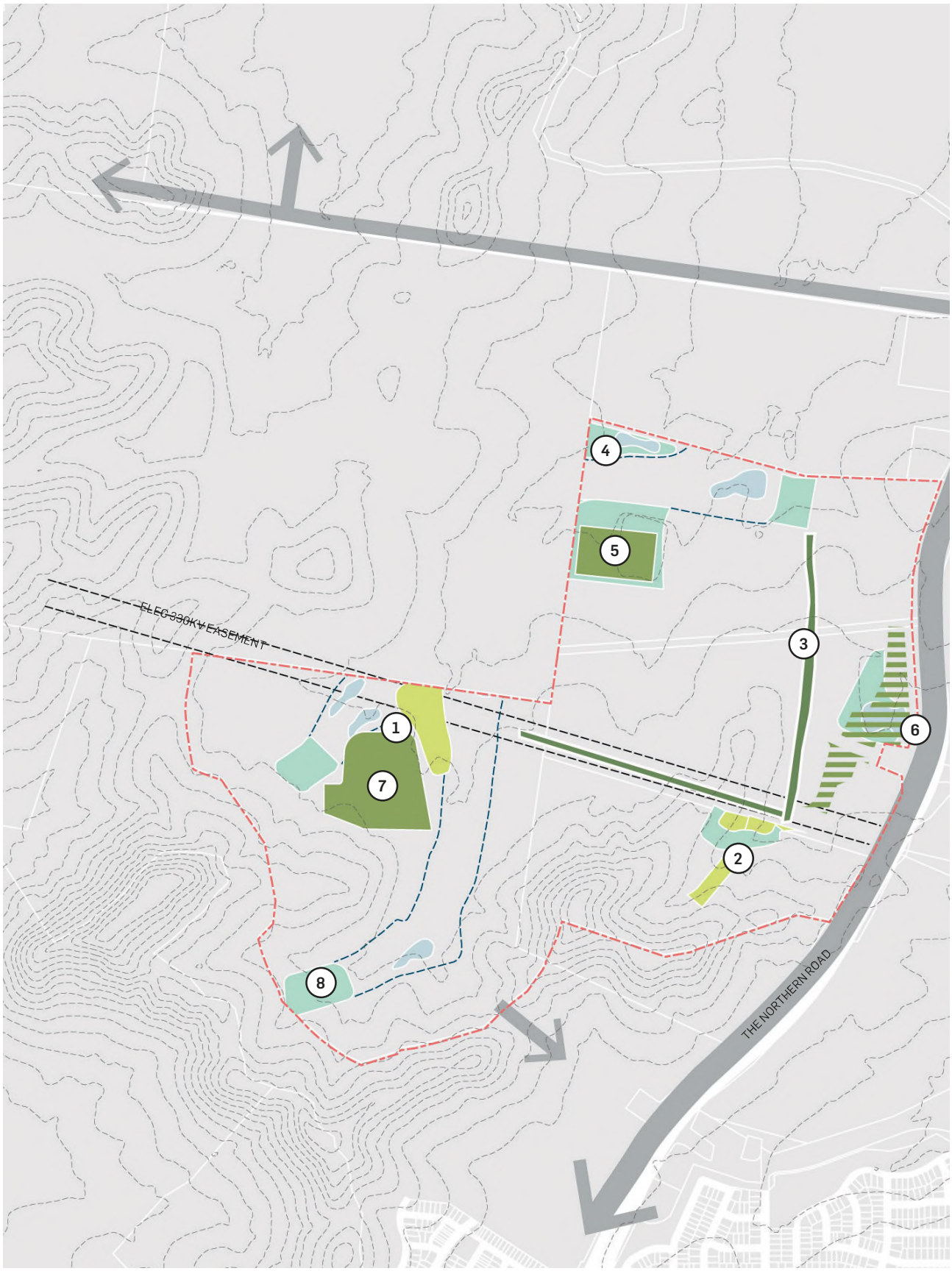


Figure 8 Cobbitty Landscape Opportunities

1.9 LANDSCAPE CHARACTER APPRAISAL

Landscape character is a description of the visual components and predominant visual attributes of a landscape. Therefore, determining the landscape character involves assessing the combined quality of the built, natural and cultural features which make up an area and provide a unique sense of place or distinct visual areas.

The Precinct has a relatively uniform visual character which is not dissimilar to the wider visual context due to its undulating topography, historical rural uses, open turfed areas and stands of vegetation. The landscape falls from a high point near Northern Road to the west before rising again over foothills and the western ridgeline before falling towards the Nepean River and floodplains.

Although parts of the site could be considered to display vernacular features generated by its historical land-uses there are distinct changes of character within it that are formed by key features. In this regard The Site can be divided broadly into three main character areas, defined by the location of the low-lying creeks and associated vegetation.

The Creek traverses the site from north-east to the south-west in the northern corner of the site isolating a small open area to the west. The larger riparian zone meanders through the central part of the site from north to south creating an important linear visual feature and divides the precinct into west and east.

The west side of this riparian zone is characterised by steeper terrain, open turfed paddocks and limited vegetation. The east side of the central riparian zone relative to the east side, which is low-lying, relatively devoid of any significant vegetation and extends to the eastern site boundary at the Northern Road.

Landform:

The sloping topography of the Precinct varies by 65m across the Precinct, from the highest point in the south-western corner (132m AHD) to Lowes Creek at The Northern Road (67m AHD). The Precinct can be divided into the following three main topographical areas:

• Ridgelines – A ridgeline extending centrally from the southern edge of the Precinct towards the north-east, falling towards the course of Lowes Creek and its associated tributaries. The ridgeline comprises of three crests and two saddles

• Valley floor – The remainder of the Precinct comprises of valley floors and gently sloping hillsides feeding the creek.

Most of the Precinct has been cleared for uses such as grazing with some remnant vegetation present along the central section of the creek line, whilst hills comprise open wooded to densely wooded areas

Land use:

- One Allotment
- Farmlands – Agricultural land, open pastoral, turfed paddocks for farming and grazing

The Northern Road is an historical access route, formerly the Cow pastures Road, which remains rural largely in character. The rural character of this road and the vistas through to historic properties and surrounding farmlands remains as a largely intact reminder of the colonial landscape character of the area

Heritage: The heritage listed Denbigh homestead and its curtilage boundary is located near the southern boundary of the site, but not within it. The curtilage comprises a natural ridgeline that shelters the homestead from external views. The extent of curtilage to the Denbigh property lies outside of Precinct boundary

LEGEND:

PRECINCT BOUNDARY

LANDSCAPE CHARACTER AREA 1: RIPARIAN CORRIDOR

LANDSCAPE CHARACTER AREA 2: COBBITTY RURAL PASTORAL

LANDSCAPE CHARACTER AREA 3: RIDGELINES AND HILLS

VEGETATION OVERLAY

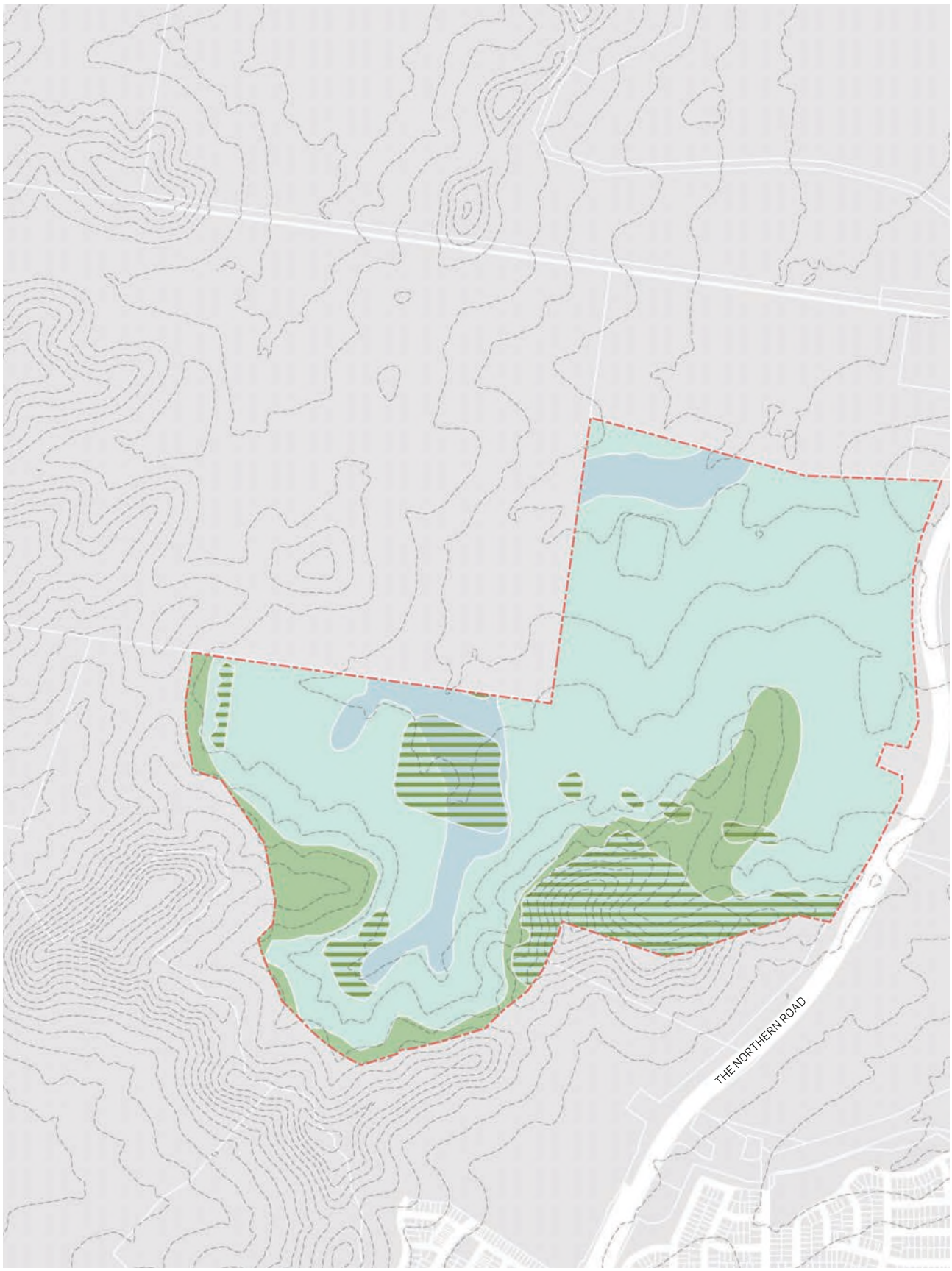
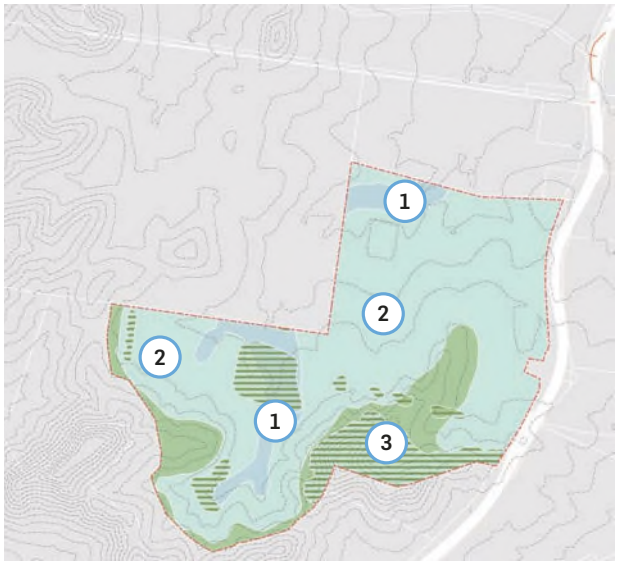


Figure 9 Cobbitty Landscape Character Areas

1.10 LANDSCAPE CHARACTERS

The Precinct is a record of the interaction between natural forces and the people who lived and worked here over its long and current history.



The four Landscape Character areas identified are:

1 Landscape Character Area 1: Riparian Corridor

This LCA is predominantly characterised by moderate to steeply sloping areas which fall in elevation to meet vegetated creek lines.

Landscape Character Area 2: Cobbitty Rural pastoral

2 This LCA is predominantly characterised by gently sloping topography and large open areas which include intermittent groups of vegetation and isolated trees.

Landscape Character Area 3: Ridgelines and Hills

3 This LCA is predominantly characterised by steeply sloping topography which climbs in elevation to form ridgelines and in parts is heavily vegetated. The vegetated ridgelines are visually prominent in views from within the site and externally.



LCA 1 - Riparian Corridor:

View north along riparian Corridor



LCA 2 - Cobbitty Rural pastoral:

View north-west towards riparian corridor



LCA 3 - Denbigh Ridgelines and Hills:

View south-west towards Denbigh Homestead

PART B:
OPEN SPACE STRATEGY

1.11 EXISTING STRATEGIC FRAMEWORK

There are no existing public open and green or recreation spaces within current Precinct 5.

The NSW Government Architect's (NSWGA) Green Grid (2014) recognises that South Creek, adjoining the north eastern corner of Precinct 5, will play an important role in open space provision and distribution for the SWGA. The South Creek Green Grid project, which incorporates South Creek and its tributaries, aims to create a continuous open space corridor along the entirety of South Creek. The corridor has the potential to be a regionally significant recreation and active transport corridor for Western Sydney.

The Green Grid (2014) envisions a cohesive green infrastructure network across Greater Sydney. The NSW GA nominate that new developments provide an opportunity to plan for and deliver greater (a combination of size and quality) open spaces and integrated networks in Greater Sydney. High quality and an interconnected network of open space will provide the opportunity to promote greater liveability. The NSW GA recommends:

- **New developments provide new open space and integrated networks of pedestrian and cycle connections to accommodate the needs of existing and new residents**
- **Completing the regional trail connecting South Creek with the Great River Walk on the Hawkesbury-Nepean River**
- **Prioritising the importance of rivers as recreational destinations**
- **Establishing Kemps Creek and South Creek as major open space destinations and connectors to support development in the SWGC**
- **Strengthening or establishing connections from the SWGA to key regional open spaces and parklands.**

Camden Council's Spaces and Places Strategy (2020) is consistent with historical open space benchmarks and standards adopted by Council, including the open space standard of 2.83ha per 1,000 people. A summary of Camden Council's evolved open and active recreation standards is provided in Table 1 below, key features are:

- No proportional allocation to active or passive spaces
- An increased benchmark in playspace provision, but general expectation of larger, multipurpose spaces
- A consistent benchmark for sportsfields, but adaptation regarding pervious hardcourt provision to consider sports courts and multipurpose courts.

The Spaces and Places Strategy (2020) defines passive and active open spaces as:

- Passive: Council owned or managed public open space.
- Active: Council owned or managed playspaces, sports fields, aquatic facilities, sports courts, dog off leash areas, skate parks, BMX or mountain bike tracks.

Table 2 Current Camden open and recreation space benchmarks

Demographic and Social Infrastructure Assessment: Lowes Creek Maryland (2018)	Spaces and Places Strategy (2020)
• 2.83ha per 1,000 people • 50% active / 50% passive	• 2.83ha per 1,000 people • No passive or active allocation • Min 5,000sqm for local parks
• 1 playground per 1,200 residents	• 1 play space: 2,000 people
• Youth focussed facilities, with adjoining recreation spaces: 89sqm per 1,000 people, with adjoining outdoor spaces	• Not indicated
• Sportsgrounds: 1 playing field per 1,850 people	• Sports fields: 1 sports field per 1,850 people
• Hardcourts: 1 hard court per 1,075 people	• Sports courts: 1 court per 2,000 people • Multisport courts: 1 court per 3,000 people
• None	• 1 off leash dog park: 16,000 people

1.12 VISION AND DESIGN PRINCIPLES



PROTECT ENVIRONMENTAL QUALITY

Create a resilience environment that responses to the natural setting of South Creek

- Protect places with ecological value
- Regenerate and reconstruct natural environments
- Allow community access and interaction
- Manage use and limit dog access in vulnerable ecological areas
- Harness the effects of flooding for the benefit of the environment



ACTIVE LIFESTYLES

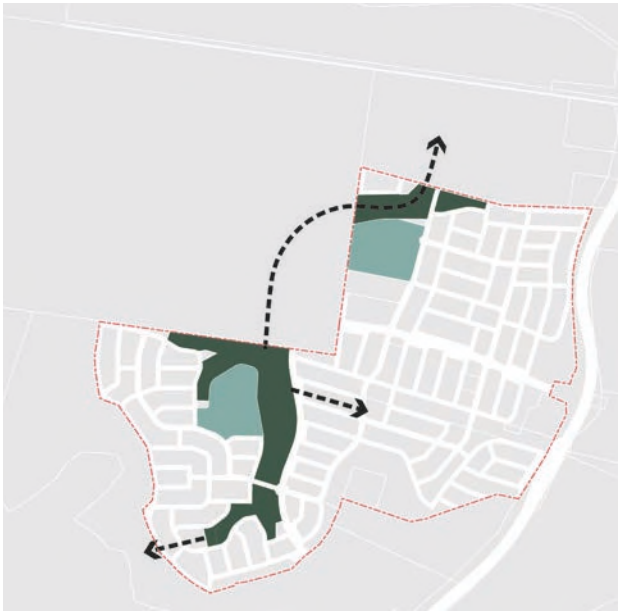
- A clearly defined green network provided for cyclist and pedestrians connecting open space
- Provide opportunities for diverse recreational participation
- Provide recreation for arrange of ages and abilities
- Dynamic passive recreational corridor linking facilities and features.
- Create places of interest and delight
- Promote health and fitness within the local area with various routes possible as circuits of various lengths
- Create places for relaxation, viewing, contemplation and socialising
- Create places for all year round use - hot and inclement weather
- Encourage sport participation providing sports fields and facilities for active recreation



CONNECTIVITY WITHIN & BEYOND

Form clusters of community around the open spaces to strengthen the sense of belonging.

- Connect to the broader active transport network
- A hierarchy of access for cohesiveness and legibility
- An inclusive path system to provide opportunities for a range of users in terms of ages and abilities
- Reinforce open space connections by providing a sense of arrival and destination



A CONNECTED GREEN SPINE

Provide a diverse mix of open spaces to enable flexibility in meeting varied needs and the changing demand of a future community

- Create a public realm that is flexible, inclusive and accessible
- Green street and open space to promote WSUD and biodiversity
- Adopt Safety by Design (CPTED) principles to ensure that users are safe and also feel safe when in all open space
- Allow safe access to the Creek and drainage areas
- Mitigate the effects of flooding with dual use open spaces

OPEN SPACE VISION

THE OPEN SPACE WILL BE PLANNED TO PROMOTE A HEALTHY LIVEABLE COMMUNITY.

AN EXTENSIVE NETWORK OF CONNECTED OPEN SPACE THAT CONSERVES AND REFLECTS THE LANDSCAPE CHARACTER AND BIODIVERSITY OF COBBITTY, OFFERS A DIVERSITY OF HIGH QUALITY RECREATIONAL OPPORTUNITIES AND EXPERIENCES FOR ALL, BUILDS ON THE RICH NATURAL AND CULTURAL HERITAGE AND IS CELEBRATED AS A HIGHLY VALUED COMMUNITY ASSET CONTRIBUTING TO THE DISTINCTIVE CHARACTER AND LIVEABILITY OF COBBITTY.

1.13 STREET TREE MASTER PLAN

An indicative layout of street trees and landscaping which helps to provide shade, comfort, and amenity, particularly for pedestrians and cyclists to create visual order for the streetscapes. It will use appropriately scaled native species which can grow within the constraints imposed by an urban environment and respond to ESD Principles consistent with the level of maintenance.

Plant selection will take into account the following:

– species that complement remnant native vegetation

– level of on-going maintenance

– potential impacts on road and footpath pavements

– focus on hardy, drought tolerant, easily maintained species

– scale in relation to the function of the area

– contribution to the character of the local centre

Street trees and open space planting is to provide generous shade for pedestrians in summer and allow for sunlight penetration to street level in winter.

All street: species selection to respond to the east / west orientation of the street and its corresponding usage by: limiting shade and maximising sun penetration for trees on the northern side of the street; providing medium to large trees on the southern side, capable of delivering appropriate scale to Main Street and at the same time allowing a dappled shade effect throughout the year.

North / South Street as a green link and major pedestrian and cycle path, tree species should: reflect local character in species selection; provide a scale appropriate to a wide avenue; provide a density of canopy which is capable of significantly modifying hot conditions typical of Western Sydney in summer.

Adjacencies, public open space, plaza: the plan indicates 'Park Streets' offering a dense tree stand of medium to large deciduous trees with the purpose to provide seasonal amenity for pedestrians in the vicinity of the public spaces large scale trees on the northern and southern perimeters capable of providing primary enclosure to a public open space.

North / South oriented streets: use wide close canopy evergreen species in order to modify the effects of the western sun.

Urban canopy is proposed to align with typical land uses and expected canopy requirements. Private lots are required to include two small trees per standard lot which gives the suggested percentage as a minimum. Easement open space is to have little to no canopy underneath powerlines but some low shrubs to be included would still contribute to total green coverage.

Anticipated Tree Canopy			
Landscape Typology	Area (ha)	Percentage Canopy (%)	Canopy (ha)
Residential (Environment Living)	6.28	30	1.88
Residential (LD1, LD2, MD1)	71.24	20	14.25
Residential (Existing)	0.36	20	0.07
Local Centre	1.87	20	0.37
Educational Establishment	2	30	0.6
Service Station	1.8	10	0.18
Roads	42.85	50	21.43
Riparian Corridor	16.34	80	13
Active Open Space	10.74	10	1.1
Passive Open Space	10.22	80	8.2
Waterbody	0.98	0	0
Powerline Easement	5.9	0	0
Detention Basins	1.8	30	0.48
Water Tower	1.74	0	0
Total Site	173.57	36	62.16

The ecological corridors are to be densely vegetated and include some remnant vegetation in order to achieve canopy at a faster rate and be almost complete coverage. The two proposed permanent water bodies within the corridor and parkland space would also contribute to urban cooling via evapotranspiration. The parkland is proposed to be approximately 40% canopy coverage to allow for the required sports fields to be clear and enough open space to be enjoyed while balanced with vegetated shade. Streetscape is to align with surrounding development schemes to be at 80% canopy cover with higher rates along proposed green streets and at varying densities dependant on aspect.

Overall the site would achieve a minimum of 36% canopy coverage once proposed trees are matured.

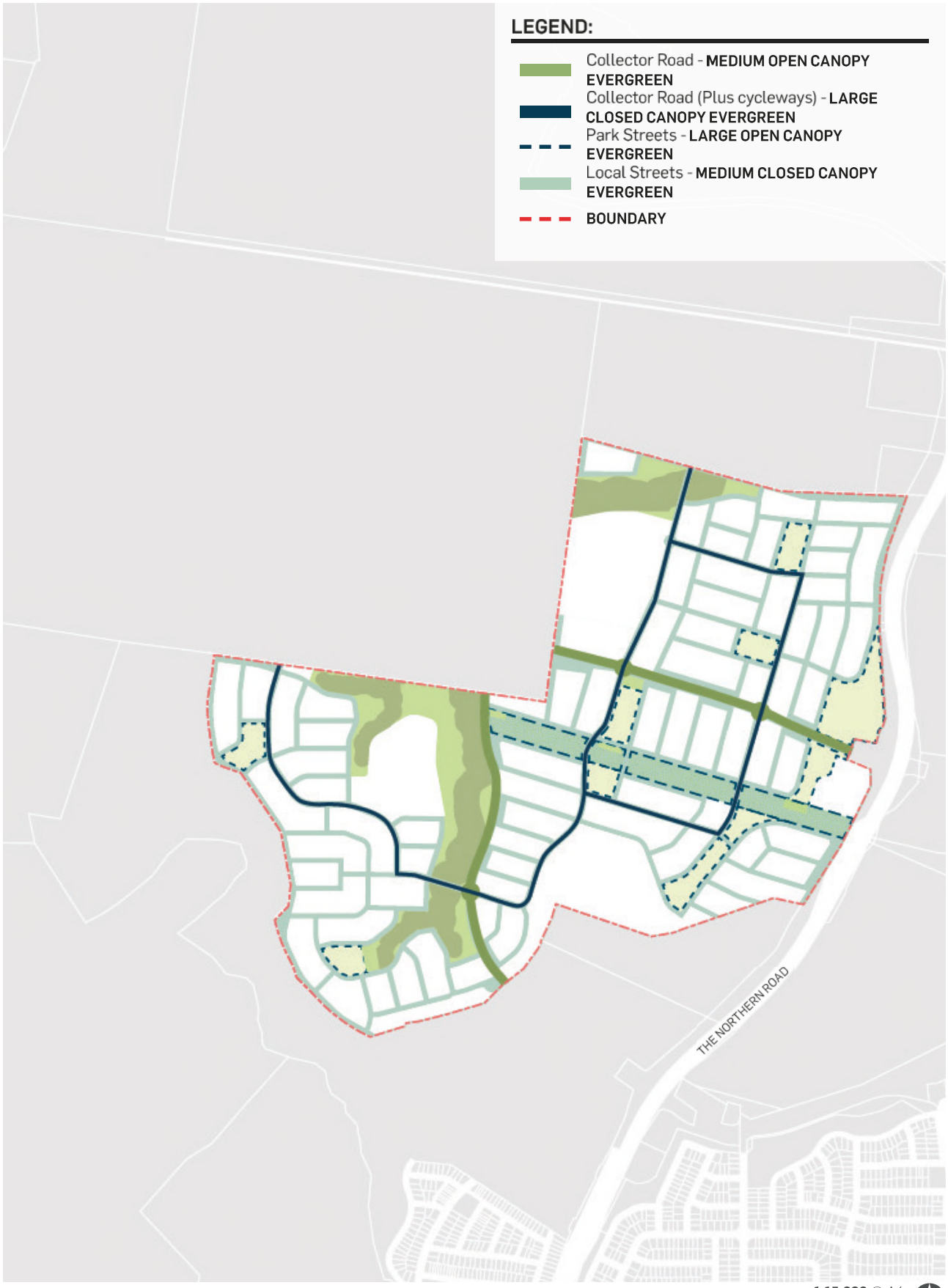


Figure 10 Street Tree Strategy

1.14 OPEN SPACE STRATEGY

Open space requirements summary

A key open space driver is the findings of the Social Infrastructure Assessment (SIA) from Elton Consulting, for up to 32ha of open space, comprised of local parks, 7 double playing fields and 3 ovals, 6 sports courts, 4 Multi-purpose courts, 6 playspaces and off leash dog park.

Cobbitty Precinct Landscape Masterplan proposes 43.20 hectares of open space, with approximately 39.24 hectares (91%) as usable open space. This is based on the assumption where 15% of the riparian corridor and drainage basins are publicly accessible and usable for leisure and recreational purposes.

Table 2 below documents the types of open spaces provided within Cobbitty Precinct.

Table 3 Cobbitty Precinct Open Space Provision

OPEN SPACE CATEGORIES	TOTAL AREA (HA)	USABLE OPEN SPACE (HA)
Passive Open Space (Parks)	10.22	8.7
Playing Fields	10.74	10.74
Riparian Corridors	16.34	13.9
Grassland areas (Easement)	5.9	5.9
Total	**43.2**	**39.24**

Qualitative Design and Effective Use of Open Space

Cobbitty Precinct ILP adopts a 400m-catchment rule in locating open spaces. This helps to create a series of interconnected neighbourhood across the Precinct, whilst enriching the leisure and recreational experience.

The open spaces at Cobbitty Precinct are designed around a landscape program that aims to form synergy with surrounding amenities, and enable active use of these spaces in community daily life.

This has driven the assumption to consider 20% of both riparian corridor and drainage basin to contribute towards the Precinct's usable open space.

Whilst majority of the riparian corridor is reserved as an ecosystem asset and the drainage basins are primarily used for water management, these areas can be sensibly designed to enable recreational uses and other activation, including incorporation of pedestrian route and cycle network along the edges.

Refer to Part C, Landscape Master Plan for detailed program.

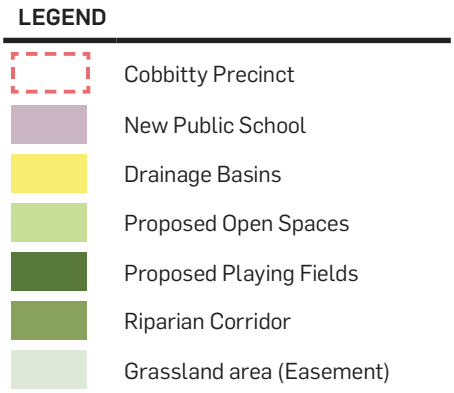




Figure 11 Open Space Provision Plan

1.15 OPEN SPACE PRECINCTS

A key component of the site is a specific open space network that implements a comprehensive and robust pedestrian and cycle network providing comprehensive access to all open spaces with increased numbers of street trees for shade, comfort and passive amenity across Cobbitty Precinct.

Open Space precincts are identified as;

- **Nature Reserve** - Retaining and enhancing an existing woodland copse that connects to a larger reserve opportunity to the south.

- **Neighbourhood Parks -** A series of open spaces that offer a varied set of amenities across the Cobbitty Precinct. The proposed catchment and accessibility configuration for Local Parks has been designed to maximise accessibility from surrounding residential areas and provide safe and equitable access

- **Cobbitty Creek Parklands**
  ACTIVE - The Parklands will provide a continuous active spine to Cobbitty with cycle paths, shared paths that join neighbourhood parks, sports fields and play spaces, as listed below.
  - Play Park
  - Sports Park
  - Local Park

- Passive - An extensive network of riparian corridor that's revegetated, generally consisting of hydrophilic planting, extended with an environmental buffer either side to support nature trails in rich habitat setting.
  - Riparian Corridor
  - Nature reserve

LEGEND

- Nature Reserve
- Playing Fields
- Open Space Easement
- Open Space
- Public School
- Drainage Basins
- Play



Figure 12 Open Space Precincts

PART C:
LANDSCAPE MASTERPLAN

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1.16 OPEN SPACE AMENITY

The recommended open space, sport and recreation facilities generated by the projected precinct population (Please refer to Elton Consultants, Demographic, Social Infrastructure and Community Needs Assessment) have been captured and inform the number and placement of a wide range of formal sports facilities that caters for a range of activities, purposes and demographics which are integrated into the new neighbourhoods.

The plan has been prepared to demonstrate one way in which the proposed open space can be programmed. Further discussions with Council and detailed investigations and design development will confirm the final open space amenity.

The precinct has the potential to accommodate the following uses;

- Fitness Stations
- 3 Small Playgrounds
- 3 Large Playgrounds
- 1 Youth Play Area
- BBQ/Picnic Shelters
- Trail and Boardwalk Networks
- Indicative Off Leash Dog Parks (subject to required approvals)
- 4 Sports Pitches
- 2 Ovals
- 6 Multipurpose Courts (Sports courts - up to 4 / MP courts - up to 2)
- Public Art Opportunities
- Conservation Planting Areas

LEGEND

- Cobbitty Precinct
- Riparian Corridor
- Playing Fields
- Large Open Space
- Small Open Space
- Open Space Easement
- Drainage Basins

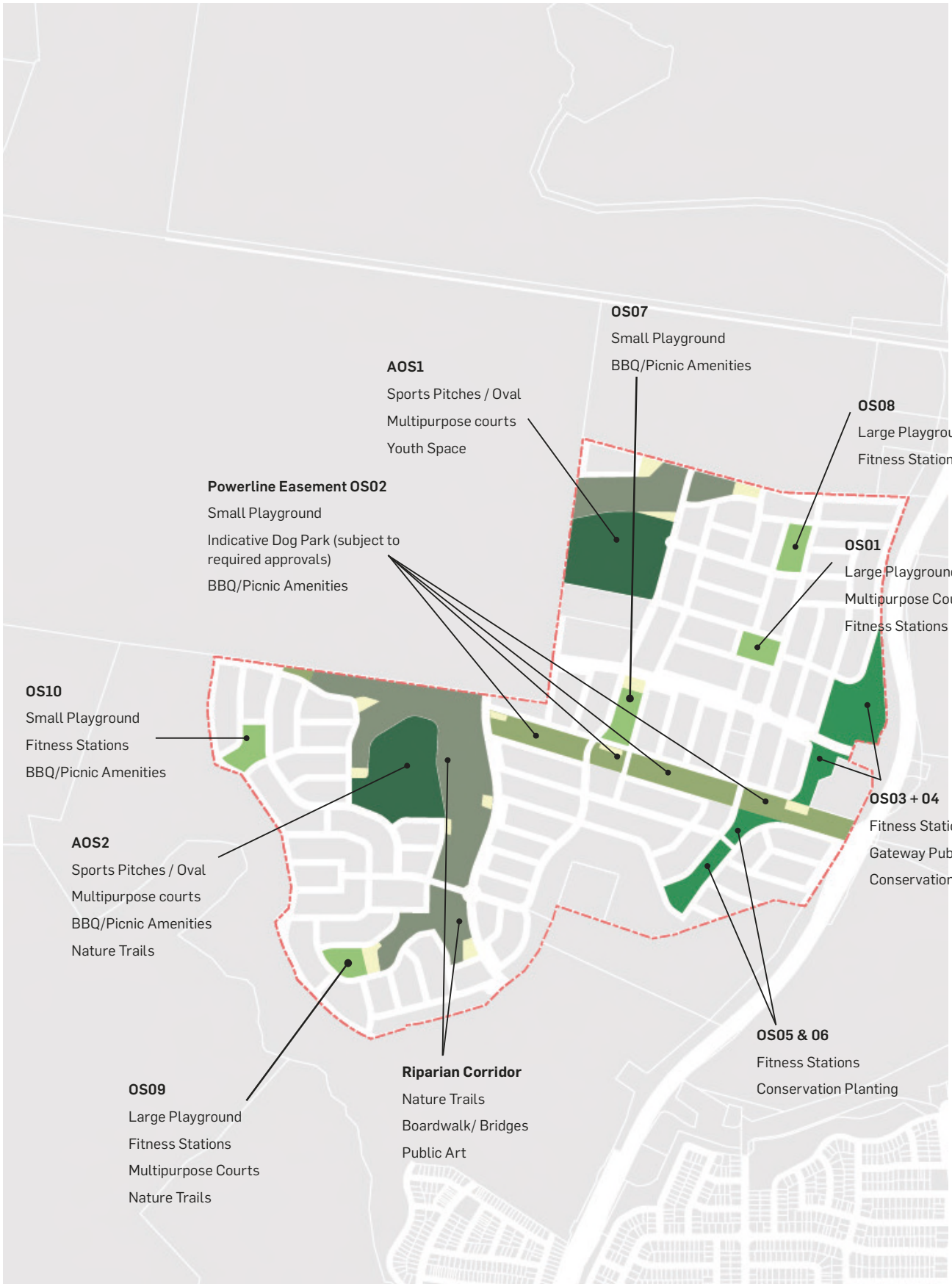


Figure 13 Indicative Open Space Amenity

1.17 LANDSCAPE MASTER PLAN

The defining element of the public realm is the Creek Parklands, the green spine that connect the whole precinct, and a combination of passive and active open spaces that are seamlessly integrated with an enhanced riparian corridor, providing a central green node which extends the open space outlook and provides for multi-functional open spaces.

The open space will support a broad spectrum of activities and interactions between people and nature and sustains environmental functions for the health of communities. Along with other community infrastructure and services, open spaces are significant public assets that contribute to the development of liveable and sustainable communities which can be easily activated by a wide range of uses across a broad range of experiences throughout all times of the day and year.

The open space masterplan establishes a hierarchy of both active & passive open space ranging from recreation parks such as the future Creek Parklands - Community Park to sporting grounds such as the Creek Parklands – Sports Park to local parks. The hierarchy ensures that a diverse network of programmed open spaces will be created to cater for the health and recreation of the local community and have positive impact on local flora and fauna, celebrate the history of the site and positively contribute to the identity of the development.

LEGEND

1	Drainage Basin
2	Local Parks
3	Green Streets (Main Open Space Links)
4	Creek Parklands - Community Park
5	Creek Parklands - Nature Reserve
6	Creek Parklands - Sports Park
7	Creek Parklands - Nature Trails
8	Creek Parklands - Local Park
9	Landscape Buffer
10	Easement - Biodiversity planting/kick about areas/Indicative dog park (suject to required approvals)
11	Gateway Park
12	Local Centre
13	Riparian Corridor / Environmental Conservation
14	School (Educational Investigation Area)
15	Service Station
16	Water Tower
17	Online Wet Basin / Water Body
18	Online Dry Basin
19	Existing House to be Retained
20	Environmental Conservation



Figure 14 Proposed Landscape Masterplan

1.18 COBBITTY CREEK PARKLANDS NORTH
RIPARIAN, AOS1

The Central-North Active Zone consists of the northern potion of the central green riparian spine, in conjunction with the key athletic spaces in the precinct focused on youth and adolescents. The riparian corridor runs east-west along the northern boundary, and will continue via culvert under the road crossing, allowing for continuation of riparian and creek functions, preserving the integrity of riparian corridor. The space is located in association with the school and local centre to centralize active spaces with community. There is proposed to be multiple levels of sport engagement as well as more flexible play and broader public engagement. These spaces will be joined by the central green spine that will provide connective pathways, canopy and habitat, as well as water management.

Potential elements could include:
- Sports Pitches
- Ovals
- Multipurpose Courts
- Picnic Amenities
- Youth Spaces
- Public Art Opportunity
- Riparian Trails
- Boardwalk
- WSUD Basins



Sweetwater Creek, Frankston



John Moloney Park, Marangaroo



Box Hill Gardens, Victoria



Key Plan

LEGEND

1. Sports Fields / Oval
2. Parking
3. Multipurpose Courts
4. Shaded Picnic Grounds
5. Drainage Basin
6. Riparian Corridor
7. Online Dry Basin

NOTES

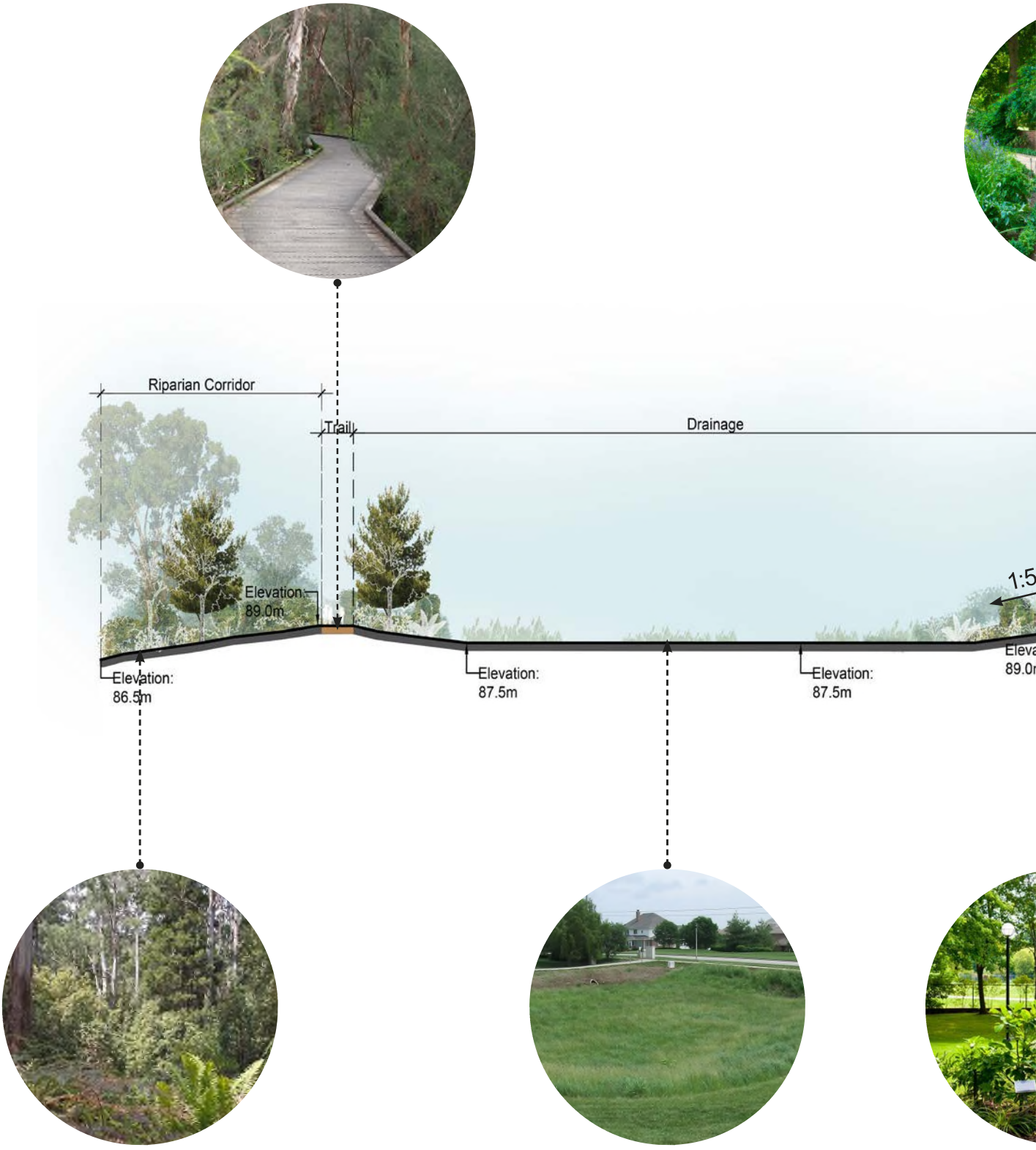
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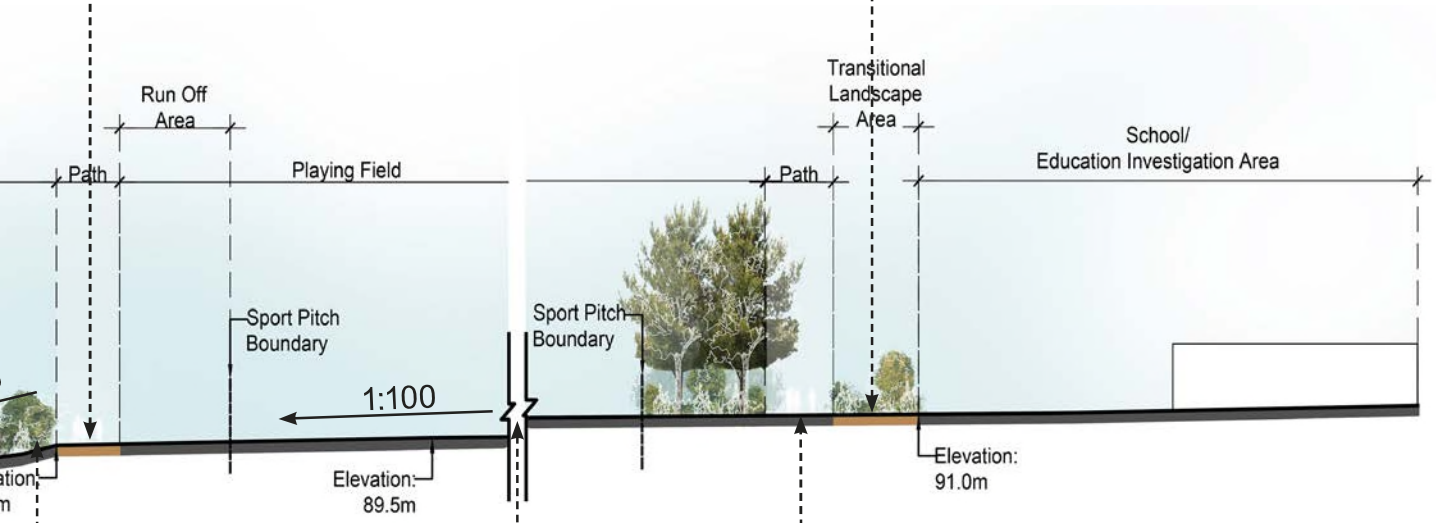
Figure 15 North Active Precinct

COBBITTY CREEK PARKLANDS NORTH SECTION








Run Off
Area
Path
Playing Field
Sport Pitch
Boundary
1:100
Elevation:
89.5m
Transitional
Landscape
Area
Path
School/
Education Investigation Area
Sport Pitch
Boundary
Elevation:
91.0m







1.19 COBBITTY CREEK PARKLANDS CENTRAL
RIPARIAN, AOS2

The Central Riparian Precinct focuses on the proposed riparian corridor where revegetation works and the detention basin network work to improve the ecological value of the site. The space strives to increase tree planting, habitat and biodiversity, linking to the existing reserve of trees further to the north of site. The riparian corridor will continue under pedestrian bridge crossings, allowing for continuation of riparian and creek functions, preserving the integrity of riparian corridor. Site programming will be focused around recreation and activity on the sports ground in the central zone, with several walking trails and boardwalks through the riparian corridor for community engagment.

Potential elements could include:

- Riparian Trails
- Boardwalk
- Sports Pitches
- Ovals
- Pedestrian Bridge Connection Opportunity
- Multipurpose Courts
- Picnic and Outdoor Activities Amenities
- Water Treatment
- Flexible Open Space



Sweetwater Creek, Frankston



John Moloney Park, Marangaroo



Franklin Recreational Park Canberra



Note: To be updated to reflect agreed Landscape Masterplan

LEGEND

1. Sports Field / Oval
2. Parking
3. Multipurpose Courts
4. Picnic and Outdoor Activities Amenities
5. Nature Trails
6. Online Dry Basins
7. Riparian Corridor
8. Drainage Basin
9. Environmental Conservation

NOTES

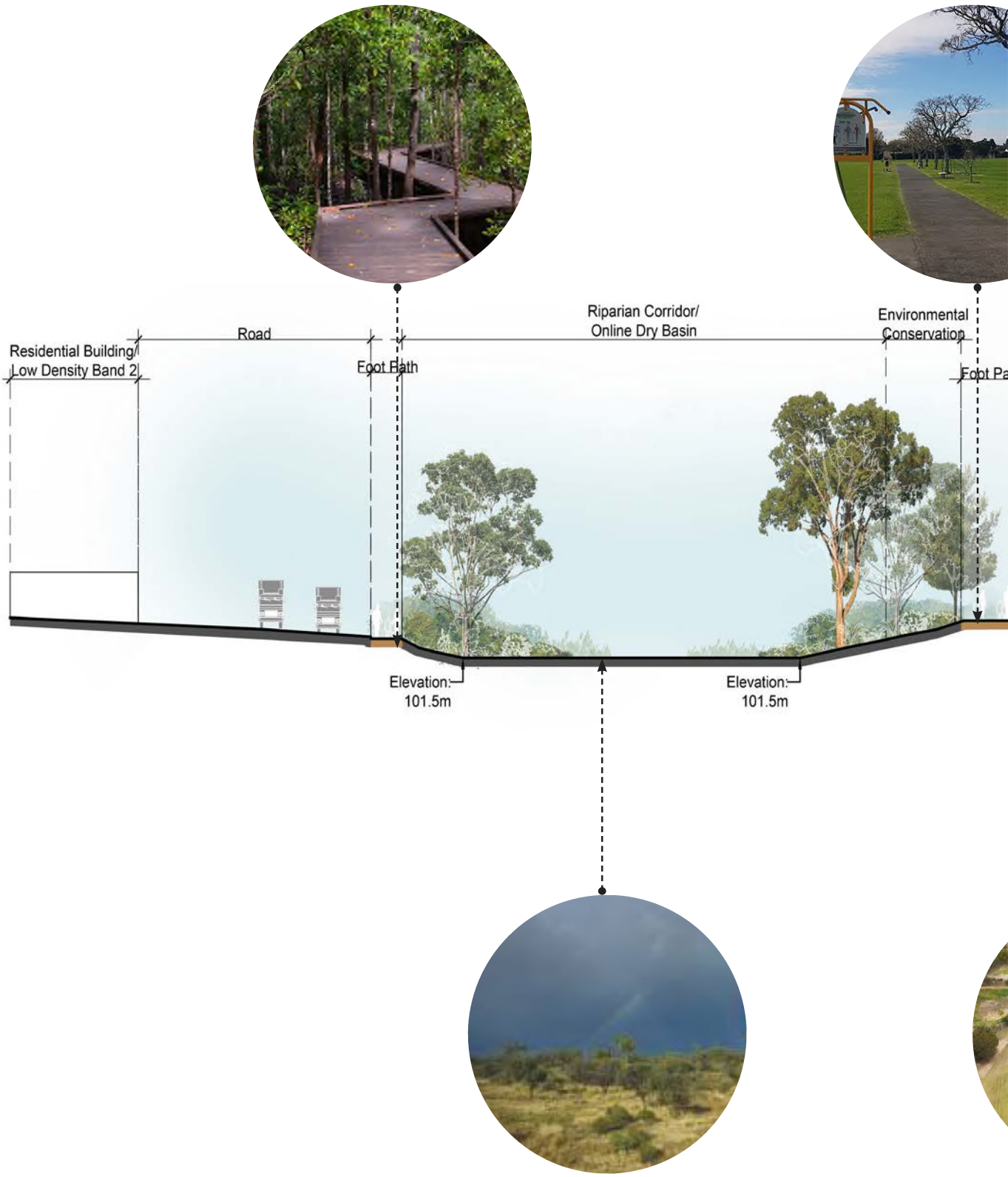
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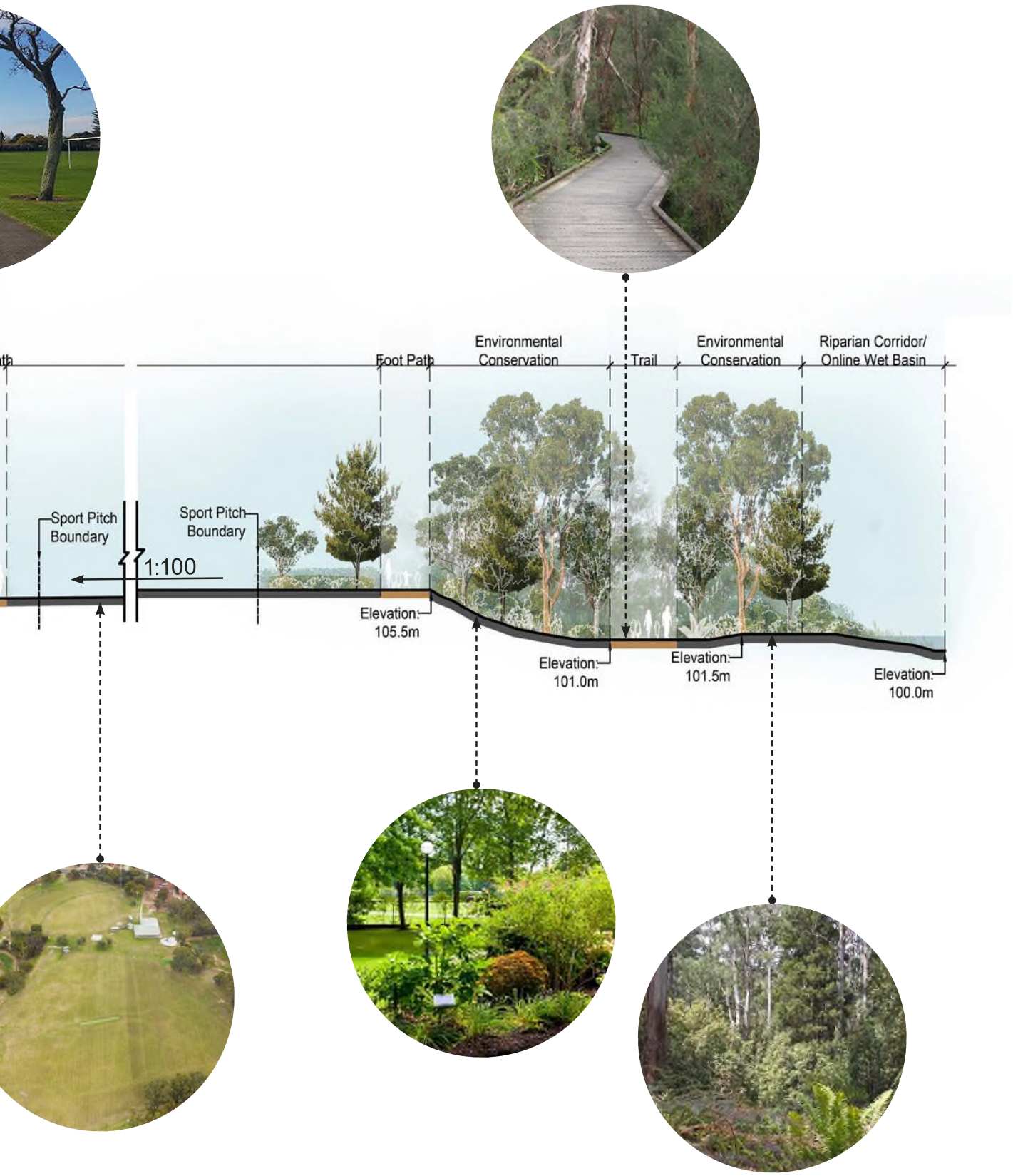
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Figure 16 North Active Precinct

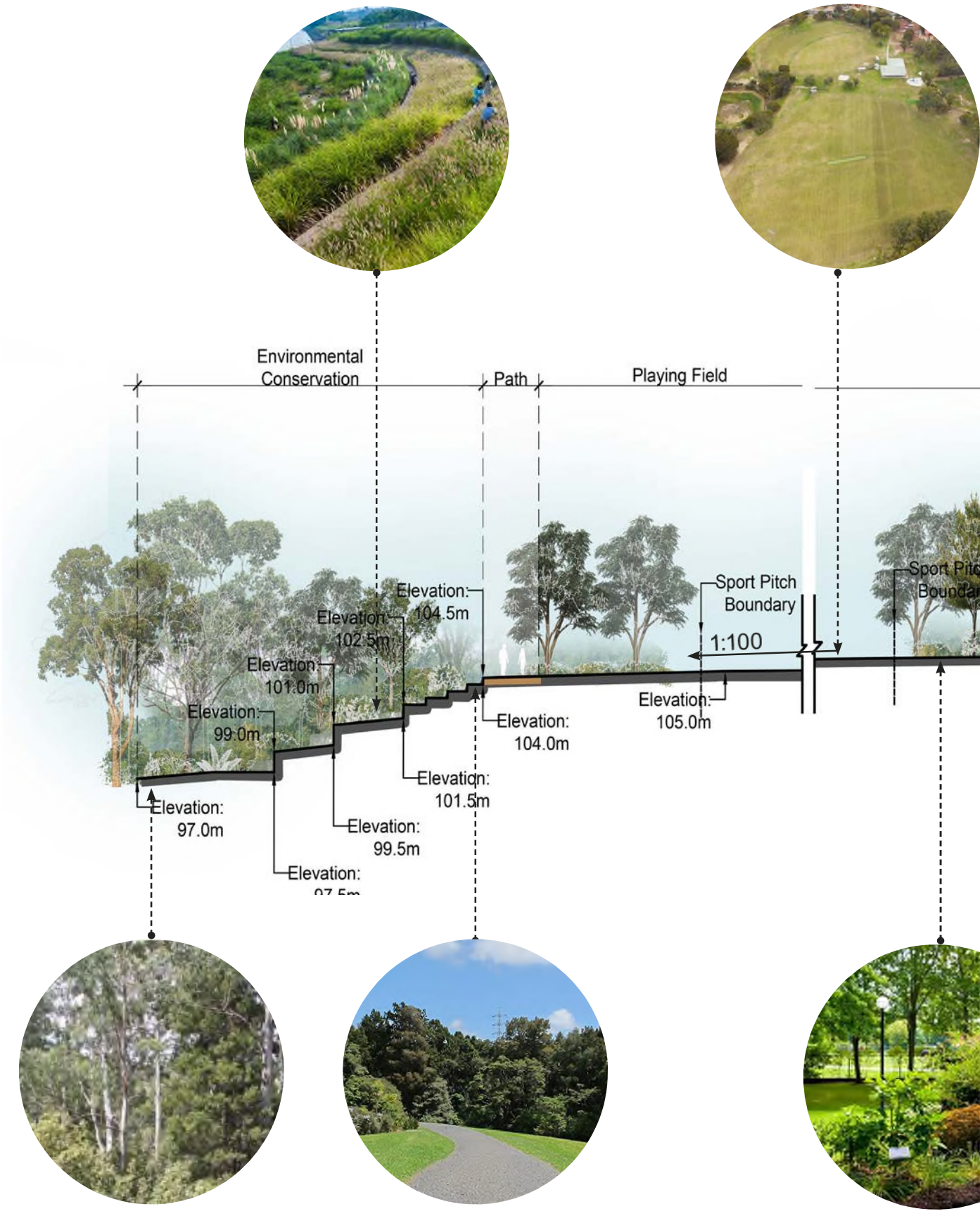
COBBITTY CREEK PARKLANDS CENTRAL SECTION A




Foot Path
Environmental Conservation
Trail
Environmental Conservation
Riparian Corridor/ Online Wet Basin
Sport Pitch Boundary
Sport Pitch Boundary
1:100
Elevation: 105.5m
Elevation: 101.0m
Elevation: 101.5m
Elevation: 100.0m

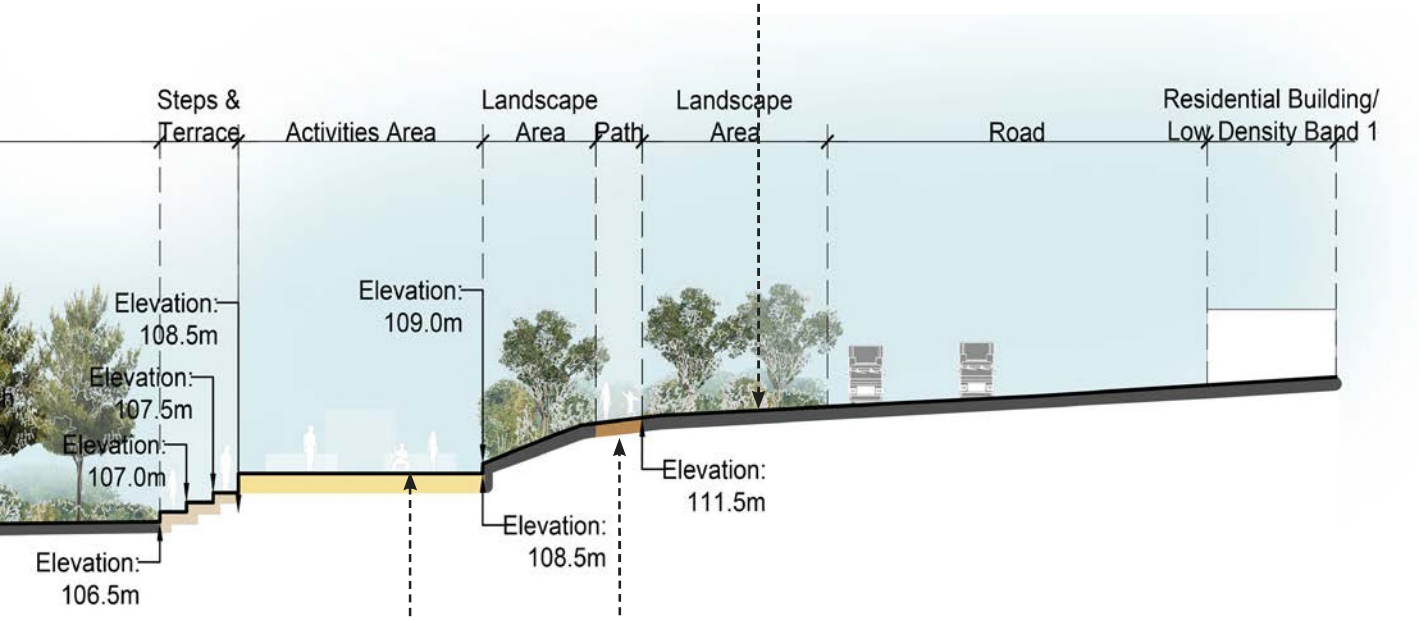
Note: To be updated to reflect agreed Landscape Masterplan

COBBITTY CREEK PARKLANDS CENTRAL SECTION B



Note: To be updated to reflect agreed Landscape Masterplan









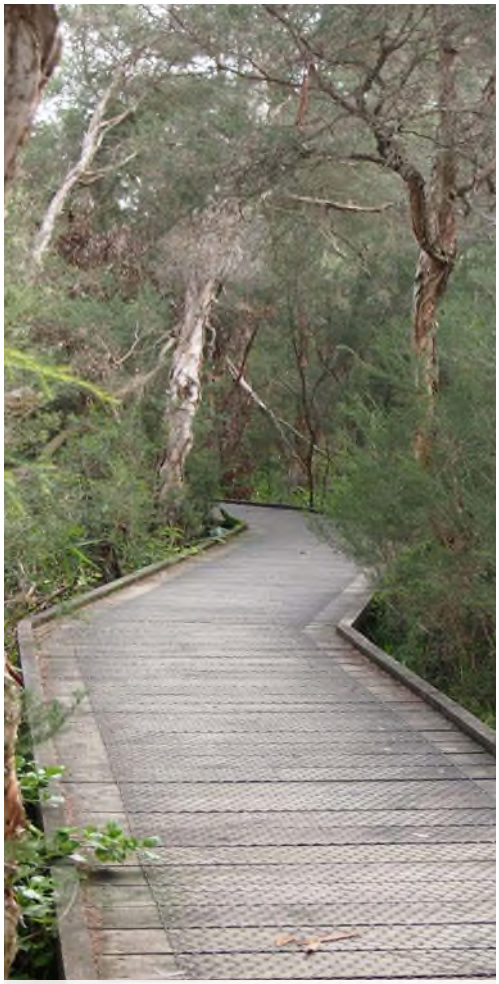


1.20 COBBITTY CREEK PARKLANDS SOUTH
RIPARIAN, OS9

The South Riparian Precinct focuses on the proposed lower riparian corridor. Revegetation works and increased tree planting aim to improve habitat and create a biodiversity linkage to the existing reserve of trees further to the west of site, while the detention basin network improves the ecological function. The riparian corridor will continue north via culvert under the road crossing, allowing for continuation of riparian and creek functions, preserving the integrity of riparian corridor. Site programming will be focused around walking trails and boardwalks to the east, allowing communities to engage with the ecology of the site, while to the west, community parks will provide picnic areas and playgrounds for improved leisure and play, as well as fitness stations for enhanced activity opportunities.

Potential elements could include:

- Riparian Trails
- Boardwalk
- Large Playground
- Fitness Stations
- Conservation Planting
- Multipurpose Courts



Sweetwater Creek, Frankston



Warringa Park Playground, Neutral Bay



Serpentine National Park, WA



Key Plan



LEGEND

1	Riparian Corridor
2	Nature Trails
3	Drainage Basin
4	Online Dry Basin
5	Fitness Stations
6	Multipurpose Court
7	Large Playground
8	Picnic Amenities

NOTES

The concept is indicative only and is subject to detail design.

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Figure 17 North Active Precinct

1.21 ENTRY GATEWAY & GREEN CORRIDOR

POWERLINE EASEMENT, OS3, OS4, OS5, OS6

The green corridor network aims to provide a series of connected open spaces with cycle and recreation infrastructure to create a unified green link within the community. The network provides mixed usage, with a focus on more subtle play infrastructure and outdoor shared spaces. Dedicated park spaces provide the community opportunity for leisure and connection, while ecological components of the site still provide activity and exploration. Within the easement zone, design considerations of uses, all timber fixtures, minimum offsets and appropriate planting species for adequate vertical clearances will be incorporated.

Potential elements could include:

- Fitness stations
- WSUD Infrastructure
- Gateway Public Art Opportunity
- Arrival Greening
- Conservation Planting
- Picnic Amenities



Burrima Boardwalk, Warren



Sir Casimir Gzowski Park Fitness station, Toronto



Shoalhaven's Gateway Sculpture, Ulladulla



Key Plan



Figure 18 North Active Precinct

1.22 LOCAL CENTRE GREEN CORRIDOR & LOCAL PARK (PLAY)
POWERLINE EASEMENT OS2

The local centre green corridor and local parks aim to provide a series of connected open spaces with cycle and recreation infrastructure, creating a unified green link within the community. The network provides mixed usage with a focus on play infrastructure and outdoor shared spaces. Central to the precinct, the corridor provides key access to recreation spaces across the community. Within the easement zone, design considerations of uses, all timber fixtures, minimum offsets and appropriate planting species for adequate vertical clearances will be incorporated.

Potential elements could include:

-Young Kids Play Area
-Picnic Amenities
- Public Art
- Open Space
- Indicative Dog Park (subject to required approvals)



Courdimanche, France



Warringa Park Playground, Neutral Bay



Bonnie Vale, NSW



Key Plan

LEGEND

1. Playground
2. Existing Farming Pond with viewing platform
3. Indicative Dog Park (subject to required approvals)
4. Flexible Open Space
5. Drainage Basin

NOTES

The concept is indicative only and is subject to detail design.

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Figure 19 North Active Precinct

1.23 LOCAL PARK - PLAY
OS07

Situated next to the community centre, this Local Park features a small playground for young children and informal use spaces, encouraging activity, community, and play. This is achieved by providing shade adjacent to the open spaces for informal recreation, and kick-around activities. The dedicated playground spaces and equipment will be accompanied by communal facilities such as shelters and BBQ amenities to encourage community interaction.

Potential elements could include:

- Small playground
- Shade Infrastructure
- BBQ amenities



Wulaba Park, Waterloo



Warringa Park Playground, Neutral Bay



Serpentine National Park, WA



Key Plan

LEGEND

1. Playground
2. Picnic Amenities
3. Drainage Basin

NOTES

The concept is indicative only and is subject to detail design.

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Figure 20 North Active Precinct

1.24 LOCAL PARK- PLAY
OS10

The Local Parks deliver small open spaces and informal use spaces, which encourages activity, fitness, and play. This is achieved by providing shade adjacent to open the spaces, encouraging informal recreation. This park will feature dedicated playground spaces and equipment, fitness stations, and more communal facilities to encourage community interaction. To the far west of the precinct, the local park is critical in providing recreation space to the site.

Potential elements could include:

- Small Playground
- Fitness Station
- Picnic Facilities



Warringa Park Playground, Neutral Bay



Riverdale Park, Toronto



Bonnie Vale, NSW



Key Plan

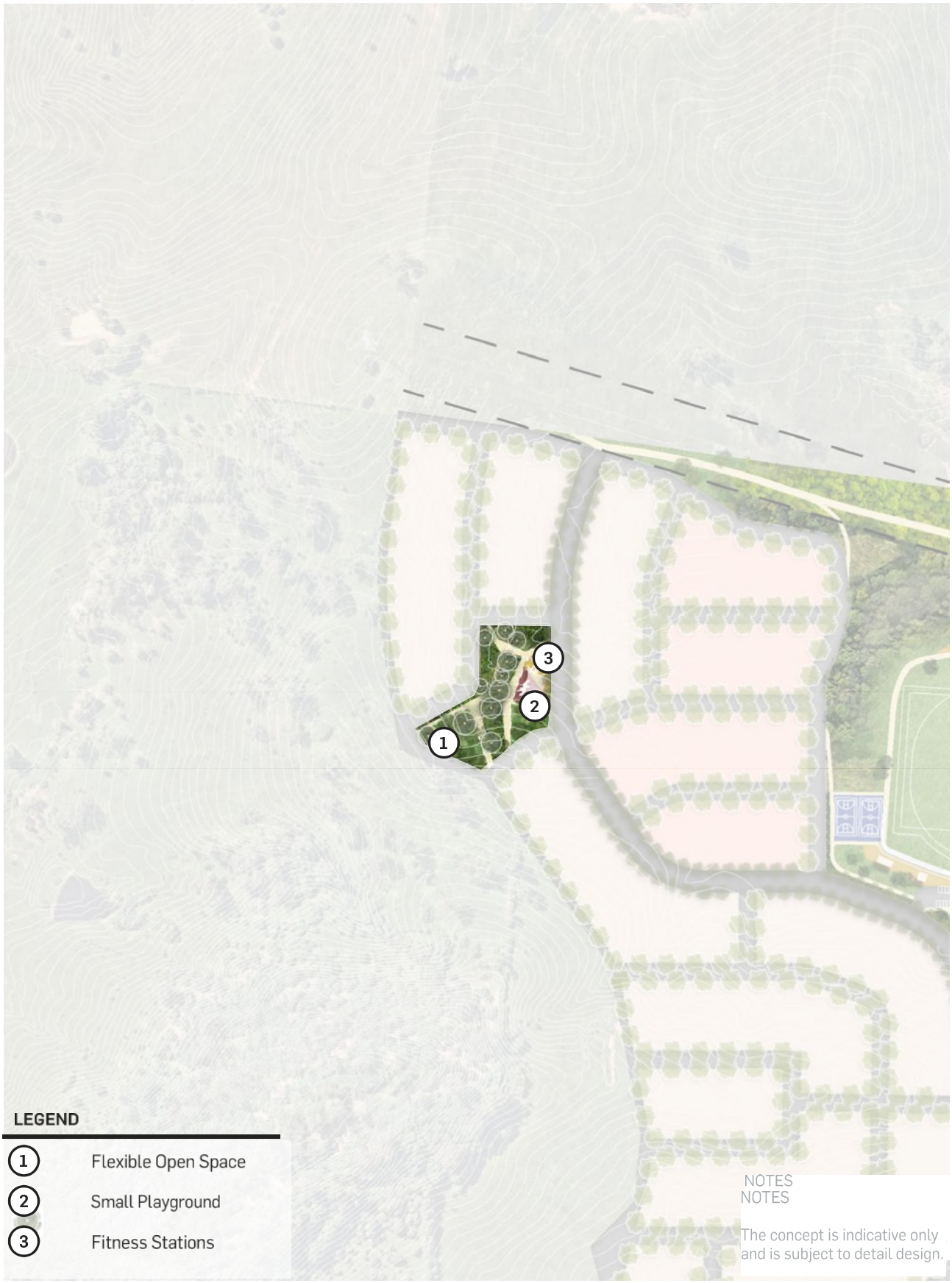


Figure 21 North Active Precinct

1.25 LOCAL PARK - PLAY
OS1

Connected to the higher density housing of the precinct and in close proximity to the school, this Local Park delivers small, informal open spaces which encourage activity, community, and play. With shade adjacent to the playground and multipurpose courts, informal recreation and kick-around are promoted by providing flexible usage to the space. The dedicated playground and recreational spaces and equipment will be accompanied by more communal facilities to encourage community interaction.

Potential elements could include:

- Large Playground
- Multipurpose Courts
- Informal Open Spaces



Warringa Park Playground, Neutral Bay



Sydney Park, St Peters



Box Hill Gardens, Victoria



Key Plan

LEGEND

1. Multipurpose Court
2. Large Playground with shade structure
3. Fitness Stations
4. Table Tennis Courts

NOTES

The concept is indicative only and is subject to detail design.

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Figure 22 North Active Precinct

1.26 LOCAL PARK - PLAY
OS08

This Local Parks delivers a large playground and fitness stations to accommodate the higher density surrounding neighbourhood. Activity, community, and play are encouraged by providing shade adjacent to open spaces for leisure and recreation. It provides picnic amenities accessibile to all, while communal facilities and buffer planting create a more welcoming space.

Potential elements could include:

- Large Playground
- Fitness stations
- Shade Infrastructure
- Picnic amenities



Camden Park upgrades, Camden



Blacktown Exercise, Sports and Technology Hub



Sydney Park, St. Peters

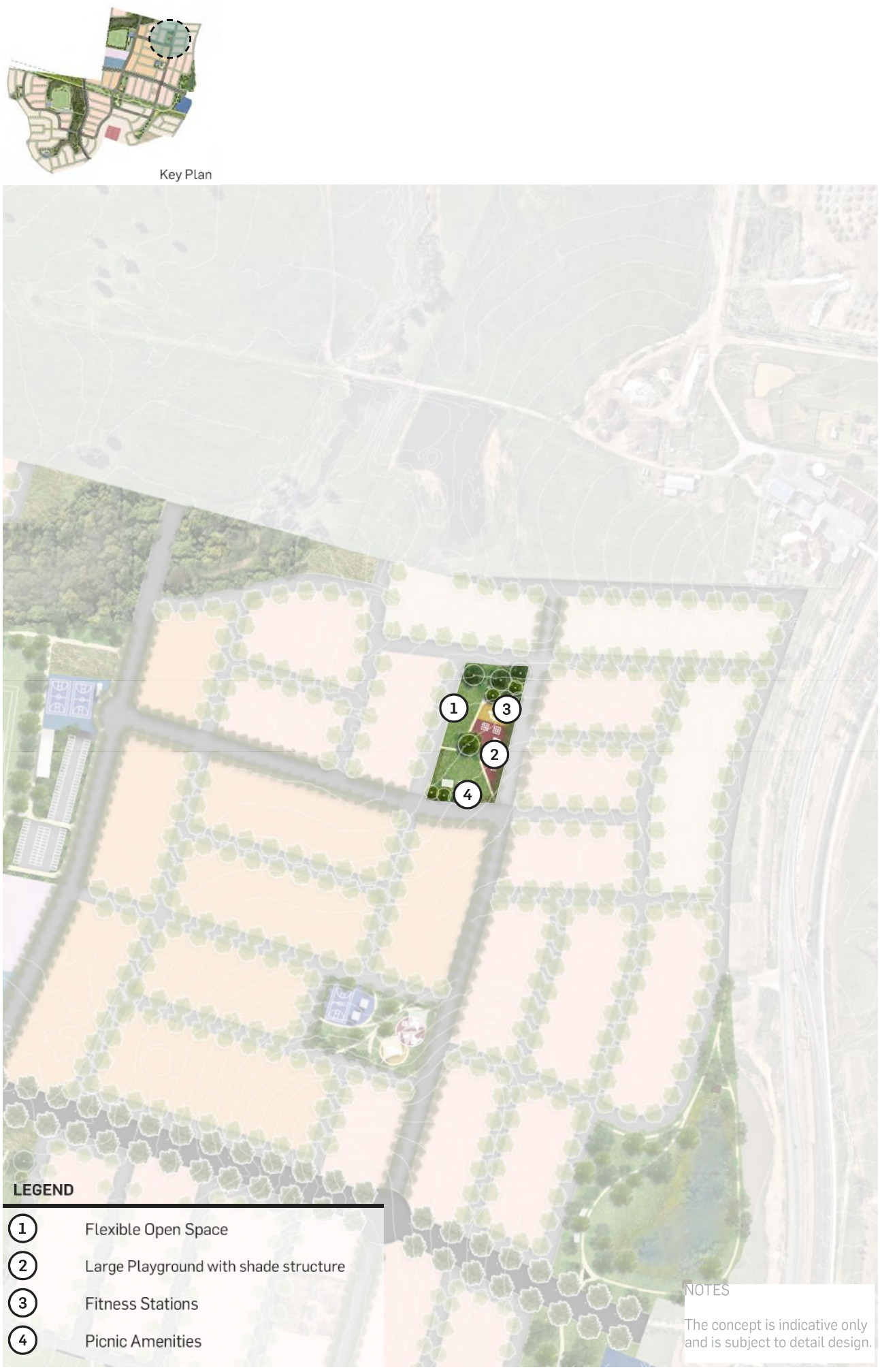


Figure 23 North Active Precinct

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