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Cobbitty Sub-Precinct 5 Planning Proposal

South Creek West Release Area

May 2026

Prepared for: JJ Cobbitty Development Pty Ltd

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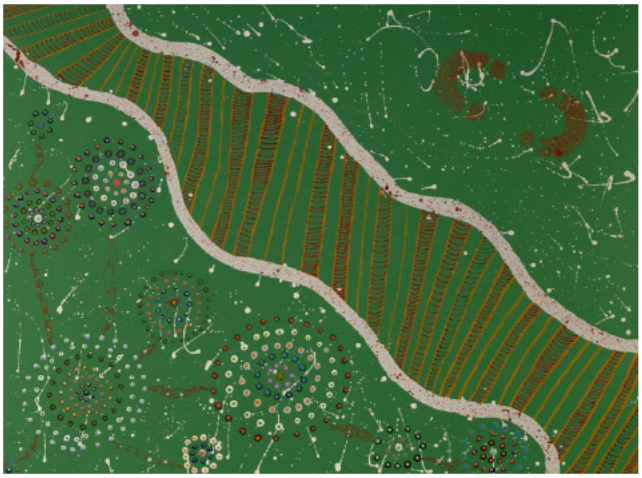

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Executive Summary

This Planning Proposal has been prepared by Urbis on behalf of JJ Cobbitty Development Pty Ltd (**the proponent/JJ Cobbitty**) and seeks to amend *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (**Parkland City SEPP**) for the site located on The Northern Road, forming part of Precinct 5 in the South Creek West Land Release Area, and is referred to as the Cobbitty Sub Precinct 5 (**Precinct 5**).

Precinct 5 comprises 303.15 ha of land and the planning proposal area will accommodate up to approximately 2,650 dwellings and a population of approximately 8,049 people. It builds on the NSW Government's vision and aspirations under the Western Sydney Growth Areas program. This planning proposal is seeking to rezone 172.67ha of land that forms 57% of Precinct 5. The remainder of Precinct 5 (130.41ha, 43%) is owned by a separate landowner.

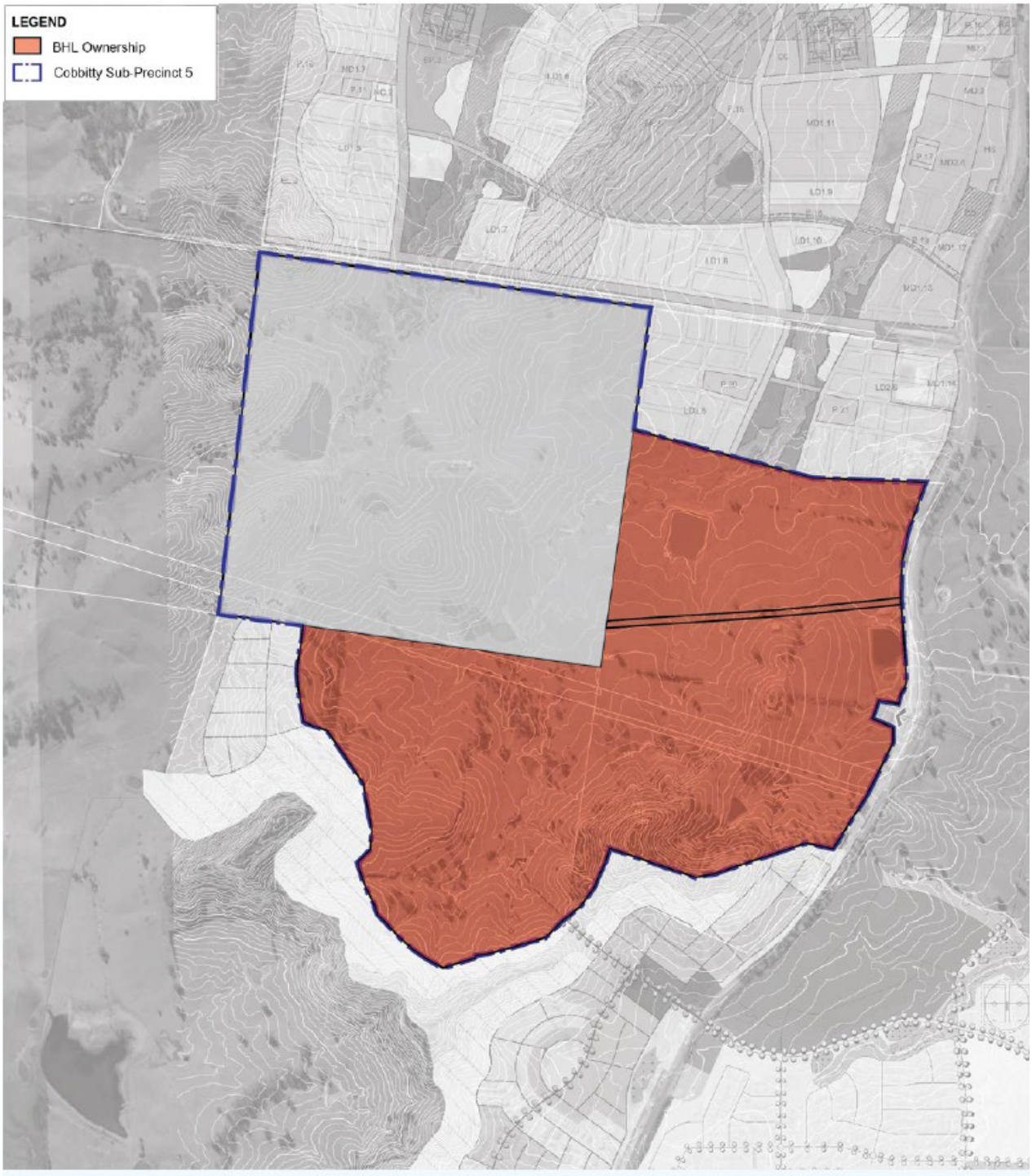
This Planning Proposal and the proposed changes to the Parkland City SEPP and the precinct-specific Development Control Plan (**DCP**) only apply to the land as identified in **Figure 1**. The Development Control Plan for the site will be in place prior to development consents or subdivision approvals being issued. To ensure planned infrastructure and services can service the entire Precinct, consultant studies and reports have considered Precinct 5 in its entirety.

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 south-west Sydney. In addition, the precinct will integrate the delivery of a high amenity environment, focused around the principles of achieving a distribution of open space, community facilities, and other related non-residential land uses that directly correlates with the needs for the incoming population, but is also responsive to the constraints and opportunities of the site. It will promote pedestrian walkability and connectivity to public places and spaces across the precinct and fundamentally build on the green and blue grid objectives.

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the relevant guidelines prepared by the NSW Department of Planning, Housing and Infrastructure (DPHI).

It is noted that this Planning Proposal is seeking an amendment to the Parkland City SEPP through an amending local environmental plan, however, informed by pre-lodgement discussions with Camden Council this Planning Proposal has been prepared in accordance with the *Local Environmental Plan Making Guideline (August 2023)*.

Figure 1 Land Ownership Plan



Source: Design + Planning

Project History and Strategic Context

Precinct 5 is located within the broader South Creek West Land Release Area (**SCW**), which is one of the largest greenfield precincts in Sydney. SCW comprises of five distinct precincts across approximately 1,500 hectares, including Precinct 5. The SCW Structure Plan has been developed by DPHI and Camden Council. JJ Cobbitty, and its team of technical consultants have worked closely with Camden Council to ensure broader strategic inputs relating both directly and indirectly to the release area have been considered and where appropriate, addressed under this Planning Proposal.

In early 2020, DPHI adopted a *New Approach to Precinct Planning*, providing a way forward for the planning and delivery of precincts. The new approach centres the planning system around people, places, public spaces and the environment, and provides councils and local communities with greater responsibility in planning decisions. Precinct 5 was identified as a 'Collaborative Planning Precinct' under the new approach. It is the understanding of this planning proposal that Camden Council will lead the planning for the precinct with support from DPHI.

SCW forms the western portion of the South West Growth Area (**SWGA**) and is one of 14 precincts. Precinct 5 is surrounded by active and recently completed precinct planning by DPHI and the Western Sydney Planning Partnership, including:

- Lowes Creek Maryland: Finalised and rezoned on by DPHI on 16 July 2021.
- Western Sydney Aerotropolis: Exhibited in 2019 by the Planning Partnership, with the SEPP finalised in mid-2020. Precinct Plans have been exhibited with DPHI currently undertaking a review of the community and stakeholder feedback. The Precinct Plans are expected to be finalised by the end of 2021.
- Tranche 41 (Part Pondicherry): Exhibited in 2021 and currently at gateway implementation.

Precinct 5 forms the next stage of the SCW precinct, nestled between the Lowes Creek Maryland precinct in the north, Pondicherry precinct in the east and the emerging centre of Oran Park in the south-east. The site is strategically located under 5.5km south of the Western Sydney Aerotropolis. The Aerotropolis is planned to accommodate approximately 200,000 new jobs. The proximity of Precinct 5 to the Aerotropolis will provide housing choice and diversity for the future employees of the Parkland City.

Pre-Lodgement Consultation with Camden Council

Throughout the preparation of this planning proposal and the key supporting technical investigations, an ongoing dialogue has been maintained with Camden Council. A Pre-lodgement meeting was held with Camden Council on 27 July 2021 to discuss the lodgement of the application. The key areas of discussion are included in the Table below.

Table 1 Pre-lodgement Consultation with Council

Council Comment	Planning Proposal Reference
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.	Refer to Draft Indicative Layout Plan prepared by Design + Planning (**Appendix A**) which identifies riparian corridors as C2 with all local parks within the residential zoning areas, excluding the ridgetop area, 'which is zoned Environmental Living.
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 Parkland City 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	Density bands are proposed within the DCP and SEPP in accordance with Council's pre-lodgement advice.
Investigate potential for regional/social Infrastructure A structure plan is critical in guiding orderly development within the SWGA and will assist Council to identify	Refer to the Demographic, Social Infrastructure and Community Needs Assessment prepared by WSP (**Appendix E**).

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.	The overall connectivity of the Precinct has been incorporated into the ILP and associated documentation with particular inputs incorporated into: Landscape Masterplan prepared by Distinctive (**Appendix D)** Infrastructure Servicing Strategy prepared by Infrastructure & Development Consulting (**Appendix P**) Traffic, Transport and Access Assessment prepared by SCT Consulting (**Appendix S**)
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.	Refer to the Historical Heritage Study prepared by Eco Logical Australia (**Appendix K**) and the Preliminary Aboriginal Cultural Heritage Assessment Report prepared by Eco Logical Australia (**Appendix J**)
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.	Refer to the Infrastructure Servicing Strategy prepared by Infrastructure & Development Consulting (**Appendix P**)
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	This process is noted and the Proponent will continue to discuss with Council initiatives to be implemented within the Planning Proposal to mitigate the effects of urban heat. The range and distribution of land uses proposed is outlined in **Section 4** of the Planning Proposal to assist Council.

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 successful 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.	This process is noted with a summary of stakeholder engagement undertaken to date outlined in **Section 7** of the Planning Proposal.

Post-lodgement Consultation

Since lodgement of the Planning Proposal to Council on 9 November 2021, the proponent has consulted extensively with Council and other government agencies. The Planning Proposal has since been endorsed by Council's Local Planning Panel on 21 February 2023, after which it was endorsed at Council's Ordinary Meeting on 11 June 2024. In this period the Planning Proposal had undergone a number of revisions to align with feedback provided by Council and the Local Planning Panel.

On 26 September 2024 the Planning Proposal was subsequently submitted to DPHI for Rezoning Review and consideration by the Sydney Western City Planning Panel (the Planning Panel). The Planning Proposal was considered lodged on 21 October 2024 (RR-2024-33).

Following consideration of the Planning proposal by the Planning Panel, a Rezoning Review decision was reached on 13 February 2025, which confirmed that the Planning Proposal demonstrates strategic and site-specific merit and should proceed to Gateway for assessment and determination. As part of this process, the Planning Proposal has been subject to further consultation with Council, DPHI and the Government Architect NSW (GANSW).

Following the Panel's decision, the Planning Proposal has since been updated in accordance with the recommendations of the Planning Panel, and advice from DPHI, the GANSW, Council and other relevant agencies.

Key updates include:

- Updated ILP to reflect:
  - Revised open space areas.
  - Revised riparian corridor, drainage and flooding strategies
  - Removal of the local centre
  - Revised school size
  - Revision of dwelling density bands and corresponding zoning
- Planning Proposal Report to reflect updated project information and ILP
- Technical study updates, to reflect updated project information and ILP

The material prepared for the Rezoning Review, the Rezoning Review Request and various covering letters, including the covering letters issued to DPHI regarding the updates made pre and post Gateway Determination, are attached to this Planning Proposal.

Draft Indicative Layout Plan

Council and DPHI have both noted that any Planning Proposal for Precinct 5 should consider and (where possible) incorporate the entire Precinct 5. However, the adjoining landowner for the remainder of Precinct 5 has advised that they do not wish to partake in the rezoning proposed under this Planning Proposal. The consultant studies have considered Precinct 5, where needed, although detailed precinct planning has only been undertaken for the proponent's landholding. Further references to the Precinct are in reference to the proponent's landholding only, unless otherwise stated.

The Precinct could comprise approximately 2,650 (3,600 overall) dwellings and a population of approximately 8,049 (12,000 overall) people within a thriving community supported by:

- Easy access to jobs in the Western Sydney Aerotropolis
- Community uses and services, and proximity to Oran Park Town Centre and the future Lowes Creek Maryland Town Centre
- Approximately 18.90 or 15% of the site's net developable area as open space
- Open space typologies also include creeks, grasslands, playgrounds, and other nature-based recreations areas
- Pedestrian and cycling connections including a central green corridor
- Prominent creeks and riparian areas that retain water in the local environment
- A future local school
- Integrated stormwater and services infrastructure that improve local amenity

The Planning Proposal is supported by a Draft Indicative Layout Plan (**Draft ILP**) which relates specifically to the eastern portion of Precinct 5 and has been informed by extensive specialist consultant studies.

The Draft ILP will accommodate approximately 2,650 and a population of approximately 8,049 people. This will be supported by 18.90ha of open space. The Draft ILP has been guided by the following key design principles:

1. **Context** – understand the existing characteristics of the site and its surrounds.
2. **Structure** – Establish a robust structure, an integrated and connected urban form to enable the local structure to flourish.
3. **Best Practice** – Demonstrate best practice and leading-edge design and place making.
4. **Design logic** – planning and design decisions are based on a clear and logical design rationale.

The Draft ILP informs the possible amendments to the *State Environmental Planning Policy (Precinct – Western Parkland City) 2021* (**Parkland City SEPP**), and the precinct-specific Development Control Plan (the **DCP**) sought to be adopted as part of this Planning Proposal.

Of note, the design of the ILP also considers neighbouring landholdings that will be developed in accordance with the Parkland City SEPP. It identifies areas, along the boundary of the ILP that will need further coordination with adjoining holders when developed at the detailed DA stage.

Infrastructure Funding

Precinct 5 forms part of the SWGA and will also be subject to the Housing and Productivity Contribution (HPC) to support regional infrastructure, in parallel with a Local Contribution Plan.

The proponent is currently seeking to advance both a State and local planning agreement to facilitate the coordinated delivery of regional and local infrastructure.

In parallel with these planning agreements being progressed, a Draft Local Contributions Plan has also been developed for the Planning Proposal in accordance with the Department's Guidelines for '*Contribution Plans and Planning Proposals'* (October 2021).

Economic Impacts of the Proposal

Based on a high-level forecast of the expected take-up of residential and non-residential uses within a 10 year modelling period (i.e. up to 2031), carried out by Atlas Urban for Precinct 5, and informed by historic take-up rates observed elsewhere within the SWGA, as well as current market conditions and the future economic outlook, it is estimated that the rezoning of this Precinct will result in a net increase in economic activity during the construction phase through a mix of direct and indirect (flow-on) activity, including supporting 7,266 full-time equivalent jobs (including 3,578 direct jobs).

When operational, the Precinct is estimated to result in an annual net increase in economic activity by 2031 with:

- $220.2 million in output (including $130.4 million in direct activity).
- $106.1 million contribution to Gross Regional Product (including $61.8 million in direct activity).
- $63 million in incomes and salaries paid to households (including $49.4million in direct income).
- 662 FTE jobs (including 372FTE directly related to activity at Precinct 5).

Additional local retail expenditure associated with the Precinct's 2,650 new residential dwellings are estimated to support significant economic activity through direct and flow-on impacts (per annum) by 2031, including 1,346 FTE jobs (including 992 FTE directly related to activity at the Site)

In addition to the significant economic activity supported by the Proposal, it is recognised that on the ground development of Precinct 5 sooner (i.e. rather than post-2031) would produce other important economic and social impacts. These include:

- **Supporting Housing Affordability:** The Precinct will provide some 2,650 new dwellings over the next 10 years at a range of price points. This increase in housing supply will support housing affordability for residents seeking accommodation in the South West Region, including the availability of rental accommodation.
- **Providing Significant Local Infrastructure**: The Precinct includes an allowance for approximately ~18.9 ha-of open space in addition to civil/road and educational infrastructure to support the growth of the local community. This is intended to be provided at no-cost to government in line with the principles of the Precinct Acceleration Protocol (PAP) process.
- **Increase in Rates and Taxation Revenues:** Along with greatly increased economic activity, the Proposal will support significant taxation revenues to all levels of government including Council rates, payroll tax, stamp duty, and income tax.
- **Create a Buffer of Housing Supply:** As Precinct 5 comprises a few large land owners, the issues of land fragmentation observed elsewhere across the SWGA are mitigated. In other rezoned precincts where land ownership is heavily fragmented, the timely supply of housing is not a given.

The Precinct has the capacity to provide a buffer of housing supply which mitigates the timing risk observed elsewhere across the SWGA.

Overall, the Proposal is considered to have strong economic merit and could contribute significantly to the Camden economy and the broader Greater Sydney economy

Furthermore, development of the Precinct 5 including the proposed rezoning is also considered to have merit from a market perspective and its delivery will be critical for the South West Region to meet projected housing demand over the coming decade and towards 2041.

Conclusion

The proposal is underpinned by a strong strategic context, which is confirmed by the sites position within the South Creek West Land Release Area of the SWGA. South Creek West is currently undergoing rezoning through the State Government's Precinct Planning Process, with this report relating only to a part of the South Creek

West Precinct referred to as 'Precinct 5'. This Planning Proposal is seeking a rezoning through a Council led Gateway rezoning process in pursuit of a timely outcome to meet the housing demand within the SWGA.

A draft Indicative Layout Plan (**Appendix A**) which reflects the Proposal and is informed by detailed technical investigations and ongoing collaboration with Camden Council which underpin the Draft ILP.

The Planning Proposal is consistent with the intent, objectives and principles of the Greater Sydney Region Plan, the Western City District Plan and the Camden Council Local Strategic Planning Statement and local strategies. The proposed rezoning will deliver an 173ha residential self-sufficient community with a population of approximately 8,049 people offering diverse living options, open space, a village centre, community facilities, and employment opportunities.

This Planning Proposal has been prepared through the undertaking of detailed planning studies, a review of the site's strategic context and an assessment of the lands capability to accommodate future residential and urban land uses. As a result of this planning work, it is confirmed that the site is suitable for the proposed rezoning. The proposal should be supported through the formal gateway process and recommended for rezoning by the NSW Department of Planning, Housing and Infrastructure.

1 Introduction

1.1 Overview

This Planning Proposal has been prepared by Urbis on behalf of JJ Cobbitty Development Pty Ltd (**the proponent / JJ Cobbitty**) and seeks to amend the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (**Parkland City SEPP**) for the site located on The Northern Road, forming part of Cobbitty Sub-Precinct 5 in the South Creek West Land Release Area and is referred to as the '**Precinct 5**'.

This planning proposal is seeking to rezone 172.67 ha of land that forms 57% of Precinct 5. The remainder of Precinct 5 (130.41ha, 43%) is owned by a separate landowner.

The adjoining landholder for the remainder of Precinct 5 has advised that they do not wish to partake in the rezoning. Therefore, this Planning Proposal and the proposed changes to the Parkland City SEPP and the precinct-specific Development Control Plan (DCP) only apply to the land as identified in **Figure 1**. The Development Control Plan for the site will be in place prior to development consents or subdivision approvals being issued. To ensure planned infrastructure and services can service the entire Precinct, consultant studies and reports have considered Precinct 5 in its entirety, where relevant.

The intended outcome 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:

- B4 Mixed Use
- C2 Environmental Conservation
- C4 Environmental Living
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- SP2 Infrastructure

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.
- Introduce dwelling density controls (a range of minimum - maximum dwellings per hectare) which correspond with the land use zones and ILP.
- Introduce a minimum lot size of 1,000sqm only for the C4 Zoned Land.
- Map the riparian corridor on the site under the Riparian Protection Area and Native Vegetation Protection Map
- Map land for public purposes under the Land Reservation Acquisition Map

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 south west Sydney. In addition, the precinct will integrate the delivery of a high amenity environment, focused around the principles of achieving a distribution of open space, community facilities, retail and other related non-residential land uses that directly correlates with the needs for the incoming population, but also responsive to the

constraints and opportunities of the site. It will promote pedestrian walkability and connectivity to public places and spaces across the precinct, and build on the green and blue grid.

JJ Cobbitty has engaged a suite of technical experts to guide and inform the preparation of this planning proposal to assist in creating a liveable and thriving new community within the Camden Local Government Area. Precinct 5 is within the South Creek West Land Release Area (**SCW**), which is one of the largest greenfield precincts in Sydney. The SCW Structure Plan has been developed by DPHI and Camden Council. JJ Cobbitty have engaged with Camden Council and have worked closely with its team of technical consultants to ensure broader strategic inputs relating both directly and indirectly to the release area have been considered and where appropriate, addressed under this Planning Proposal.

SCW forms the western portion of the South-West Growth Area (**SWGA**). Precinct 5 is surrounded by active and recently completed precinct planning by DPHI and the Western Sydney Planning Partnership, including:

- Lowes Creek Maryland: Finalised and rezoned on by DPHI on 16 July 2021.
- Western Sydney Aerotropolis: Exhibited in 2019 by the Planning Partnership, with the SEPP finalised in mid-2020. Precinct Plans have been exhibited with DPHI currently undertaking a review of the community and stakeholder feedback, now being in place.
- Tranche 41 (Pondicherry): rezoned in 2022

Precinct 5 forms the next stage of the SCW precinct, nestled between the Lowes Creek Maryland precinct in the north, Pondicherry precinct in the east and the emerging centre of Oran Park in the south-east. The site is strategically located under 5.5km south of the Western Sydney Aerotropolis. The Aerotropolis is planned to accommodate approximately 200,000 new jobs. The proximity of Precinct 5 to the Aerotropolis will provide housing choice and diversity for the future employees of the Parkland City.

1.2 Report Structure

This report has been split into two parts:

- Part A: Strategic Positioning – to outline the key benefits of the rezoning and the role of Precinct 5 in the SWGA and greater role in the growth of Western Sydney.
- Part B: Planning Proposal – in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the **EP&A Act**) and the relevant guidelines prepared by the DPHI.

It is noted that this Planning Proposal is seeking an amendment to the Parkland City SEPP, however, based on feedback from Camden Council this Planning Proposal is consistent with the following guides:

- A Guide to Preparing Local Environmental Plans (December 2021); and
- Local Environmental Plan Making Guideline (August 2023)

The Planning Proposal is structured as follows:

- **Chapter 2: Site and Planning History** – provides a description of the site and context.
- **Chapter 3: Planning Framework** – provides a summary of the relevant strategic planning policies and directions and statutory planning legislation controls.
- **Chapter 4: Indicative Layout Plan** – provides a description of the proposed Indicative Layout Plan
- **Chapter 5: Camden Growth Centres Precinct Plan** – provides an overview of the Camden Growth Centres Precinct Plan, and its relation to the Planning Proposal.
- **Chapter 6: Infrastructure Delivery -** provides an overview of the relevant infrastructure delivery considerations and contribution frameworks.
- **Chapter 7: Community and Stakeholder Engagement** – provides a summary of the engagement processes undertaken to date and outcomes.
- **Chapter 8**: **Planning Proposal**, including:

- Part 1 – A statement of the objectives and intended outcomes of the proposed instrument.
- Part 2 – An explanation of the provisions that are to be included in the proposed instrument.
- Part 3 – The justification for those objectives, outcomes and the process for their implementation.
- Part 4 – Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies.
- Part 5 – Details of the community consultation that is to be undertaken on the planning proposal.
- Part 6 – A project timeline to detail the anticipated timeframe for the plan making process.

The Planning Proposal also contains an **'Addendum to the Planning Proposal'** which addresses the feedback received from Council's Local Planning Panel and Council officers following its endorsement at Council's ordinary meeting in mid-2024.

The Planning Proposal should also be read in conjunction with the **'Covering Letter'** dated 16 September, 2025, which summarises the changes made to this Planning Proposal following the Rezoning Review Decision on 13 February 2025, which confirmed the Planning Proposal has strategic and site-specific merit and should be submitted to DPHI for Gateway Determination.

The Planning Proposal is supported by the technical documentation (including those updated in 2025 following Rezoning Review) listed in Table 2 below.

Table 2 Supporting Documentation

Technical Input	Consultant	Appendix Reference
Draft Indicative Layout Plan and SEPP Maps	Design+Planning	Appendix A
Urban Design Report	Design+Planning	Appendix B
Draft Development Control Plan (Not Council Endorsed)	Urbis	Appendix C
Landscape Masterplan incl. Addendum	Distinctive Urbis	Appendix D
Demographic, Social Infrastructure and Community Needs Assessment	WSP	Appendix E
Housing Market Needs and Economic Impact Assessment	Atlas Urban Economics	Appendix F
Average Lot Size Memo	Design + Planning	Appendix G
Preliminary Geotechnical and Salinity Assessment	Douglas Partners	Appendix H
Preliminary Site Investigation (Contamination)	Douglas Partners	Appendix I
Preliminary Aboriginal Cultural Heritage Assessment Report	Eco Logical Australia	Appendix J
Historical Heritage Study	Eco Logical Australia	Appendix K
Watercycle Management Report	J.Wyndham Prince	Appendix L
Biodiversity Assessment, incl as appendices ▪ Assessment of Consistency between the Relevant Biodiversity Measures of the	Eco Logical Australia	Appendix M

Technical Input	Consultant	Appendix Reference
Biodiversity Certification Order and Sub-Precinct 5 of the South Creek West Precinct ▪ Assessment of Consistency between the Commitments of the Strategic Assessment Program and ▪ Sub-Precinct 5 of the South West Creek Precinct Plan Consistency Assessments)		
Riparian Assessment	Eco Logical Australia	Appendix N
Strategic Bushfire Study	Peterson Bushfire	Appendix O
Infrastructure Servicing Strategy	Infrastructure & Development Consulting	Appendix P
Air Quality Assessment (Stage 1)	SLR Consulting	Appendix Q
Groundwater Report	Douglas Partners	Appendix R
Transport Management Accessibility Plan	SCT Consulting	Appendix S
Planning Proposal Pre-Lodgement Meeting Minutes	Camden Council	Appendix T
Noise and Vibration Impact Assessment	Marshall Day Acoustics	Appendix U
Urban Heat Report	Urbis	Appendix V
Visual Impact Assessment	Artefact Heritage	Appendix X
Connecting with Country Report.	Artefact Heritage	Appendix W
Geotechnical Advice Letter	Douglas and Partners	Appendix Y
Salinity Report	Douglas and Partners	Appendix Z
Rezoning Review Request	Inspire Planning	Appendix AA
Rezoning Review Briefing Note dated 16 September, 2025	Urbis	Appendix BB
Geotechnical Review and Site Suitability Assessment	Douglas Partners	Appendix CC
Gateway Submission Covering Letter dated 12 December, 2025	Urbis	Appendix DD
Post Gateway Covering Letter, dated 17 April 2026	Urbis	Appendix EE
Aboriginal Heritage Interpretation & Art Strategy	Artefact Heritage	Appendix FF

2 Site and Planning History

2 Site and Planning History

2.1 Regional Context

The site is located within the Camden Local Government Area (**LGA**) and within the South West Growth Area (**SWGA**). It is located approximately 45km south west of Parramatta CBD and 65km south west of Sydney CBD. The site is in proximity to the Western Sydney Aerotropolis (**Aerotropolis**) and city shaping infrastructure, such as the Western Sydney Airport. The Aerotropolis is 5.5km north of the site and is projected to deliver 28,000 jobs by 2031.

Figure 2 Regional Context Map

Source: Urbis

2.1.1 South West Growth Area

The SWGA is one of five major growth areas in Western Sydney and is expected to contribute to residential and employment growth. The SWGA is guided by the State Environmental Planning Policy (Precincts - Parkland City) 2021 (**Parkland City SEPP**). The aims of the Parkland City SEPP are to:

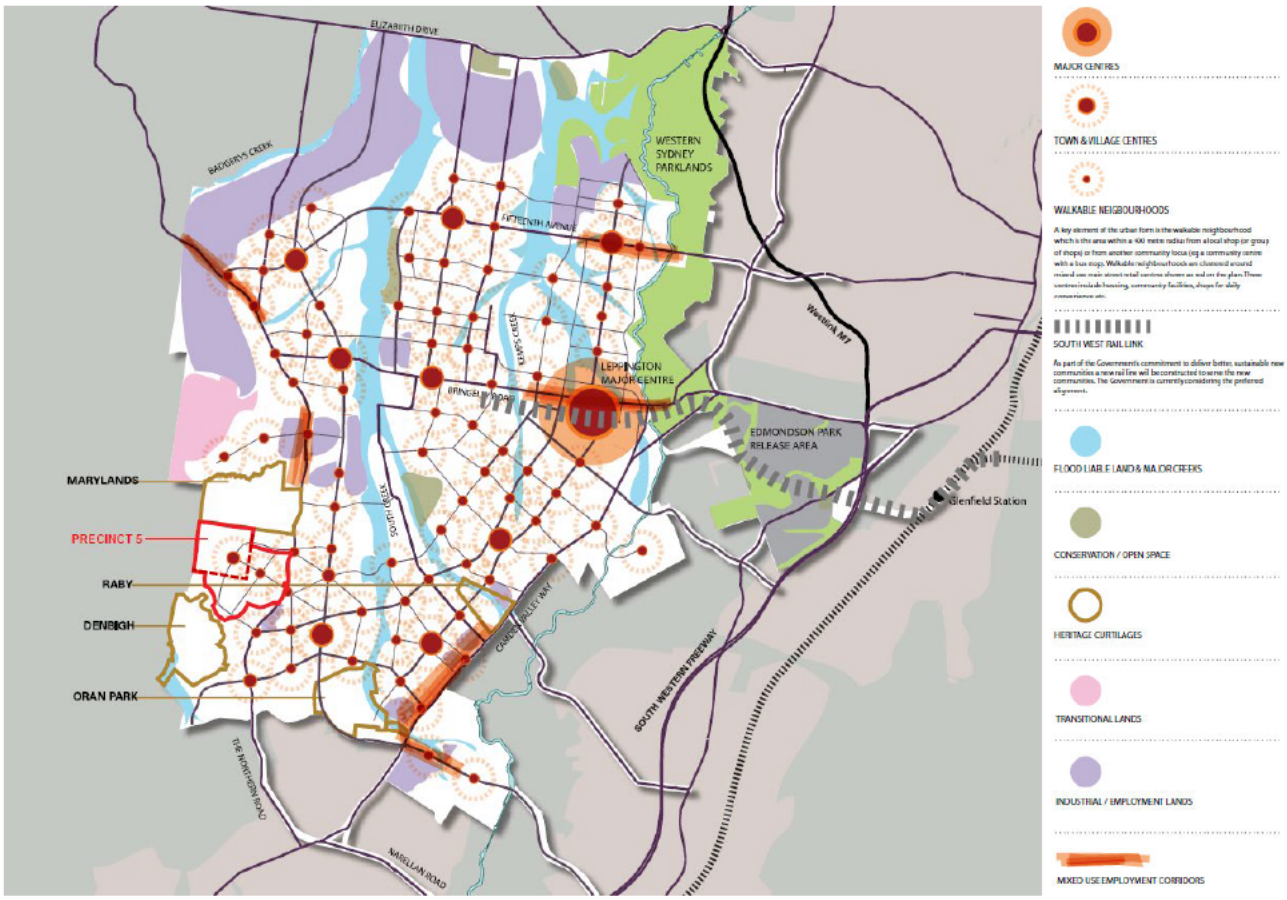
- Co-ordinate the release of land for residential, employment, and other urban development in the North West Growth Area, South West Growth Area, Wilton Growth Area, and Greater Macarthur Growth Area,

- Enable the Minister from time-to-time designate land in growth areas as ready for release of development,
- Provide for comprehensive planning for growth areas,
- Enable establishment of vibrant, sustainable, and liveable neighbourhoods that provide for community wellbeing and high-quality local amenity,
- Provide controls for the sustainability of land in growth areas that have conservation value,
- Provide the orderly and economic provision of infrastructure in and to the growth areas,
- Protect and enhance land with natural and cultural heritage values, and
- Provide land use and development controls that will contribute to the conservation of biodiversity.

The SWGA is divided into precincts, of which 9 have been rezoned under the Parkland City SEPP for urban development. The precincts which have been rezoned for urban land uses have undergone significant development such as Oran Park, Catherine Fields (Part), Turner Road, East Leppington, Edmondson Park, Leppington, Austral and Leppington North. Lowes Creek Maryland is the first precinct within South Creek West to be rezoned and along with the other rezoned precincts, it has been supported by investment in infrastructure including road upgrades, South West Rail Link and utilities including water, sewer and electricity. In addition, Tranche 41 (Part Pondicherry) was exhibited in 2021 and currently at gateway implementation.

The South West Growth Centre Structure Plan provides an indicative plan for how the South West Growth Centre will evolve and identifies the locations of various centres, employment lands, open space and flood affected land.

Figure 3 South West Growth Centre Structure Plan (Edition 3)

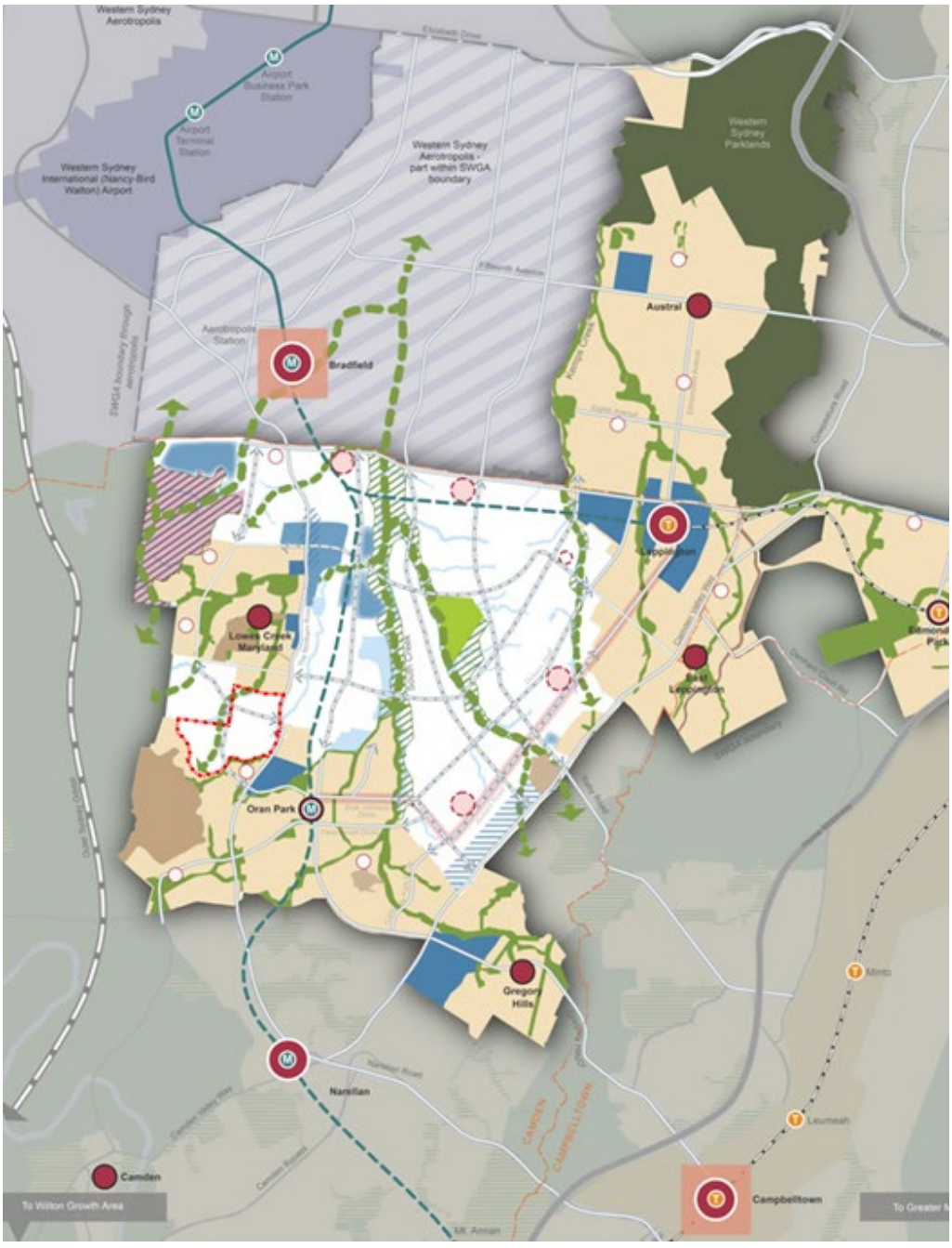


Source: NSW Government

Within Precinct 5, the Structure Plan identifies a town and village centre as well as walkable neighbourhoods.

More recently, *A Guide to the South West Growth Area* was finalised in December 2022 which is to be considered when planning within the SWGA. The Growth Area will be an integrated part of the metropolitan cluster of the Western Parkland City, comprising Liverpool, Greater Penrith, Campbelltown-Macarthur, Western Sydney International (Nancy-Bird Walton) Airport and Western Sydney Aerotropolis. There have been several changes between the 2010 and 2022 Structure Plans, which can be seen within the Structure Plan maps, but also include a shift towards increases in density, greater efforts to deliver interconnected walking and cycling networks, thinking about how new open space can be better accessed, distributed, and provide for various uses, rather than focussing on population-based quantitative standards.

Figure 4 South West Growth Area Structure Plan 2022



Source: NSW Government

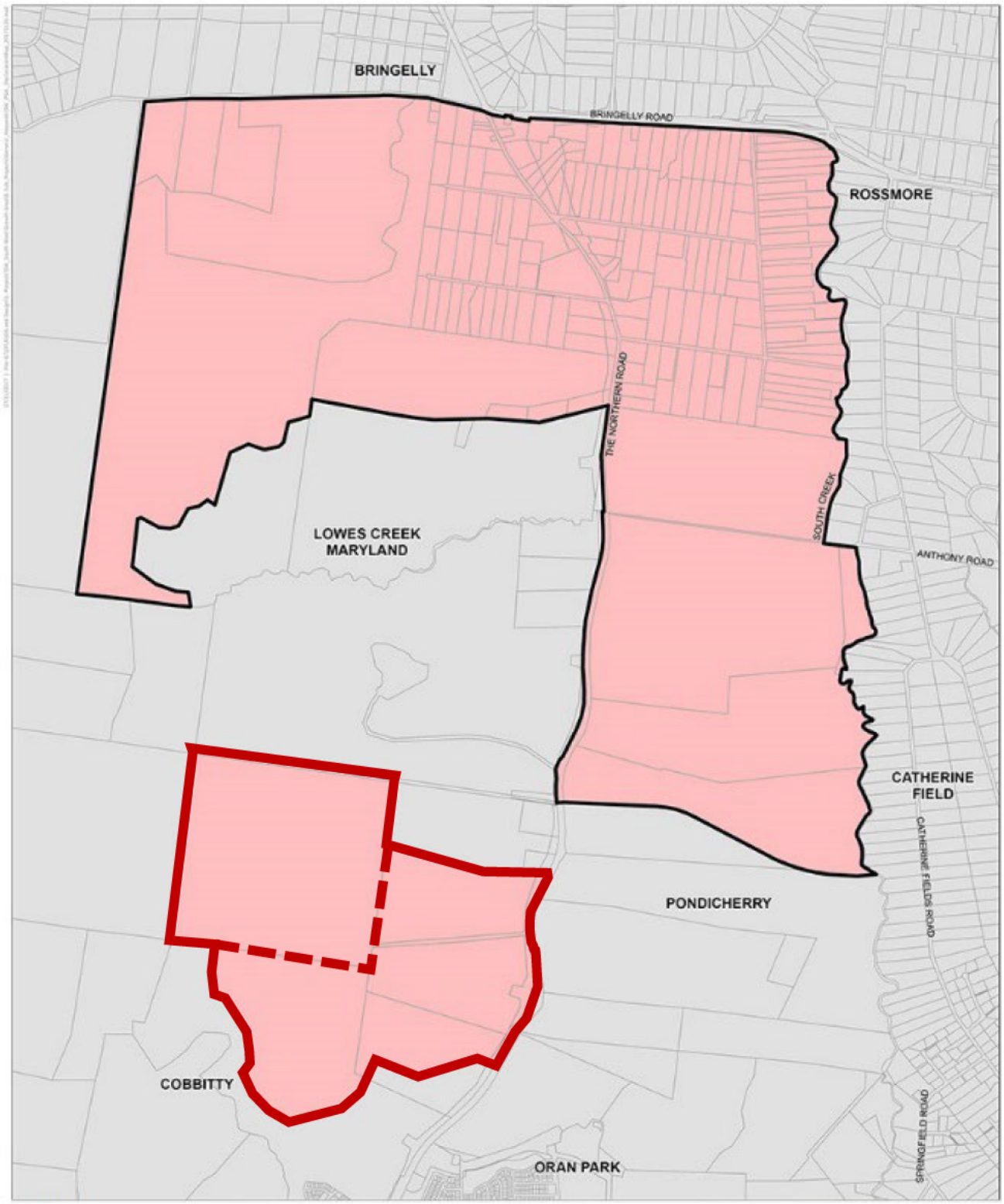
2.1.2 South Creek West Land Release Area

The South Creek West Land Release Area is an identified precinct within the SWGA.

Given the scale of the release area, the Department of Planning, Industry and Environment (DPHI) divided it into five distinct precincts numbered 1 – 5. The land to which this Planning Proposal forms part of *Cobbitty Sub Precinct 5*, also known as Precinct 5. It totals approximately 303.15 hectares and is comprised of 5 lots. The precinct is characterised by rural residential and small-scale agricultural land uses and activities. This Planning Proposal relates to 5 lots within Precinct 5 totalling 57% (172.67ha) of Precinct 5.

The precinct was released by the Minister for Planning on 24 November 2017 for urban development. The release formally commenced the rezoning process for land within the precinct, including the subject site. As part of the planning process, DPHI intended to develop a structure plan to provide a high-level framework outlining road connections, green grid opportunities and integration with rezoned and exhibited precincts adjacent to the release area.

Figure 5 South Creek West Land Release Area with Precinct 5 identified in red



Source: DPHI

2.1.3 New Approach to Precinct Planning

In early 2020, DPHI adopted a *New Approach to Precinct Planning*, providing a way forward for the planning and delivery of precincts. The new approach **centres the planning system around people, places, public spaces and the environment, and provides councils and local communities with greater responsibility in planning decisions.**

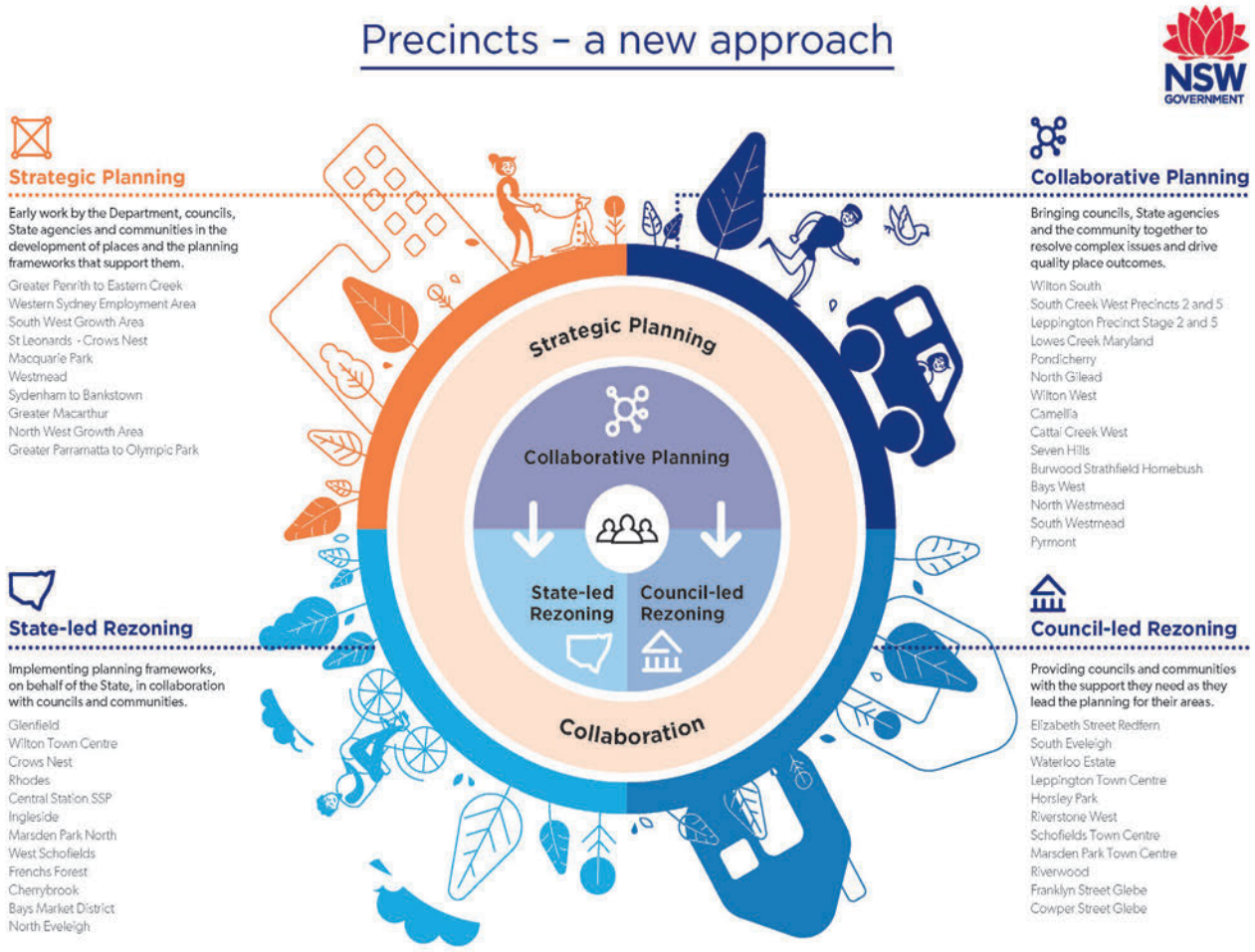
The new approach has allocated all existing precincts in Greater Sydney four planning pathways as shown in **Figure 6**. The two pathways of relevance to this Planning Proposal are:

Strategic Planning Precincts (SWGA): Precincts which require the resolution of significant issues or challenges before any works towards rezoning can begin. Resolution will need to include early work by DPHI, councils, state agencies and communities to develop planning frameworks which support the planning for these precincts.

Collaborative Planning Precincts (SCW Precincts 2 and 5): Precincts which rely upon the integration of the various inputs from public and private agencies for successful infrastructure timing and delivery. It is DPHI's intention that they will facilitate collaborative planning amongst these agencies, enabling precinct submissions which demonstrated holistic planning and delivery schedules.

In this new approach, Camden Council will lead the planning for the precinct with support from DPHI.

Figure 6 DPHI's New Approach to Precinct Planning

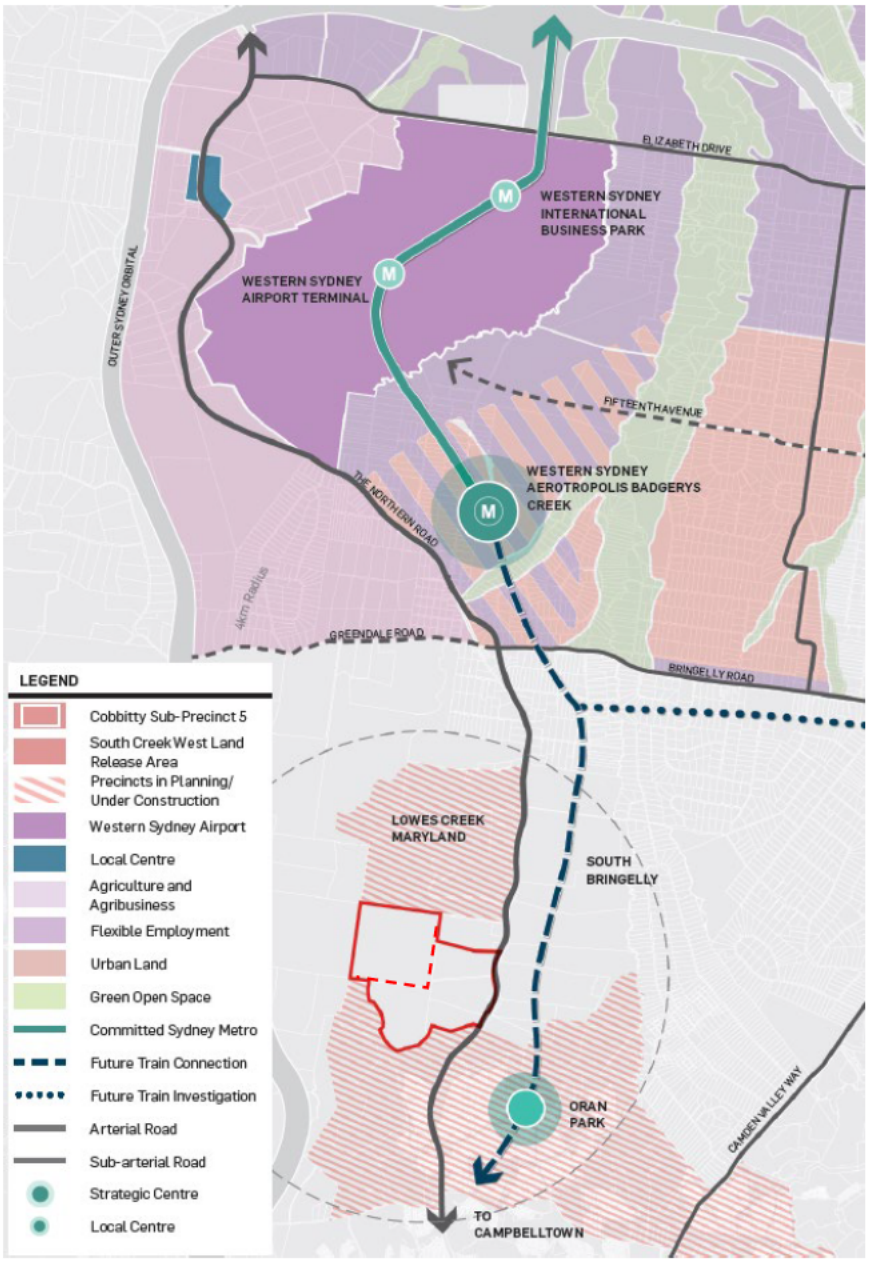


Source: DPHI

2.2 Cobbitty Sub Precinct 5

Precinct 5 is located within the south-west portion of the South Creek West Land Release area within the suburb of Cobbitty in the Camden LGA. The Precinct adjoins the Lowes Creek Maryland precinct to the north and Oran Park to the south-east. **Figure** *7* indicates the site located south of the Lowes Creek Maryland precinct and the indicative location of proposed major infrastructure.

Figure 7 South Creek West Land Release Area – Indicative Structure Plan



Source: Urbis

2.3 Site and Surrounds

2.3.1 Existing Land Use and Ownership

Precinct 5 totals approximately 303 hectares and is located within the Camden Local Government Area (**LGA**). The precinct has an irregular shape and is legally comprised of 5 lots.

The proponent owns approximately 57% of the precinct, the remainder of the precinct is in a single ownership, with the exception of Lot 1 and Lot 3. Table 3 provides a summary of the Lots that form Precinct 5, and the cases of separate ownership.

The site is currently zoned *RU1 Primary Production* and comprises large areas of existing rural and agricultural land use activities with rural dwellings scattered across the precinct. The area is bounded by the following:

- **North:** Lowes Creek Maryland precinct and future sub-arterial road.
- **South-East:** Oran Park precinct.
- **East:** The Northern Road.

- **West**: Undeveloped rural land.

Table 3 Summary of Lots that form Precinct 5

Address	Lot / DP
The Northern Road, Cobbitty	Lot 1 DP 1273487 Owned by Sydney Water
705 The Northern Road, Bringelly	Lot 2 in DP 1216380
657 The Northern Road, Bringelly	Lot 4 in DP 1216380
689 The Northern Road, Bringelly	Part Lot 3 in DP1216380 Remainder of Lot 3 owned by separate entity
421D The Northern Road, Cobbitty	Lot 500 in DP 1231858
621 The Northern Road, Cobbitty	Lot 4 in DP 1273487

2.3.2 Open Space

Within approximately 10-minute drive from Precinct 5, there are numerous passive open and active open spaces including:

- Oran Park: Dawson-Damer Park (district level park with large water play space, ninja warrior course, swings, trampolines and a basketball half-court); Doohan Reserve (district sporting hub with four sports fields, two synthetic cricket pitches and practice nets, eight tennis courts and two multipurpose courts), Jack Brabham Reserve (local facility with two sports fields, one synthetic cricket pitch and practice nets); Wayne Gardner Oval (a local sportsground with playground); Perich Park (grassed area) and Julia Reserve Youth Precinct with a skate park, parkour facility, multipurpose courts and kickabout areas.
- The Oran Park Leisure Centre has also recently opened, with an eight-lane 50-metre indoor pool, leisure pool, toddler pool, four-court stadium, and health and fitness areas. The facility is co-located with the Oran Park Library.
- Harrington Park and Kirkham: Harrington Park Sports Fields and Sir Warwick Fairfax Oval (local club sports fields and courts) as well as Macarthur Regional Hockey Centre and Narellan Sports Hub (44 netball courts, athletic facilities, multi-purpose sportsgrounds and playground)
- Bringelly: Bringelly Park and Reserve (local sportsfields with courts) and equestrian centre
- Cobbitty: Fred Small Oval (two cricket pitches and an archery range)

Further from the site, the Narellan Sports Hub (regional facility) has recently been upgraded to provide:

- An additional 14 netball courts with floodlighting (44 in total)
- A synthetic athletics track, including field and jump facilities, floodlighting, drainage and irrigation and athletics administration/club building
- An additional full-size rugby league field to replace the existing smaller 'mod league' field, including floodlighting and drainage
- A criterium cycling track
- A large, turfed area for future multi-purpose use
- A pedestrian and cycle path network.

Proposed open spaces surrounding Precinct 5 are:

- Lowes Creek Maryland (LCM): up to 62ha of open space, incorporating 21 local parks, six double playing fields and a number of multipurpose outdoor courts
- Leppington North: approximately 135ha of open space, 60% of which is passive (81ha)
- Catherine Field: 50ha of open space, including two double playing fields and four outdoor courts
- Leppington: the Leppington Oval upgrade (local junior sports fields for soccer); and sports fields provided as part of the Leppington Town Centre development, which is still in the planning process
- Pondicherry: a district level sporting facility, including four turf playing fields, one artificial turf field and eight multipurpose sport courts.

Various open space areas are expected to be delivered within the Pondicherry Precinct to the immediate east of the site.

2.3.3 Social Infrastructure

The Precinct is in close proximity to existing and emerging areas that have existing and planned social infrastructure items that will complement the infrastructure proposed on the site. The nearby Town Centres and Neighbourhood Centres in Oran Park, Lowes Creek Maryland and Pondicherry are easily accessible from the site by car, bicycle or foot. These Centres will include the social infrastructure, facilities and services that are not likely to be available within the Precinct, such as high schools, libraries, public swimming pools and leisure centres. The location of existing social infrastructure is shown in Figure 8 below.

Community and Cultural Facilities

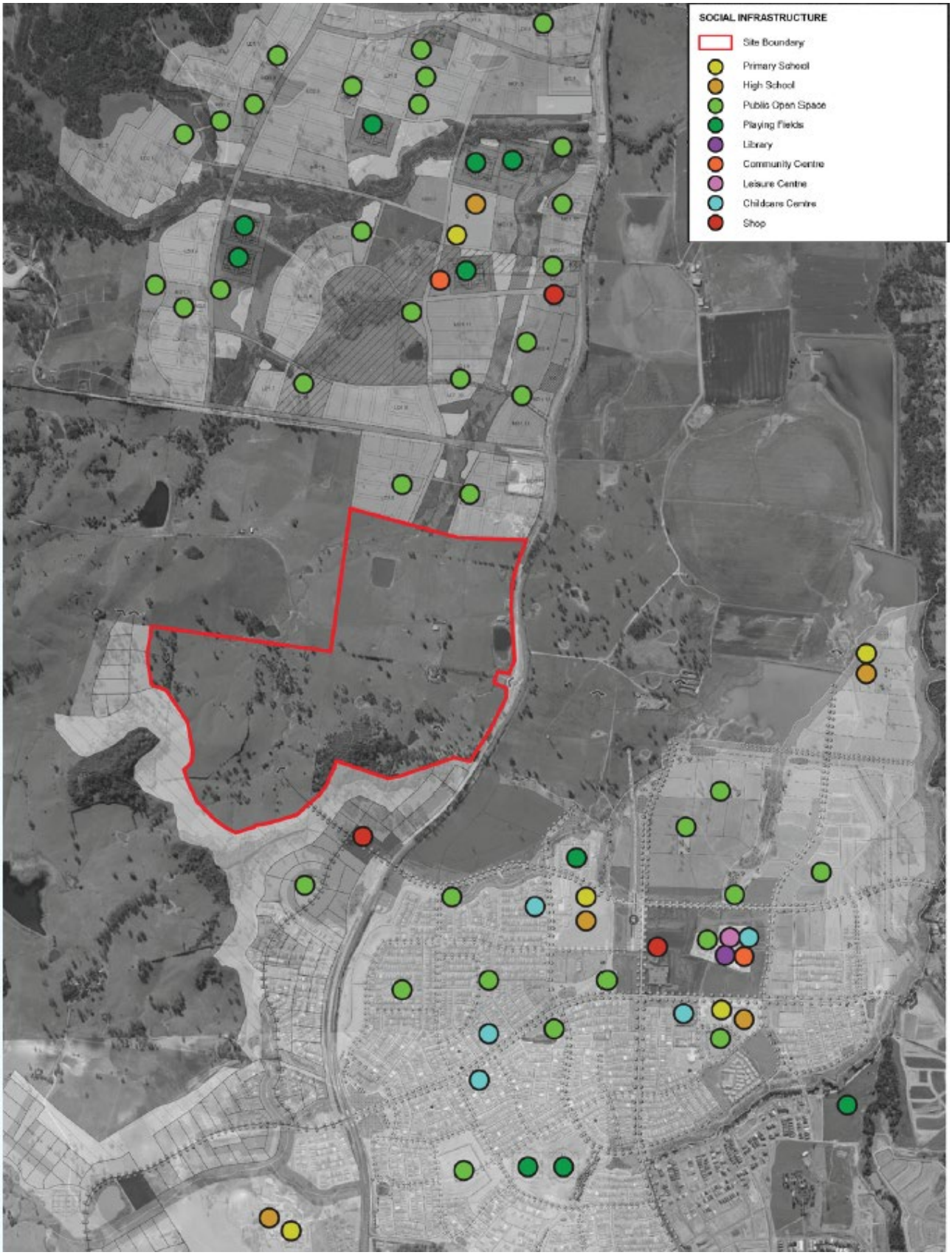
There are no existing community and cultural facilities within current Precinct 5. The nearest existing facilities (within approximately 10-minute drive) are:

- Oran Park: Julia Reserve Youth and Community Centre and Oran Park Library (which includes the multifunctional Sandown Rooms for uses for meetings, playgroups, community groups and dance, fitness and art classes), as well as the Oran Park Town Sales and Information Centre. Including a leisure / aquatic centre under construction in the Oran Park Town Centre.
- Catherine Field: Catherine Park Community Centre and Catherine Field Community Hall
- Harrington Park: Harrington Park Community Centre and Birriwa Reserve Community Hall (with enclosed open space and adjoining playground)
- Bringelly: Bringelly Community Centre.

With the exception of the Julia Reserve Youth and Community Centre and Oran Park Library (and its Sandown Rooms), all existing facilities are local level and have minimal or limited multifunctionality (e.g. hall and meeting rooms). Beyond this proximity, local level community and cultural facilities are dispersed in the surrounding town and urban centres. Future community facilities within the region include:

- LCM: multipurpose community centre (up to 2,000sqm)
- Austral and Leppington North: a range of community facilities, including performing arts, exhibition and workshop and studio spaces, and a multipurpose community centre (as well as a recommendation from Camden Council for a new library to create a community and cultural hub of 5,000-5,500sqm,
- Pondicherry: a 530-580sqm multipurpose community centre with large hall and small hall (capable of being turned into smaller rooms).

Figure 8 Existing Social Infrastructure Analysis Plan

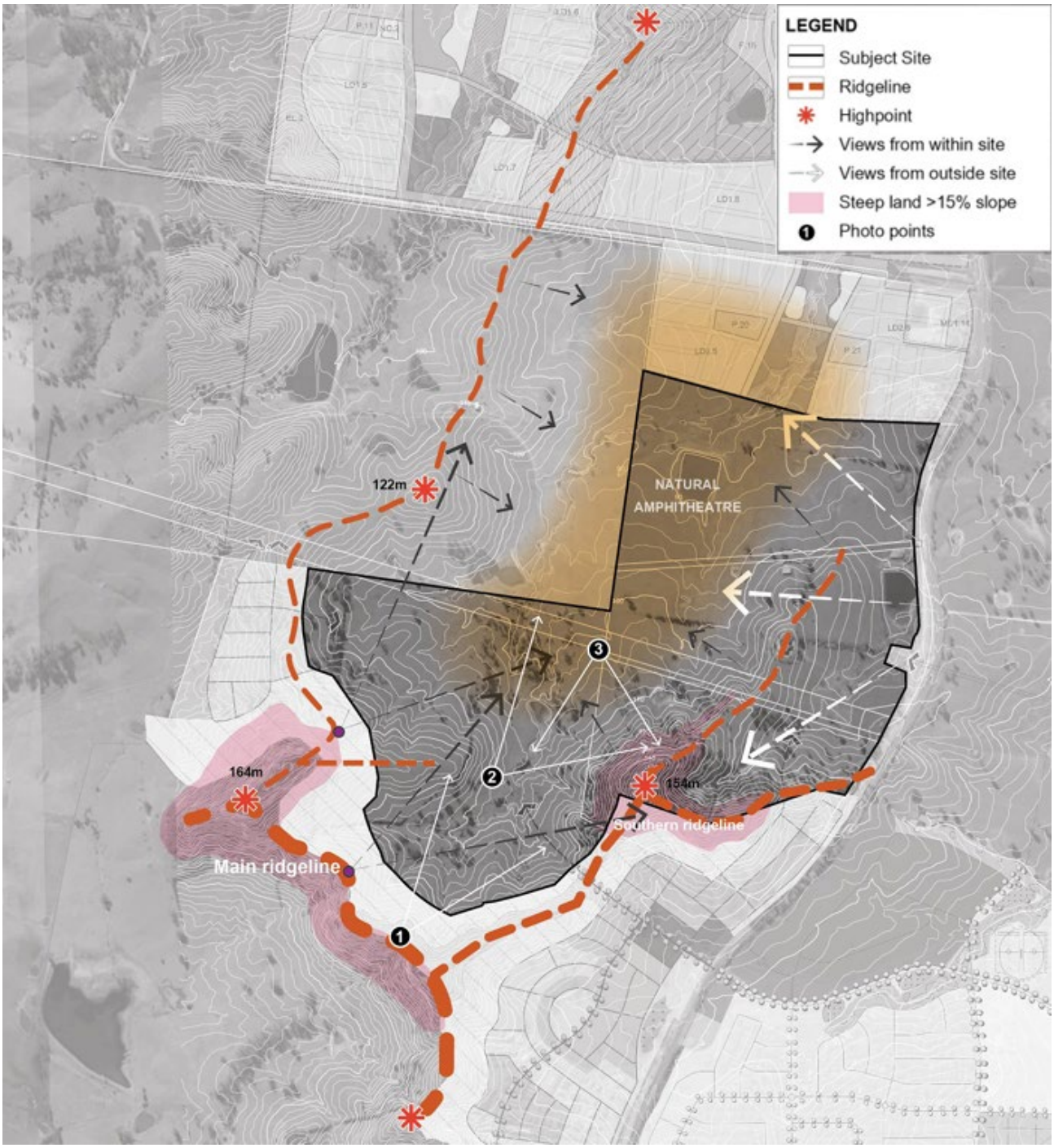


Source: WSP

2.3.4 Topography

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 ranging from 154m AHD at its highest point on the south-east ridgeline to 84m AHD at its lowest point in the north (refer to Figure 9).

Figure 9 Landform Analysis Plan



Source: Design+Planning

2.3.5 Biodiversity

The site contains two native vegetation communities in varied condition and structure, including:

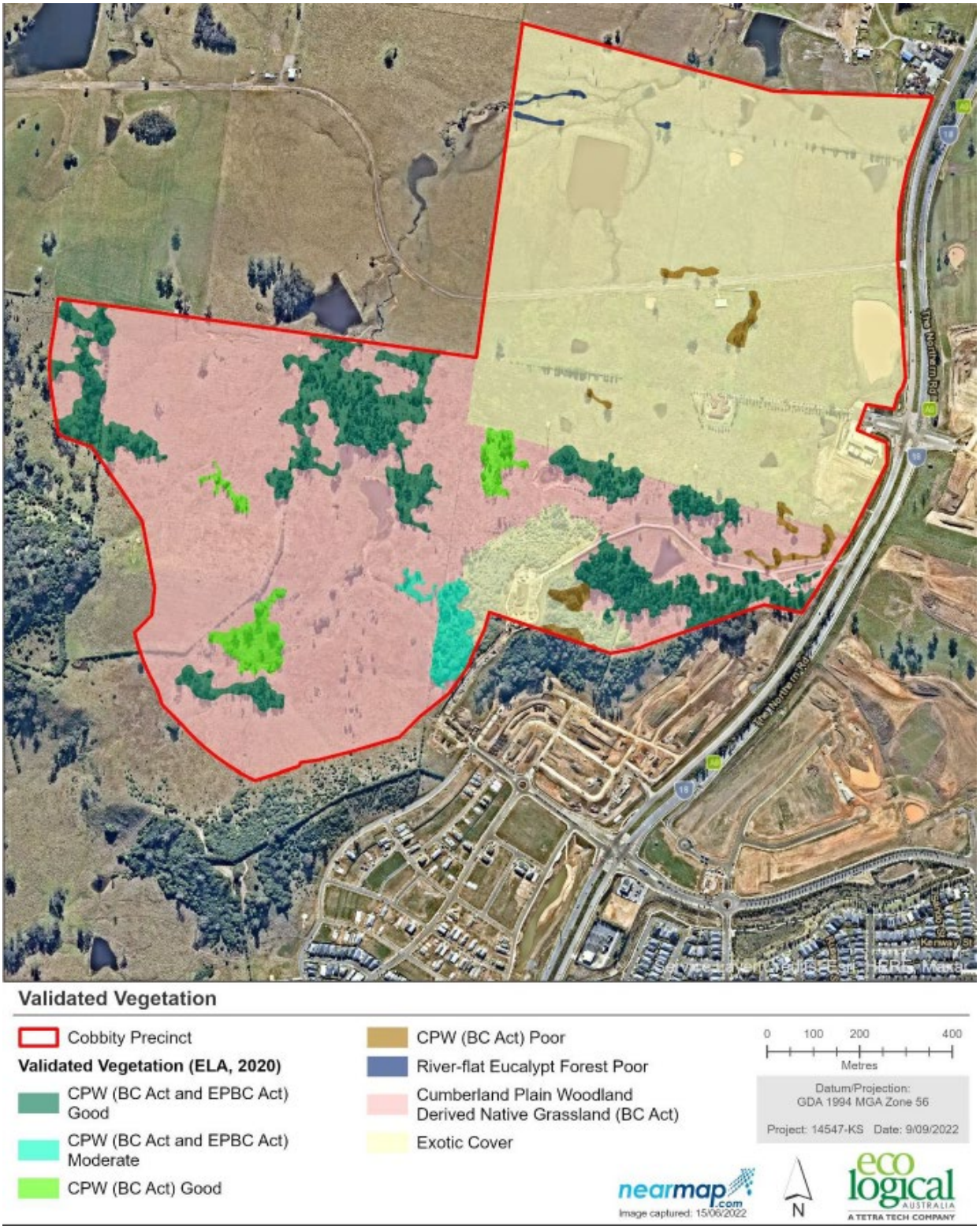
- Cumberland Plain Woodland in the Sydney Basin Bioregion / Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest.

- Listed as a critically endangered ecological community under the BC Act and forms part of the critically endangered ecological community Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest, listed under the EPBC Act.
- Was observed in five conditions, described below:
    - Good: Present throughout the southern half of the subject site. Cumberland Plain Woodland in this condition met the key diagnostic characteristics for listing under the EPBC Act. In addition, Three patches of Cumberland Plain Woodland in this condition were identified within the southern half of the subject site. Cumberland Plain Woodland in this condition did not meet condition thresholds.
    - Moderate: One patch of Cumberland Plain Woodland in moderate condition was present near the southern boundary of the subject site. Cumberland Plain Woodland in this condition met the key diagnostic characteristics for listing under the EPBC Act.
    - Poor: Cumberland Plain Woodland in poor (BC Act) condition was scattered throughout the subject site. Cumberland Plain Woodland in poor condition did not meet condition thresholds.
    - Derived Native Grassland: Derived native grasslands which result from the removal of woody strata are included in the BC Act listing of the ecological community (DPHI 2020). Vegetation in this condition was dominant throughout the southern half of the subject site. Derived grassland and shrublands are not included as part of the nationally listed ecological community.

- River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions
    - Field survey confirmed the presence of three small patches of River-Flat Eucalypt Forest in poor condition along watercourses in the northeast of the survey area.

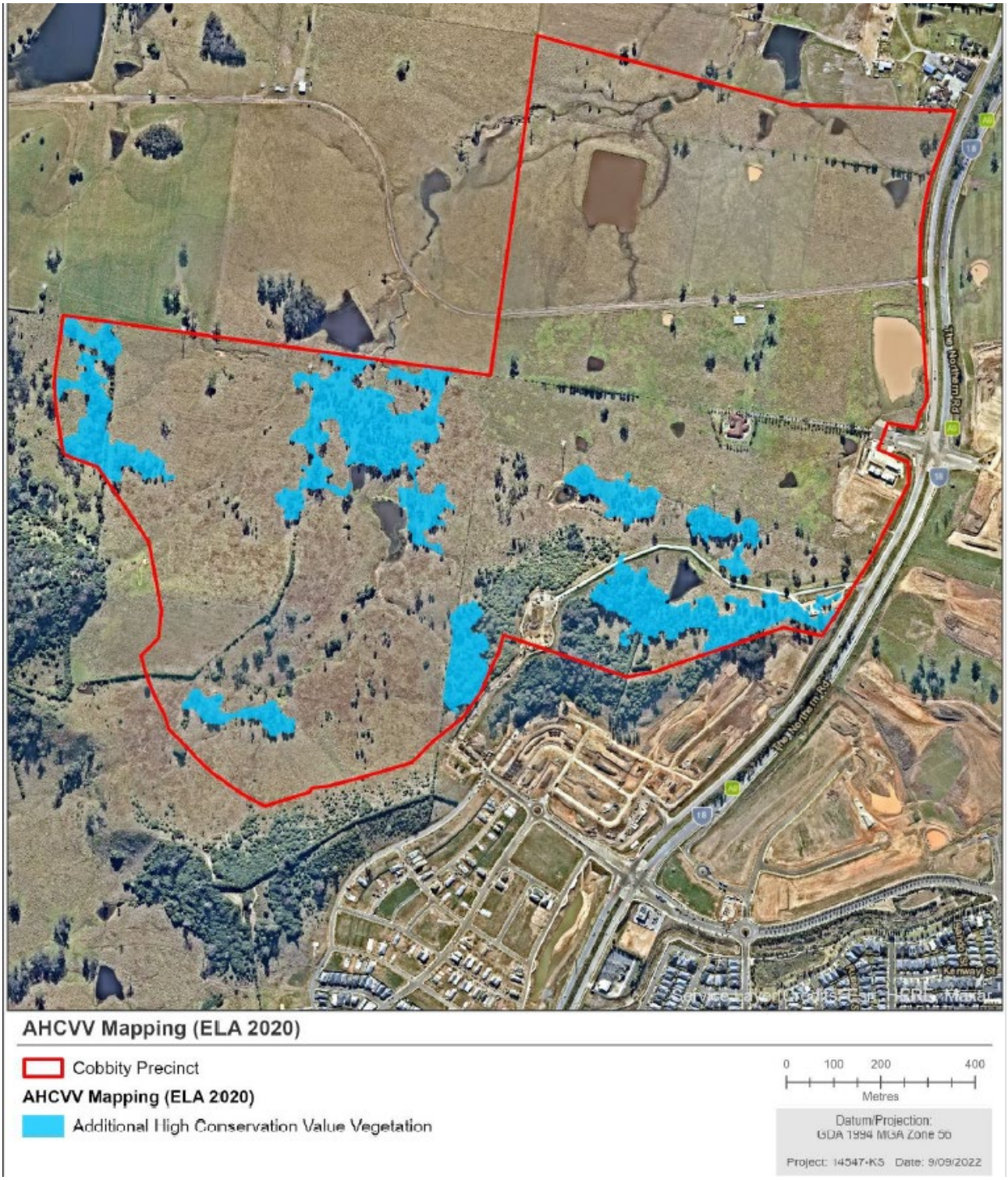
The location of each vegetation community and high value vegetation is presented in the following figures (refer to Figure 11), as well as their conditions. Area calculations of each vegetation community within the subject site are provided in the following table.

Figure 10 Vegetation Condition



Source: ELA

Figure 11 Ecological Constraints Map



Source: ELA

Table 4 Vegetation Communities and Conditions

Vegetation community	Condition	Area (ha)
Cumberland Plain Woodland	Good (BC Act and EPBC Act)	15.93
Cumberland Plain Woodland	Moderate (BC Act and EPBC Act)	1.78
Cumberland Plain Woodland	Good (BC Act only)	2.63
Cumberland Plain Woodland	Poor (BC Act only)	1.63
Cumberland Plain Woodland	Derived Native Grasslands (BC Act only)	66.54
River-Flat Eucalypt Forest	Poor (BC Act only)	0.29
	TOTAL Native Vegetation	**88.82**
Exotic Cover	N/A	83.87
	TOTAL	**172.67**

Source: ELA

The identified vegetation on the ridgeline was identified by the Office of Environment and Heritage for retention. The ridgeline has been identified as a 'Hilltop Investigation Area' for further investigation and to explore opportunities for vegetation retention.

Biodiversity Certification of the Growth Centres Conservation Plan identifies a regional offsets package, effectively facilitating the strategic loss of ecological values on 'certified lands' without triggering further assessment under the former Threatened Species Conservation Act 1995 (TSC Act – now the Biodiversity Conservation Act 2016 (BC Act)). This strategic loss is offset through the retention and management of areas of higher ecological value across the Growth Centres and through a levy that will be used to protect and manage areas of high ecological value outside of the Growth Centres. A Strategic Assessment under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) was approved by the Commonwealth (the then Department of Sustainability, Environment, Water, Population and Communities). Therefore, provided development proceeds in accordance with the Growth Centres Biodiversity Certification Order, the assessment and approval of threatened species and endangered ecological communities under Commonwealth legislation is not required.

The site was found to contain several significant environmental features, including Cumberland Plain Woodland (a critically endangered ecological community under both the BC Act and EPBC Act), River-Flat Eucalypt Forest (an endangered ecological community under the BC Act and critically endangered under the EPBC Act) and habitat features associated with potential habitat for several threatened flora and fauna species.

No vegetation in the precinct was identified in the Draft Growth Centres Conservation Plan 2007. Field survey identified 17.46 ha of Additional High Conservation Value Vegetation (AHCVV) within the subject site. Sub-Precinct 5 is wholly biodiversity certified. Under the Draft Growth Centres Conservation Plan, no Existing Native Vegetation (ENV) within the study area was counted towards achieving the 2000-hectare conservation outcome.

The precinct, however, contains a total of 17.46 ha of native vegetation that meets the definition of AHCVV therefore, providing opportunity to provide biodiversity outcomes beyond what was anticipated by the biodiversity certification by protecting native vegetation in riparian areas and their adjoining lands where possible.

2.3.6 Riparian Lands

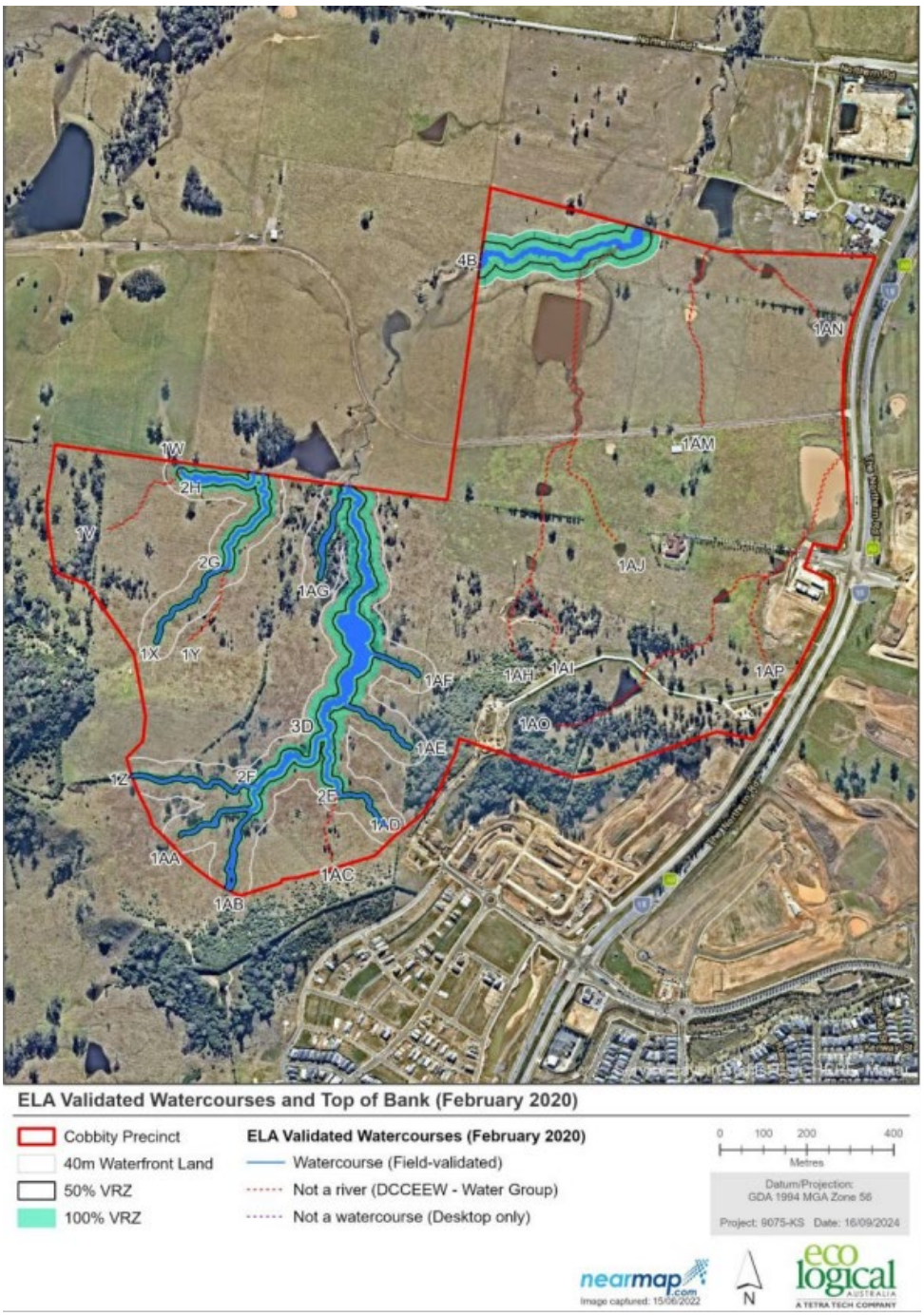
The site contains watercourses and riparian zones along watercourses located predominantly in the southern portion of the site. ELA field-validated the watercourses and riparian zones and found that a majority of the 1st order watercourses did not have a defined bed or bank and represent overland flow paths rather than 'rivers' as defined by the *Water Management Act 2000 (WM Act).* The Natural Resources Access Regulator (NRAR)

would determine if these can be removed from the map and therefore do not need to be retained in the Precinct Plan as part of their formal review of the proposal.

Most 1st and 2nd order reaches that did meet the definition of a river were in poor condition, with ephemeral or intermittent flow only and limited habitat features. The 3rd and 4th order watercourses were in moderate to good condition, with larger pools, aquatic vegetation, and instream features.

Riparian habitat was generally poor, lacking canopy and mid-storey cover. Along the primary creek line, which flows through the centre of the study area, there was good condition Cumberland Plain Woodland which provides good habitat, shaded the creek, and stabilised the banks.

Figure 12 Existing Creek Corridors



Source: ELA

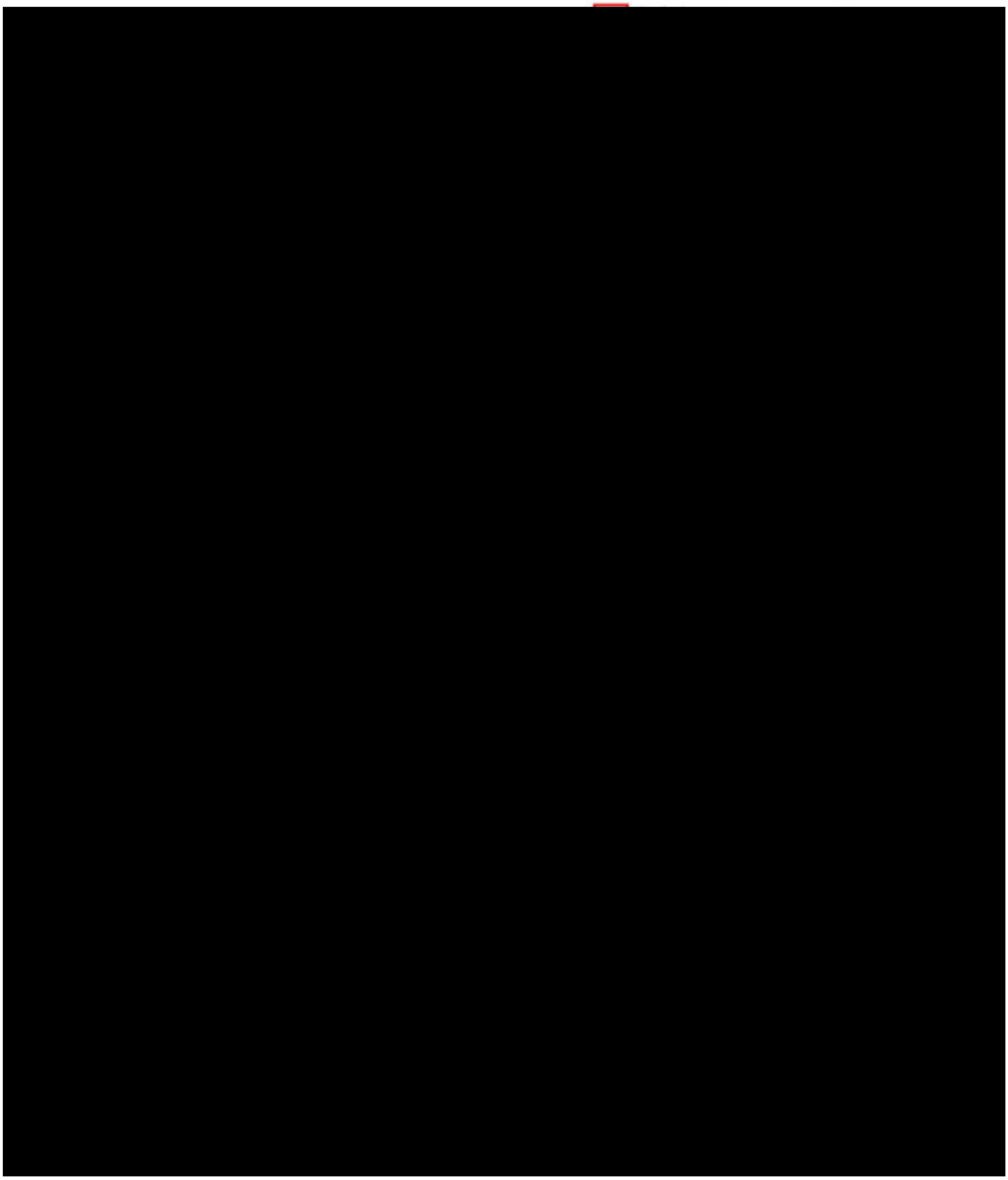
2.3.7 Aboriginal Heritage

As noted in the Preliminary Aboriginal Heritage Assessment prepared by EcoLogical (**Appendix J**), the Camden region lies within a transitional area between the tribal boundaries of the Dharug, Dharawal and Gundungurra language groups. Little information about the original inhabitants of the Camden area remains as contact between the local Aboriginal population and early European settlers was sparse and the local Aboriginal population had no written language. Despite this, the Dharug tribal group appear in ethnographic records and are widely considered to have occupied the southwestern parts of the Cumberland Plain and much of the Sydney Basin.

Based on the material evidence and range of Aboriginal sites across the region, it is clear that Aboriginal people have been utilising the land and resources within the South West Sydney region for thousands of years.

In desktop studies undertaken by EcoLogical, no Aboriginal sites or heritage items with Aboriginal significance were recorded within the Australian Heritage Database, the State Heritage Register (SHR), the Camden LEP 2010 or Parkland City SEPP. The Aboriginal Heritage Information Management System (AHIMS) database maintained by Heritage NSW, identified three Aboriginal sites within the Precinct as shown in Figure 13.

Figure 13 AHIMs Register



Source: ELA

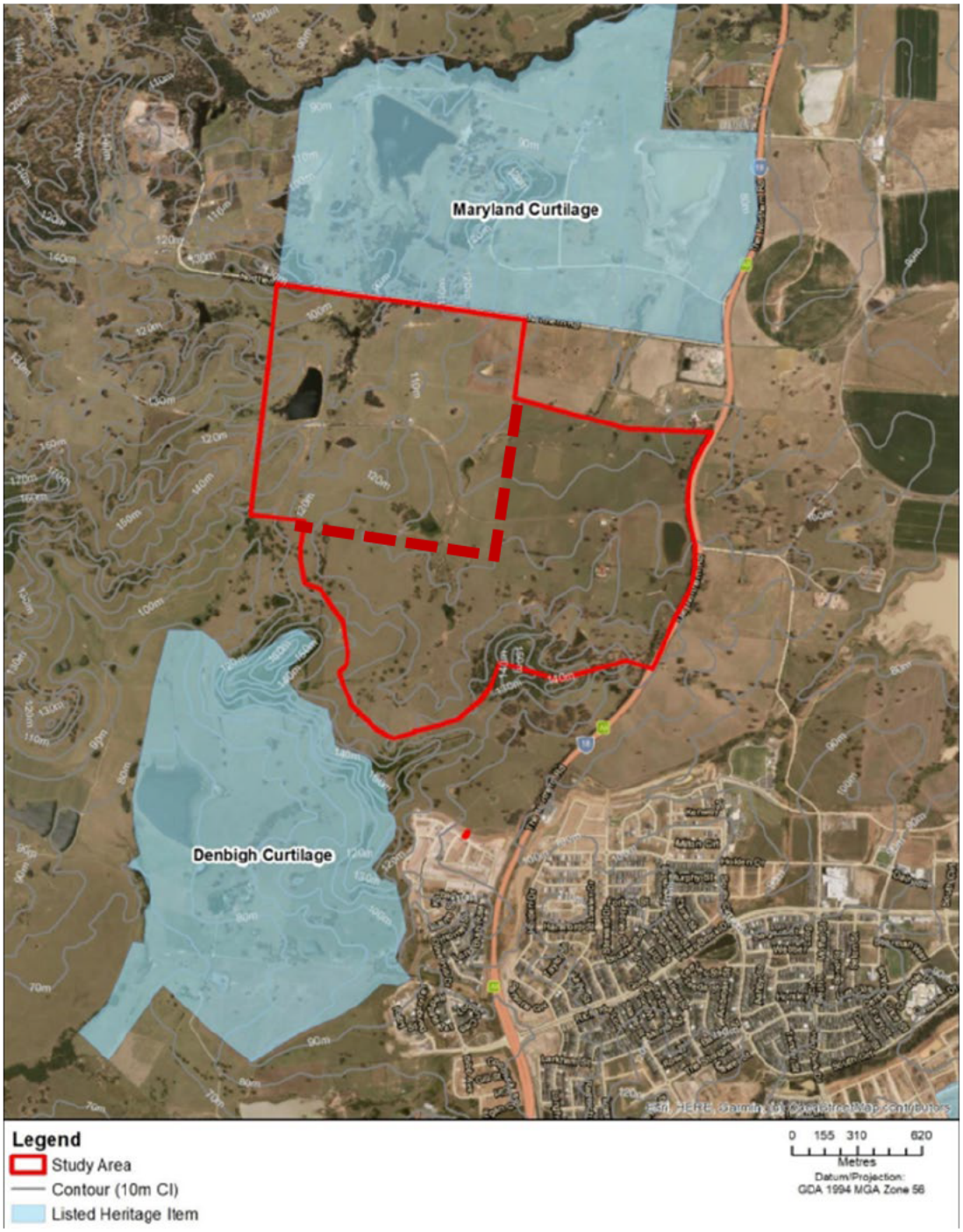
As outlined later in this report, there is on-going engagement with stakeholders, and an ACHAR is being finalised in parallel with the planning proposal.

2.3.8 European Heritage

The site is not a listed heritage item, is not located in a Conservation Area and does not contain any potential heritage items or archaeological sites.

The site is located in close proximity to the locally listed Maryland Estate (to the north) and state heritage listed Denbigh Estate (to the south), refer to Figure 14.

Figure 14 Nearby Heritage Items



Source: ELA

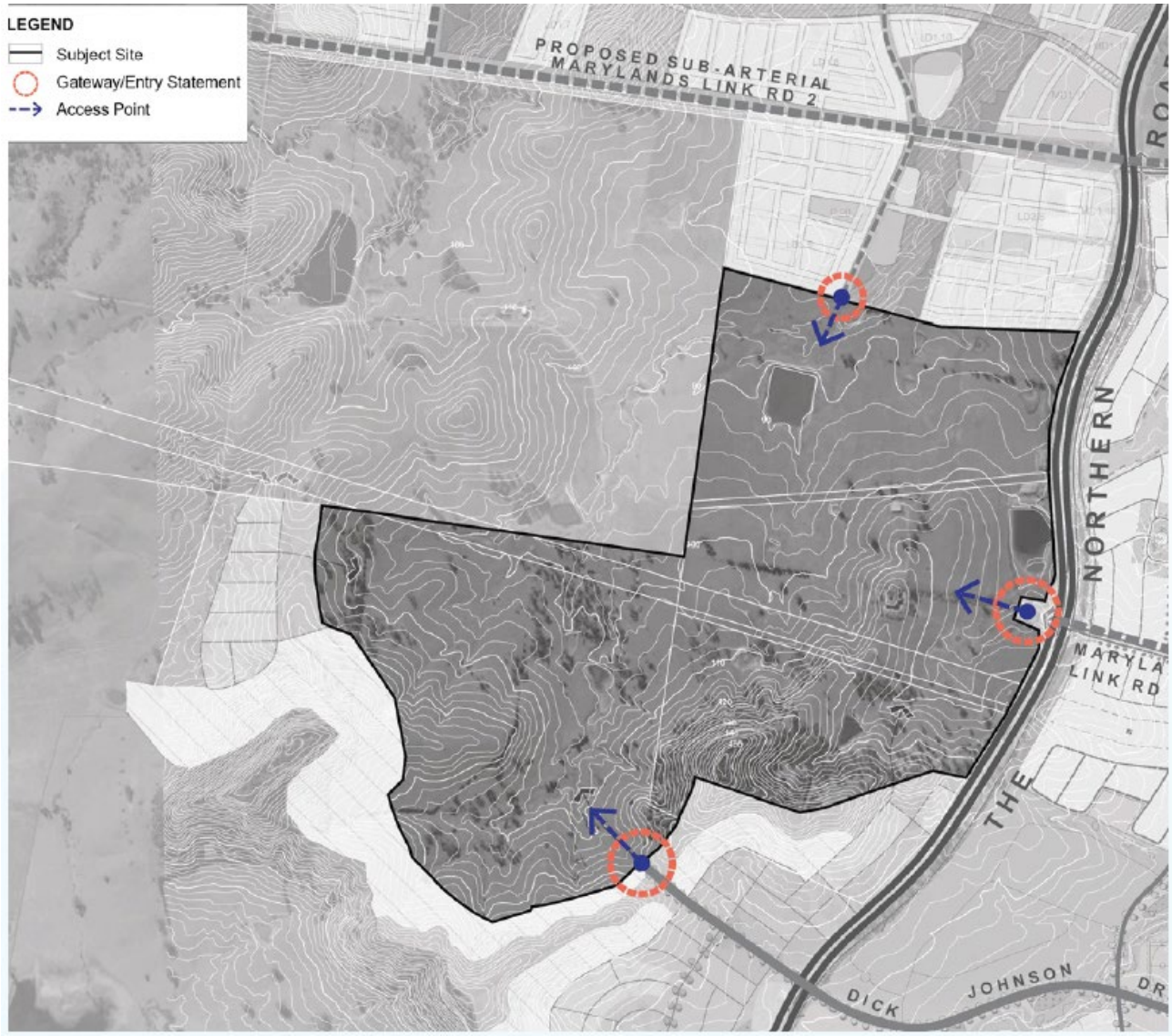
2.3.9 Road Network

The Northern Road has recently been upgraded which provides quick and easy access to the site. The upgrade of the road from two to four lanes also included the construction of numerous signalised intersections in anticipation of future development along the road corridor. This includes Marylands Link Road 1 intersection which provides direct access to site from the east. The site can also be accessed from the Dick Johnson Drive intersection via Brunsdon Road within the neighbouring Oxley Ridge development.

There are several future connections to the Lowes Creek Marylands Precinct to the immediate north of the site, including one sub-arterial road, one collector road and several local roads. These connections will provide seamless access between the precincts. There is also a sub-arterial connection from the south, being an extension of Dick Johnson Drive, which provides direct access to future commercial land uses on the western and eastern side of The Northern Road and also direct connection into the Oran Park Town Centre and a future railway station.

Proposed connection points into Precinct 5 are shown in Figure 15 below.

Figure 15 Access Analysis Plan



Source: Design+Planning

2.3.10 Public Transport

Currently, the closest train station to the site is Leppington Station, located 7km north-east of the precinct. Leppington Station provides approximately seven services per hour during a typical morning peak hour. Current services include the T2 Inner West and Leppington Line and T5 Cumberland Line, providing connections to Liverpool, Parramatta, Strathfield and the Sydney CBD.

Bus services in the area are limited to route 856 along Bringelly Road and The Northern Road providing access between Bringelly to Liverpool via Leppington Station and Prestons. Only about 5 to 6 services occur per day. To the south of the site, bus route 896 operates between Campbelltown and Oran Park via Gregory Hills. It provides up to 2 services per hour throughout the day.

No other bus services operate on The Northern Road in proximity to the subject site. Public school students from Bringelly Public School and Rossmore Primary School are offered school bus services in the area.

Given the overall transition of the area, new public transport infrastructure is expected to align with future growth. The NSW Government has announced a number of future transport infrastructure projects which will support efficient access to the precinct and broader region. Future transport initiatives which will service Precinct 5 include:

- North-South Rail Link / The South West Rail Link extension (committed);
- Sydney Metro - Western Sydney Airport (committed); and
- Rapid Bus Service route along The Northern Road (uncommitted).

Due to the relatively long distance to major employment destinations and activities, public transport was not an attractive transport mode in the local area. The modal shift could take place when new development and public transport infrastructure are delivered in the vicinity.

2.3.11 Active Transport

Given the rural nature and lack of urban development in the vicinity of the site, pedestrian and cycling accessibility are generally poor.

Concrete footpaths are available only along both sides of Dick Johnson Drive at the southern end of the study area. There are few cycling opportunities around the site as there are no cycleways along major roads. However, a dedicated off-road shared path is running along the eastern side of The Northern Road corridor with the recent upgrade completed.

Walking and cycling opportunities via dedicated infrastructure are currently very limited. However, the active transport mode share might increase after the delivery of the structure plan in the future and the connection to a wider cycle path network such as the shared path along The Northern Road.

3 Planning Framework

3 Planning Framework

The Planning Proposal is consistent with and supports a range of strategic planning outcomes established by Camden Council and the NSW Government. The following table provides a brief overview of the strategic planning policies governing development in NSW and how the vision and intended outcomes for the subject site will implement or otherwise be consistent with relevant plans and policies. Detailed consistency of the proposal with the relevant State and local strategic planning matters is demonstrated in Section 8.3.2 of this report.

3.1 Strategic Planning Context

3.1.1 A Metropolis of Three Cities: Greater Sydney Region Plan

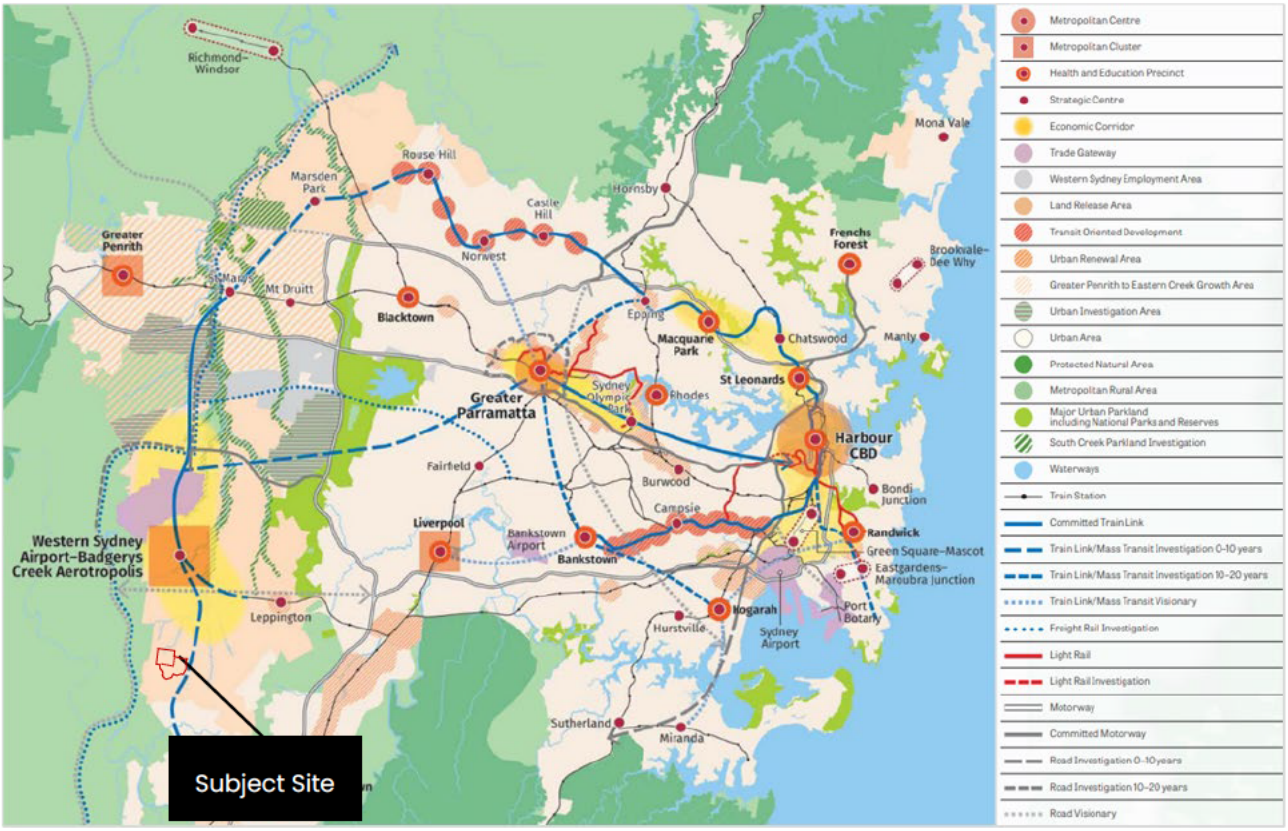
A Metropolis of Three Cities: Greater Sydney Region Plan (Region Plan), provides a 40-year vision to (2056) and establishes a 20-year plan to manage growth and change for the Greater Sydney region. The Region Plan is built on a vision of three cities, "where most residents live within 30 minutes of their jobs, education and health facilities, services and great places".

The site is located within the Western Parkland City, which is expected to grow from 740,000 in 2016 to 1.1 million residents by 2036. The vision for the Western Parkland City is a polycentric city harnessing the potential of the Western Sydney International Airport (WSA) and Aerotropolis, Liverpool, Greater Penrith and Campbelltown-Macarthur. These centres will establish the Western Economic Corridor, complemented by city shaping transport links such as the North South Rail Link, WSA, east-west mass transit corridor and a potential Outer Sydney Orbital in the long term.

The plan identifies that the WSA will be an economic catalyst for the District, allowing over 1.5 million people to live and work in the Western Parkland City as an alternative to the Eastern Harbour City. It will allow established and new neighbourhoods and centres, such as in the South West Growth Area to easily access economic opportunity and city shaping infrastructure.

Key strategic centres, trade gateways and collaboration precincts surrounding the site include the Western Sydney Airport and Aerotropolis, Western Economic Corridor, Leppington and Narellan Strategic Centre, Campbelltown Macarthur and the SWGA. This Planning Proposal contributes to the 30-minute city vision and responds to the key themes of the Region Plan as detailed in Section 8.3.2 of this report.

Figure 16 Sydney Region Plan's Structure Plan



Source: GSC

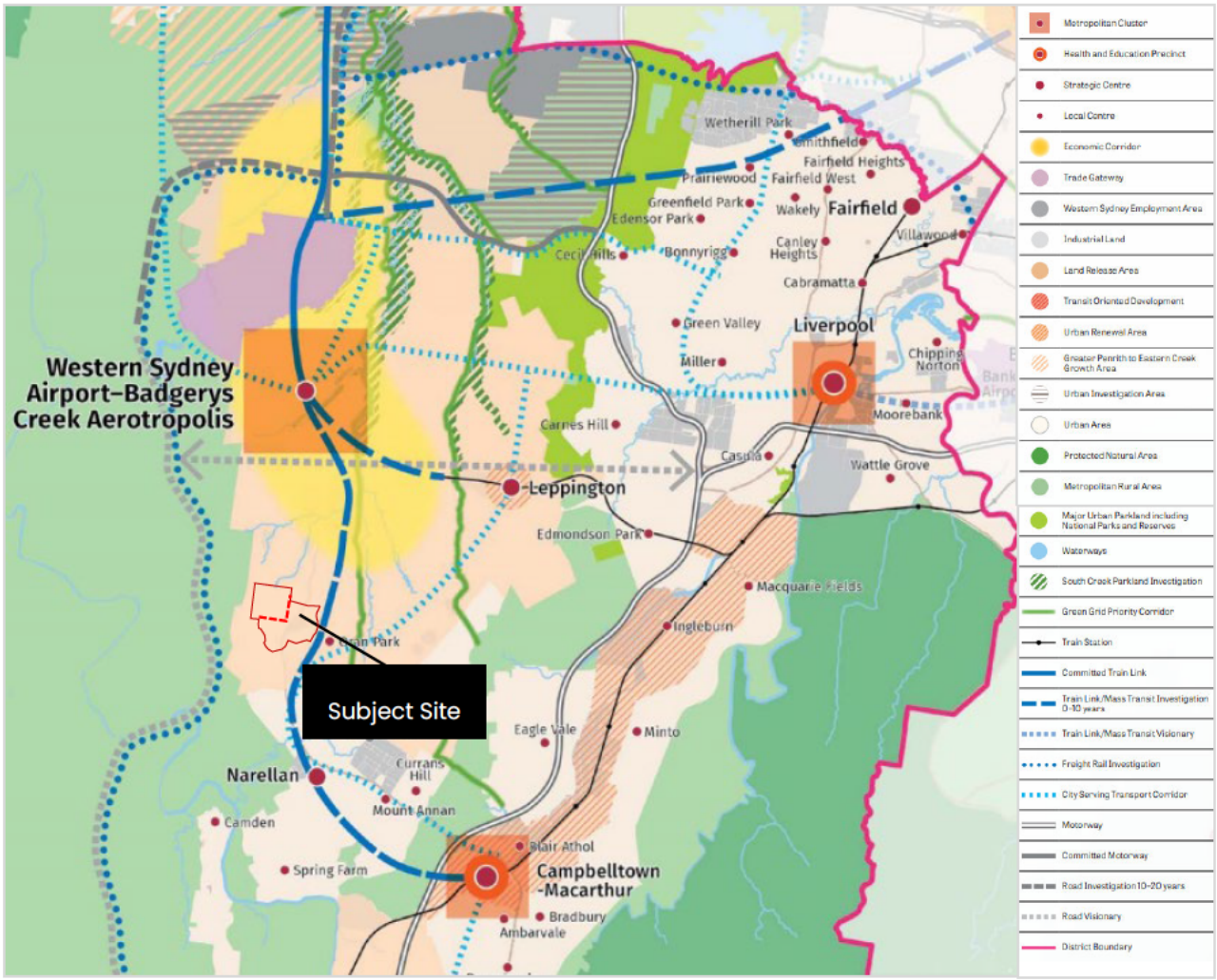
3.1.2 Western City District Plan

The Western City District Plan (District Plan) fulfils the directions and objectives of the Region Plan at a district level. The site is located within the Western City District. The District Plan sets out planning priorities and actions for improving the quality of life for residents.

The Western City District is expected to accommodate, 464, 450 new residents, 370,200 jobs and 184,500 dwellings by 2036. The District Plan seeks to accommodate and support this growth through economic corridors, growth areas and infrastructure links and connections between strategic and metropolitan clusters and centres. Land release areas such in the SWGA will be key to ensuring housing supply and securing economic development for the region. The District Plan recognises the opportunities associated with the delivery of new suburbs within the SWGA, including the availability of land for a range of housing choices, connections with the Western Sydney Airport and broader Western Sydney Employment Area (**WSEA**). As such, several planning initiatives and transport corridors were commenced to integrate land use, transport and infrastructure activity along the north-south corridors including the SWGA.

The Planning Proposal is consistent with the Western District Plan as it aligns with the identified Planning Priorities as discussed in Section 8.3.2 of this report.

Figure 17 District Plan's Structure Plan



Source: GSC

3.1.3 NSW State Infrastructure Strategy 2018-2036

Infrastructure NSW published the Building Momentum State Infrastructure Strategy 2018-2038 (SIS), a 20-year Strategy that sets out Infrastructure NSW's independent advice on the current state of NSW's infrastructure and the needs and priorities over the next 20 years. It establishes six strategic directions which inform the recommendations contained within the SIS. Direction 1 of the SIS seeks to continuously improve the integration of land use and infrastructure planning. Built upon this direction is Infrastructure NSW's recommendation that NSW Government Agencies integrate the infrastructure priorities necessary to support Growth Areas, Planned Precincts and Growth Infrastructure Compacts. This includes factoring infrastructure and the associated costs into decisions about land rezoning and land release, and maximising opportunities for the co-location of different services.

Precinct 5, located directly south of the Lowes Creek Maryland Precinct along the future Sydney Metro network (South-West Rail Link) was identified for release by the DPHI in 2017 and has since been supported by considerable investment in transport and service infrastructure. To ensure protection and the delivery of the North South Rail Line Corridor, where the future Sydney Metro – Western Sydney Airport connection will be provided, the DPHI has released a Corridor Protection section in the Transport and Infrastructure SEPP 2021. In addition to the ongoing State-led infrastructure planning which has been underway for the SWGA, a detailed analysis of servicing capabilities for the site has been undertaken by IDC Consulting (**Appendix P**) to ensure that following its rezoning, adequate infrastructure servicing can be provided and timed with its likely redevelopment.

3.1.4 NSW State Infrastructure Strategy 2022-2042

The NSW Infrastructure Strategy 2022-2042 (SIS) sets out Infrastructure NSW's independent advice to the NSW Government on the state's infrastructure needs and strategic priorities. It is framed around 9 long-term objectives, and 57 recommendations aimed at improving outcomes and living standards across the state. Objective 10 of the SIS seeks to Integrate infrastructure, land use and service planning. Key strategic directions under this objective are to coordinate integrated land use planning to address future housing, employment and industry needs and regularly update planning regulation and land use controls to reflect current circumstances.

Precinct 5 represents an integrated master planning outcome, that capitalises on planned transport and service infrastructure investment. This includes the North South Rail Line Corridor, the future Sydney Metro, and various other state led planning and infrastructure initiatives for the region.

3.1.5 Future Transport 2056

Future Transport Strategy 2056 (Future Transport 2056) presents a vision and strategy for managing the growth of transport services and infrastructure in NSW over the next 40 years. It has been developed alongside the GSC's Region Plan in order to provide an integrated planning framework for NSW, that supports the repositioning of Sydney as a metropolis of three cities.

For Greater Sydney, the plan is also built on the same vision of the 30-minute city, which it says will be underpinned by an integrated network of city-shaping, city-serving and centre serving corridors. To support this vision, transport for NSW has established 6 outcomes for Greater Sydney which demonstrate its aspirations for transport over the next 40 years. These outcomes will be used to guide transport services and infrastructure in Greater Sydney to 2056. The identified and relevant Greater Sydney outcomes include:

- Successful places
- A strong economy
- Safety and performance
- Accessible services
- Sustainability

Transport networks in the Western Parkland City will be developed in order to support sustainability and job growth in the District. The plan identifies that strategic transport corridors, which include city-shaping, city-serving and centre-serving networks will integrate the city to create 30-minute connections to strategic centres and metropolitan centres and clusters. The WSA, as an economic catalyst, is also identified as a key node in this network that will be served by north-south rail links and east-west connections.

3.1.6 Future Transport 2056 (2022 version)

The Future Transport Strategy (Future Transport) was released 5 September 2022 and is intended to replace Future Transport 2056: Shaping the Future (Future Transport 2056), which was published in 2018. The intention of this new strategy is to take into account events, such as the Covid-19 Pandemic, drought, bushfires, floods and global upheaval which has altered the trajectory of many social, economic and cultural trends in NSW. Future Transport also considers the recent strategic re-imagining of the 'Metropolis of Three Cities' into a 'Six Cities Region' underpinned by the three additional cities of the Lower Hunter and Newcastle City, the Illawarra-Shoalhaven City and the Central Coast City.

Future Transport therefore provides a "refreshed" take on the vision established under Future Transport 2056 and outlines a vision and strategy for the management of transport services and infrastructure across NSW.

Future Transport's vision for Greater Sydney is similarly built around the concept of a 30-minute city, characterised by an integrated network of city-shaping, city-serving, and centre servicing corridors. The vision now consists of three transport outcomes, underpinned by 14 strategic directions with associated actions to realise these directions and outcomes. These outcomes are:

- Connecting our customers' whole lives

- Successful places for communities
- Enabling Economic Activity

These outcomes will be used to guide transport services and infrastructure in Greater Sydney to 2056. Transport networks in the Western Parkland City will continue to be developed in order to support economic activity and job creation, successful and sustainable places, and an integrated 30-minute city. The plan identified that strategic transport corridors, which include city-shaping, city-serving and centre-serving networks will integrate the city with 30-minute connections to strategic and metropolitan centres. The WSA and Aerotropolis will be a key economic enabler for the region, with the city integrated through existing and planned north-south and east-west rail connections.

3.1.7 Camden Local Strategic Planning Statement

The Camden Local Strategic Planning Statement (**LSPS**) was endorsed by the Greater Sydney Commission in March 2021. The LSPS identifies the vision for land use planning over the next 20 years. The purpose of the LSPS is to:

- Provide a 20-year land use vision for the LGA;
- Outline the characteristics which shape our local identity;
- Identify our shared values to be enhanced and maintained;
- Direct how future growth and change will be managed;
- Implement the Western City District Plan where relevant to our area; and
- Identify where further detailed strategic planning may be needed.

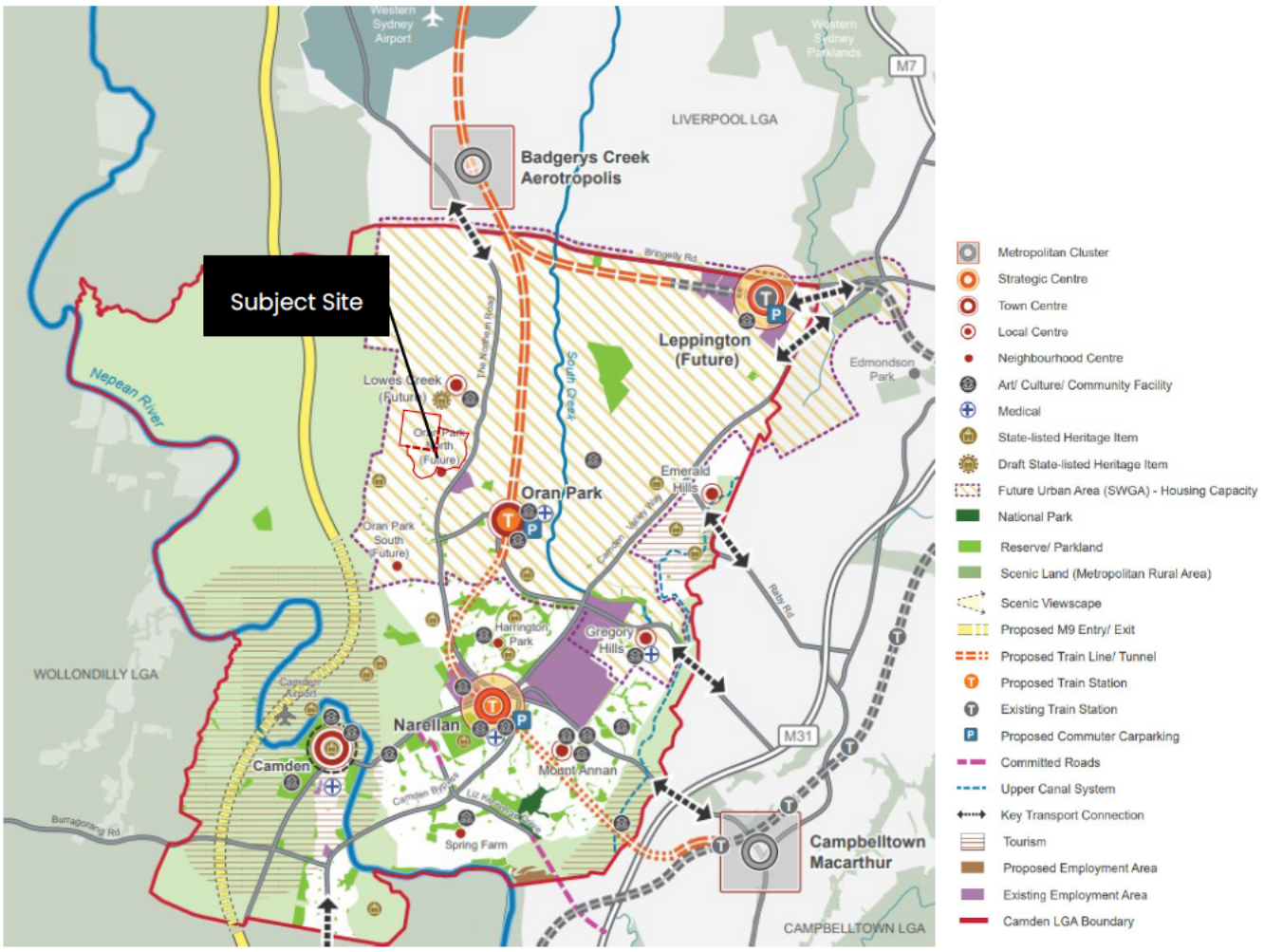
The vision is underpinned by four key themes: Infrastructure and collaboration, liveability, productivity and sustainability. These mirror the priorities of the Region Plan and District Plan and are critical to how Camden will grow and evolve. The establishment of (21) planning priorities and associated actions under these themes aligns with local planning strategies and seeks to improve land use planning within the local government area.

The Camden LGA contains the Nepean River which connects to other catchment areas and there are also metropolitan rural areas at the western expanse of the LGA. Planned new infrastructure within and surrounding the LGA is anticipated to create new jobs closer to homes, with an anticipated population growth of 140,000 people by 2040. New transport connections including the North-South Rail Link and M9 will unlock further opportunities for the creation of new places.

A significant portion of the northern part of Camden, forming the SWGA, has been identified for future urban development by the NSW Government. This area is expected to account for majority of residential growth with associated infrastructure required to be delivered in this area. As the SWGA develops, it is intended that new centres will be delivered to provide a diversity of employment and housing for future residents.

The LSPS Structure Plan identifies the site as being situated within the Future Urban Area of the SWGA which is expected to foster the majority of housing capacity in the next 20 years. In this context, it is expected that land surrounding the site will be subject to significant change, with the Aerotropolis north of the site setting the context for this transformation. The Planning Proposal and Draft ILP aligns with the LSPS as it has been developed in response to the LSPS's local priorities. **Section 8.3.2** of this report for an assessment of the Proposal's consistency with the LSPS's local priorities.

Figure 18 LSPS Structure Plan



Source: Camden Council

3.1.8 Camden Local Housing Strategy

The Camden Local Housing Strategy (**LHS**) was exhibited between 15 October 2020 and 26 November 2020 and was prepared in response to the region, district and local planning policy objectives to establish an evidence-based plan for housing in the Camden LGA over the next 10 and 20 years. It was adopted by Council on 12 October 2021.

Over the next 20 years, the LGA is forecasted to have the largest housing growth of any metropolitan Sydney council with a forecast demand for an additional 49,625 dwellings with most residential growth set to occur in the SWGA. Of the SWGA precincts, SCW is expected to facilitate majority of dwelling capacity, targeted at 30,000 dwellings by 2040. The strategy identifies how Council will accommodate and support resilient and healthy housing growth within the LGA.

To assist in planning future housing, the Camden LGA has been categorised into 'Settlement Areas' with SCW identified as 'Future Urban' land reflecting the LSPS structure plan. Future Urban Land is described as:

> *"Significant land use change planned through the release and rezoning of the SWGA. At present, a predominantly small and large lot agricultural area located in the northern part of the LGA. Lowest proportion of dwellings with 2+ bedrooms spare."*

The strategy identifies key priorities for Camden regarding the diversity, location and tenure of new homes:

- Priority 1 – Providing housing capacity and coordinating growth with infrastructure
- Priority 2 – Delivering resilient, healthy and connected communities
- Priority 3 – Delivering the right housing in the right location

- Priority 4 – Increasing housing choice and diversity
- Priority 5 – Addressing housing affordability

3.1.9 Camden Spaces and Places Strategy

Camden Council released the Spaces and Places Strategy for exhibition in early 2020. The Strategy provides a strategic framework and action plan for the future management of social infrastructure including open space, recreation spaces and community facilities. The Strategy also identifies gaps in the provision of, and projected future demand for social infrastructure, establishes best practice benchmarks, informs capital works improvement plans and guides social infrastructure planning for future urban development in the LGA.

Within the Strategy, the types of social infrastructure of main focus include council-owned or managed passive open space, active open space and community facilities. Camden Council divide the LGA into three districts; the Rural District, Established District and Growth District. Precinct 5 falls within the Growth District which also includes the other land release areas in the SWGA. Demographic features of the Growth District which have informed the recreation focus areas include the dominant family demographic, a doubling population by 2036 and shift in housing types, likely to comprise more dense communities. The following recreation focus areas were identified:

- Accessible spaces with cycling facilities and close to public transport;
- Passive and active recreation opportunities, including play spaces for young and older children;
- Family friendly spaces with facilities for picnics and BBQs;
- Children's and youth programming at libraries and community spaces
- Study and practice spaces at libraries and community spaces;
- Sporting facilities for team and competition sports, which also cater for non-traditional Australian sports;
- Extended hours to access facilities outside of advertised trading hours for schools and business;
- Spaces that support interaction and social gathering; and
- Passive and active recreation opportunities in business districts.

The Growth District is expected to have a shortage of open space by 2025 which will increase by 2036 as the residential population changes and the demand for open space that can cater for large family gatherings and sports fields for non-traditional sports emerges.

3.1.10 Camden Employment Lands Strategy

The Draft Camden Employment Lands Strategy (**ELS**), exhibited in June 2021 sets a vision that in 2040, Camden's retail centres and industrial and urban services lands offer a range of local job opportunities and access to amenities for residents. It is intended that retail centres will be well connected to other centres across Sydney. The strategy is underpinned by the four following directions:

1. A network of successful and attractive retail centres.
2. A network of productive industrial and urban services land.
3. Agribusiness, tourism and healthcare to support the local economy.
4. Capitalising on existing and future infrastructure.

3.1.11 Western Sydney Aerotropolis Plan

The Western Sydney Aerotropolis Plan presents a framework for the development of the Western Sydney Airport and ten precincts that comprise the Western Sydney Aerotropolis. The framework consists of a five (5) point vision to guide development into creating a global gateway and world class international airport. The vision entails:

- A landscape-led approach
- Creating a global gateway
- Designing a cool, green new city with great places
- Transitioning to an Aerotropolis
- Retaining a green, biodiverse landscape.

The plan also gives effect to four themes, ten objectives and forty-seven principles that are aligned with the GSC's Greater Sydney Region Plan. It recognises that it has been identified as the catalyst for economic growth in the Western Parkland City over the next 40 years and is key to realising the vision of the metropolis of three cities.

The plan also identifies the SWGA as an area that the Aerotropolis Plan will complement. New jobs and housing in this growth area will have access to the Aerotropolis through proposed mass transit links such as the South West Rail Link extension and the Fifteenth Avenue Smart Transit (FAST) corridor.

3.1.12 South West Growth Area Structure Plan 2022

The South West Growth Area Structure Plan (**Structure Plan**) 2022 provides an overall framework on how the SWGA should develop, including centre hierarchy, potential land use opportunities, and infrastructure connections. It is contained in the Parkland City SEPP. The Structure Plan identifies the heritage curtilage of the Maryland Homestead to the north of the site, and a number of major, town and village centres and walkable neighbourhoods.

It identifies the primary land uses that will shape the development and growth of the SWGA. It identifies major centres like Leppington, as well as towns, village centres, and neighbourhoods. It also identifies transitional lands and industrial employment land in addition to mixed use employment and transport corridors. Environmental features are also identified such as flood liable land and major creeks such as South Creek.

DPHI have updated the Structure Plan for the Growth Area. The previous Structure Plan dated from 2006-2010, and several significant changes have occurred in that time. The Growth Area will be an integrated part of the metropolitan cluster of the Western Parkland City, comprising Liverpool, Greater Penrith, Campbelltown-Macarthur, Western Sydney International (Nancy-Bird Walton) Airport and Western Sydney Aerotropolis.

3.1.13 Connecting with Country Framework

In March 2020, the Government Architect NSW (**GANSW**) released the *draft Connecting with Country* Framework, a framework for understanding the value of Aboriginal knowledge in the design and planning of places. The draft framework provides two key strategies for connecting with country which integrate cultural awareness and an Aboriginal perspective on project lifecycles.

The draft framework identifies four statements of commitment and principles of action to support implementation of the strategies. Specifically, the strategy seeks to support the wellbeing of country by providing opportunities for Aboriginal people to give guidance and leadership about how to fulfill the following commitments:

1. We will respect the rights of Aboriginal peoples to Indigenous cultural intellectual property, and we will support the right of Country to be cared for.
2. We will prioritise Aboriginal people's relationship to Country, and their cultural protocols, through education and enterprise by and for Aboriginal people.
3. We will prioritise financial and economic benefits to the Country where we are working, and by extension to the Traditional Custodians of that Country.
4. We will share tangible and intangible benefits with the Country where we are working, and by extension the Traditional Custodians of that Country, including current and future generations.

Based on the four statements of commitment, the Proponent will look for opportunities to work with the local Aboriginal community and Registered Aboriginal Parties (**RAPs**) and incorporate their heritage into the site.

On 6 July 2023, the GANSW published the finalised the Connecting with Country framework. It again re-emphasises the need to take a Country Centred Approach to precinct planning and design. It should be noted however, that the Planning Proposal was lodged prior to the finalisation of the framework and that at the time of submission, a Connecting with Country Design was not required.

Work completed to date

At a strategic level, the South West Growth Area Structure Plan/Guide (2022) have formalised the Department's requirement for a direct response to Connecting with Country Framework within planning proposals. In response, Camden Council has also commenced preparation of draft DCP provisions that shall set out their expectations for planning proposals and then subsequent detailed design stages. It is expected that the DCP provisions for this precinct shall be progressed and formalised in parallel with this planning proposal.

For this specific precinct, Design+ Planning has undertaken an urban design site analysis to prepare a draft ILP for Precinct 5 with reference to the information contained within the DPHI Guide. The DPHI Guide included recommendations for:

- Engagement with local traditional custodians and knowledge holders for the wider growth area (Stakeholders are not identified in the plan), and
- Identification of known culturally important locations (none within site), walking country connections; ridgelines/pathways; indicative viewpoints; green infrastructure links and movement corridors.

The 'Starting with Country' map, produced for the Growth Plan by DPHI was developed by: GHD, Zion Consulting [an Aboriginal run consultancy group], and Planning and Waters Consultancy in collaboration with local Traditional Custodians and knowledge holders for the South-West Growth Area.' (DPHI Guide pg 39).

This work has informed D+P recommendations and site planning, including identification of:

- local view corridors
- ridgeline/pathways
- waterways
- gatherings places

These features have been maintained and incorporated into the ILP. This work is outlined in full in the draft D+P report.

In parallel, Artefact have commenced development of the Aboriginal Cultural Heritage Assessment report (ACHAR) and Archaeological Technical Report (ATR) for the site which includes the following tasks being undertaken in accordance with the relevant Heritage NSW Guidelines:

- Assessment of the Aboriginal cultural heritage values of the study area and identification of any specific areas of cultural significance
- Preliminary assessment of archaeological sensitivity for the study area
- Aboriginal stakeholder consultation
- Preparation of a methodology for archaeological management and next steps

No engagement with local Aboriginal knowledge holders and custodians has been undertaken specifically for the ILP to date. Input from Aboriginal stakeholders has come through the work undertaken for the DPHI Guide.

Compliance with Connecting with Country, including Designing with Country

The ILP and associated landscape master plan has drawn on work undertaken for the DPHI Guide to address the Starting with Country phase of the CwC process. The ILP is based on the engagement with stakeholders undertaken by DPHI to form the precinct wide 'Starting with Country' map. This work has in turn influenced the

ILP design, which has been led by the existing shape of Country as identified in the 'Starting with Country' map.

The ILP design has been Shaped by Country and the retention of natural landforms. The riparian corridors and ridgeline have been integrated into the wider open space network for Cobbitty

A new planning framework is proposed for Cobbitty, that includes:

- To facilitate high quality urban development that meets environmental sustainability objectives and
- To preserve the potential Aboriginal heritage sites located within the creek line.

This work demonstrates consideration of and compliance with the GANSW CwC framework. The Aboriginal cultural values of the place identified so far though the consultations undertaken for the DPHI Guide have been respected and considered in the plan. In particular the Starting with Country and Shaping Country phases of the CwC process have been considered to some degree, and the ILP has been created with the premise of 'Healthy Country' in the retention and rehabilitation of the riparian zones and ridgeways, and the use of the existing landscape features in the design. The ILP acknowledges the landscape/shape of Country and considers sustainability.

Areas that need further work to comply with the GANSW CwC framework are in direct engagement of Aboriginal stakeholders in informing development of design principles and the embedding of Aboriginal cultural and heritage values in future stages of the project. Identification of stakeholders has commenced through the consultation process being undertaken for the ACHAR by Artefact and the work on the ILP to date is based on engagement undertaken by DPHI. However, further engagement is recommended to satisfy the Imagine with Country phase and the Design with Country process overall as discussed in the recommended next steps.

Moving forward

Further engagement with traditional custodians and local knowledge holders is expected to build meaningful relationships with local Aboriginal communities, satisfy the commitment to co-design with Aboriginal people and ensure Aboriginal people with responsibilities to care for Country have the opportunity to have early input into this project, all of which are central commitments of the GANSW CwC framework. This consultation would be in addition to the requirements for consultation being currently undertaken for the ACHAR with Registered Aboriginal Parties.

This approach is also recommended in the DPHI Guide: In the preparation of a Planning Proposal, further engagement and two-way feedback throughout the life of the project with Traditional Custodians and knowledge holders is strongly encouraged to foster ongoing collaboration.

This could include:

- Cultural awareness training for the project team
- Undertaking consultation sessions on Country and ongoing consultation with key knowledge holders who can share cultural knowledge including, potentially the LALC, custodians and local knowledge holders
- Online meetings and/or on Country meetings to discuss the ILP and opportunities to embed Country further into the design.
- The further engagement will inform outcomes to satisfy the GANSW CwC framework and the objectives for later stages of the project, including:
- Developing design principles to inform the design
- Identifying opportunities for embedding Aboriginal cultural and heritage values and connections to country in place making, buildings, landscape and environmental features in land development
- Acknowledging and activating Aboriginal culture and heritage through art, architecture, landscaping and other creative expression

- Generating a sense of belonging and identity for Aboriginal peoples and culture though strategies such as creating safe spaces and using Aboriginal language for naming places and spaces
- Developing an Aboriginal Heritage and Art Strategy, informed by the consultation process, that provides for realisation of stories in the landscape, opportunities for learning from the landscape and for cultural story telling
- Identifying sustainable local materials for building elements, and Indigenous focused design features and colour palettes
- Identifying opportunities to involve Aboriginal stakeholders in the planning, design and construction stages
- Recommending outcomes for Country and indicators for success.

Recommendations formulated through this further engagement with stakeholders should be compiled in a site-specific Connecting with Country framework and be used to address Designing with Country in the subsidiary reports identified by Council as requiring this additional input.

As a result, a Connecting with Country Framework has been developed by Artefact Heritage and Environment **(Appendix W).** The Framework has been prepared in consultation with key Aboriginal stakeholders to provide a vision and design principles to embed Country into the future development of the site. Artefact make the following recommendations:

- Considering the Framework's design principles within the design associated with the Planning Proposal and future development of the site
- Actioning appropriate recommendations from the 'Outcomes for Country' section of the Framework
- facilitating ongoing consultation and design workshops with the Aboriginal stakeholders during subsequent key development stages.
- integrating meaningful interpretation/artwork/landscape elements within the design development stages of this project, through the development of a Heritage Interpretation and Art Strategy that requires consultation with key stakeholders.
- arranging Cultural Awareness Training for current and future project team members.
- updating Aboriginal stakeholders on the progress of the future development of the site.

While the above recommendations relate to the future development of the site, the Aboriginal Heritage Interpretation and Art Strategy **(Appendix FF)** has already been prepared and will guide detailed design and development of the site, moving forward.

3.1.14 Better Placed

In August 2017, the GANSW released *Better Placed*, the integrated design policy for NSW. Better Placed seeks to establish priorities and objectives that shape design to create well-designed built environments.

It presents a collection of priorities and objectives that aspire to shape design that addresses key challenges and directions and creates good design outcomes for NSW. Seven distinct objectives have been identified to create environments that are:

1. Better fit – contextual, local and of its place.
2. Better performance – sustainable, adaptable and durable.
3. Better for community – inclusive, connected and diverse.
4. Better for people – safe comfortable and liveable.
5. Better working – functional, efficient and fit for purpose.
6. Better value – creating and adding value.
7. Better look and feel – engaging, inviting and attractive.

By adopting the objectives of the Better Placed policy, development responds to the key challenges and directions for NSW.

Under the new approach to precinct planning, Council will play a greater role in influencing the outcomes of future precincts. This will include adopting a place-based approach, starting from considering the feel, aesthetic, form, history, and culture of an area, and recognising that existing local character can be reflected and strengthened in planning for the future. The Planning Proposal will support this approach by pursuing the associated actions of the LSPS:

- Implement the South Creek urban design principles contained within the District Plan for all future development areas around South Creek;
- Advocate for the retention of remnant vegetation in the master-planning of new communities;
- Continue biodiversity precinct master-planning to identify key actions to protect and enhance biodiversity across the LGA;
- Prepare a Green and Blue Grid Analysis;
- Consider the principles of Better Placed (Government Architect of NSW) within the Precinct 5 DCP; and
- Ensure that precinct planning considers and protects State and Local Heritage Items.

3.1.15 Greener Places

In November 2017, the GANSW released the Draft Greener Places Design Guide, the NSW Government's policy for green infrastructure in NSW. The guide presents a collection of priorities and four principles and four outcomes to guide design and planning in the delivery of green infrastructure in NSW, with a focus on open space for recreation, urban tree canopy and bushland and waterways. Fundamentally, the policies seek to respond to the following NSW challenges:

- Health
- Climate resilience
- Rapidly growing population
- Changing lifestyle and demographics
- Infrastructure and urban renewal
- Biodiversity loss

Built upon the principles of integration, connectivity, multifunctionality and participation the draft Guide seeks to achieve the following outcomes:

1. Conservation of the natural environment
2. Increased access to open space
3. Improved connectivity to promote active living
4. Increase urban greening to ameliorate climate extremes

The draft Guide provides recommendations for planning new development in greenfield sites to maximise opportunities for well-located and accessible packs and public open spaces that provide for a diverse range of recreational activities. The desired outcome for greenfield areas is to base public open space around natural systems, which support connectivity, active transport and a diversity of settings which enhance the local character. Additionally, such practice offers opportunities for improved water-sensitive urban design and habitat conservation, ultimately creating a stronger blue and green grid.

Urban tree canopy is a key priority of the draft Guide, supported by three strategies, and an indicative target of 40% urban tree canopy cover across the Greater Sydney Region and other urban areas across NSW by 2056. To achieve this target, the following strategies are provided:

1. Protect, maintain and enhance the existing urban tree canopy;

2. Create an interconnected urban tree canopy across NSW; and
3. Build knowledge and awareness of urban tree canopy across State and local government, and the community.

Finally, the draft Guide seeks to enhance bushland and waterways across NSW and adopts five key strategies to connect, protect, restore, enhance and create urban habitat. The strategies apply to remnant, transition and urban environments that provide connections between core habitats.

3.1.16 Camden Centres and Employment Land Strategy

The Camden Centres and Employment Land Strategy sets out the LGA's vision for retail centres, industrial and urban services land to 2040. It is supported by detailed the detailed Camden Centres Study (2019) and the Camden Industrial and Employment Lands Study (2020) and builds on the objectives of the overarching strategic framework and the Camden Local Strategic Planning Statement. The strategy is underpinned by four directions:

- A network of successful, integrated and attractive retail centres
- A network of productive industrial and urban services land
- Agribusiness, tourism and health care services to support the local economy
- Capitalising on existing and future infrastructure

Relevant guiding principles, of which the proposal is consistent with include the following:

- Principle 13 – Land use and infrastructure planning is aligned
- The Planning Proposal and ILP is consistent with the South West Growth Area Structure Plan 2022 and proposes the housing alongside the delivery and facilitation of key infrastructure, including public utilities, transport, community infrastructure and a school.

The Planning Proposal will maintain the hierarchy of local centres in the South West Growth Area.

3.1.17 Western Parkland City Blueprint

The Western Parkland City Blueprint establishes a set of short- and medium-term priorities for government and to guide investment towards 2036. It's a companion piece to the Economic Development Roadmap – Phase 1 (Roadmap), and will guide the investment and decision making of the Western Parkland City Authority.

It sets out a vision made up of themes of green, connected and advanced. These themes are underpinned by a series of directions and following, various priorities. The directions that are of relevance to the Planning Proposal, include the following:

Improve the city's amenity: The Planning Proposal includes the provision of various parklands and open space that are co-located with the retained riparian corridor. Tree cover is enhanced through the open space and the requirement for tree planting and water sensitive urban design throughout the public domain and road verges.

Support integrated water cycle management: The Planning Proposal will facilitate the delivery of integrated water cycle management infrastructure, including WSUD, various wet and dry basins and stormwater infrastructure.

Protect and enhance biodiversity and the natural environment: The ILP retains significant amounts of high biodiversity value vegetation, particularly around the riparian corridor, despite the site being entirely biodiversity certified. The riparian corridor and vegetation will be co-located with open space, and will be an integrated part to the future community.

Strengthen resilience to climate change and natural hazards: The integration of the natural environment and tree canopy into the design of the community, will make the community resilient and sustainable in the context of urban heat induced climate change and natural hazards.

Improve transport links: The proposal provides an integrated public road and active transport network, that will connect the community to development in the north and south, and various roads and public transport along the Northern Road and Bringelly Road.

Plan and deliver active transport connections: The ILP is underpinned by an active transport network that is co-located with open space and the riparian corridor.

Enable integrated delivery: The Planning Proposal will facilitate the concurrent delivery of housing, alongside public utilities, community and transport infrastructure**.**

Strengthen connection to Country: The design of the ILP and Planning Proposal has considered the finalised Designing with Country Framework, where possible given that the framework was finalised post submission and design of the Planning proposal.

The Planning Proposal contributes significantly to the Western Parkland City vision by activating a key precinct within the South west Growth Centre that will address the above directions, and help achieve the planning prioritise for the area.

3.1.18 Guide to the South West Growth Area

In 2022, a Section 9.1 Ministerial Direction was issued required that the Planning Proposals in the SWGA demonstrate consistency with the 2022 Structure Plan and guide prepared by the Department of Planning, Housing an Infrastructure. The consistency of this Planning Proposal against the guide is shown below.

Table 5 Assessment against South Growth Area guide and Structure Plan 2022

Theme & Criteria	Proposal	Associated Documentation
Starting with Country		
Understanding of cultural values: Demonstrate how the proposal has been informed by engagement with the Aboriginal community	The Planning Proposal has been informed by a Preliminary Aboriginal Cultural Assessment Report (PACHA). A comprehensive Cultural Heritage Assessment (ACHAR) in support of the proposal is also currently being finalised. As part of the field surveys undertaken on 27 August 2021 for the PACHA, a representative from the Cubbitch Barta Native Title Claimants Aboriginal Corporation accompanied EcoLogical. The report identified three Aboriginal artefacts through the AHIMs register. Cultural values associated with the landscape were also identified, including creek linkages, which were used as thoroughfares. For the ACHAR, further consultation with Registered Aboriginal Parties (RAPS) is occurring in accordance with *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.* The PACHA has identified that the site will be impacted by future development and associated infrastructure, and that subsequent development stages will require further assessment. The PACHA states that avoidance to the known Aboriginal sites is recommended and that if impacts are unavoidable that an Aboriginal Heritage Impact	**Appendix J** Preliminary Aboriginal Cultural Heritage Assessment Report (PACHA)

Theme & Criteria	Proposal	Associated Documentation
	Permit will be required. Further investigations for potential archaeological deposits and potentially for areas of moderate and high sensitivity will be required, in accordance with the *National Parks and Wildlife Act 1974* and *National Parks and Wildlife Regulations.* A suite of recommendations have also been considered as part of the ILP, none of which prohibit the site from a rezoning. Following the preliminary assessment, the ILP has embedded opportunities to incorporate heritage protections, conservation zones, active heritage management and incorporate, respond and celebrate heritage values into the design of the precinct. This includes: – Incorporating areas of high and medium Aboriginal significance into open space and recreational area – Retaining the riparian corridor, key ridge and creek lines, where there is potential for Aboriginal Heritage and existing cultural values – Implementing conservation zones, DCP mapping and controls which correspond with areas of cultural value and potential for Aboriginal heritage deposits Ultimately, the proposal is respectful and sensitive to the existing cultural values of the site and has actively sought to incorporate areas of potential Aboriginal heritage significance into the ILP design.	
Master planning Reference the Starting with Country Map (Figure 12) and address any elements that apply to the Planning Proposal site.	The Connecting with Country Map identifies a network of waterways that traverse through the site, as well as the importance of green links. A key aspect of the Planning Proposal is the rehabilitation and activation of the central riparian corridor, and the retention and simultaneous planting of various trees. Open space, recreational uses and the active transport networks will be integrated with these natural environmental assets to create a biophilic and sustainable community. Through detailed design, there will also be further opportunities to provide heritage interpretation along the riparian corridor and integrated community infrastructure, in collaboration with traditional owners.	**Appendix A** Draft Indicative Layout Plan **Appendix D** Landscape Masterplan

Theme & Criteria	Proposal	Associated Documentation
Future community outcomes Will the Planning Proposal provide for future social and cultural opportunities for the Aboriginal community?	Future development within the site will also provide opportunities for Connecting with Country, in particular through the rehabilitated Riparian Corridor, the ridgelines and open space. Opportunities will be centred around various design mechanisms, such as through the maintenance of accessibility to Aboriginal heritage sites, the sharing of cultural knowledge, and interpretation of the built and natural environment through place naming, public art and wayfinding. It is envisaged that future development will also provide opportunities beyond first nation's consultation, including social development and community participation, as well as Aboriginal business opportunities.	**Appendix D** Landscape Masterplan
Deliver Housing Supply and Choice		
Housing Supply Provide details on how the planning proposal will deliver housing supply and diversity	The Planning Proposal and ILP provides a significant quantum and mix of housing. It addresses the various housing priorities of the District Plan, in particularly priority number 5, based on the following: The Planning Proposal is unique in that it is a large land holding in single ownership. It will therefore be able to provide a significant quantum of housing, approximately 2,650 dwellings which will contribute to the District 20 year target of 184,500 dwellings. The Planning Proposal is providing a mix of R2 and R3 zoned land, which will be further accompanied by a corresponding set of proposed density bands under the SEPP, ranging from 10 to 35 dwellings per hectare. The Planning Proposal also provides for large lot residential on the south-western and southern boundaries, interfacing with the boundary of the South West Growth Centre and the Metropolitan Rural Lands to the west. Large lot residential is to be zoned C4 Environmental Living and will be subject to a density band maximum of 10 dwellings per hectare. A variety of housing types consistent with the proposed zoning and the density bands will be facilitated. This includes detached and attached housing, manor homes, multi-dwelling housing and residential flat building development.	**Appendix A** Indicative Layout Plan **Appendix B** Urban Design Report **Appendix F** Housing and Economic Needs Impact Assessment

Theme & Criteria	Proposal	Associated Documentation
	New Housing Supply will also be well-located. Density will be concentrated the proposed school and open space, where the amenity is greatest. The proposal will also be able to leverage its proximity to public transport including: Leppington Station which is only 7km northeast of the precinct Bus route 856 along Bringelly Road and the Northern Road Various NSW Government commitments for future transport project, including North-south Rail link and Sydney Metro The Planning Proposal is also consistent with Council's Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS). It contributes towards the dwelling targets set by the District Plans and Council. For background, the target for the South Creek West Release Area is 30,000 dwellings by 2040. Within the 6–10 year (2021/22 – 2025/26) timeframe the housing target for Camden is between 10,000 to 12,500 dwellings. The LHS also notes that there is anticipated supply gap for detached dwellings that could range from 2,812 to 5,128 dwellings. The Planning Proposal will contribute to the overall housing targets for the South Creek West release area in the long term, whilst also addressing the 6-10 year housing targets for Camden in the medium term. The proposal will also deliver predominantly detached housing and will therefore address the undersupply of detached housing in the LGA.	
Housing affordability Include details on how the planning proposal will deliver housing affordability and choice.	A Housing Needs and Economic Impact Assessment also accompanied the Planning Proposal. It noted that the ILP provides 2,650 new dwellings over the next 10 years at varying price points. A diverse mix of housing typologies will be facilitated through the varying density bands and zoning, addressing the various needs and lifestyles of incoming residents to the south-west growth region. The supply of new housing will place downward pressure on prices, in the already price conscious and relatively more affordable south-west market. The Planning Proposal will also provide opportunities for the provision of affordable housing in suitable locations, supported by a range of community amenities and infrastructure. None of the proposed	Appendix B Urban Design Report **Appendix F** Housing Needs and Economic Impact Assessment

Theme & Criteria	Proposal	Associated Documentation
	planning controls discourage or prevent affordable or community housing providers from providing housing on the site. The Planning Proposal does not place any limiting factors on the application of State Environmental Planning Policy (Housing) 2021, which allows for 30% height and FSR bonuses for apartment and mixed-use style developments, subject to the provision of affordable housing (minimum 10%).	
Provide opportunities for jobs closer to home		
Local and Neighbourhood Centres Address Indicative locations of New Local Centres in the Structure Plan. Demonstrate how the proposal delivers new walkable neighbourhood Centres to achieve the 15-minute neighbourhood principles.	The Planning Proposal locates key services and infrastructure within the natural centre of the site and future Cobbitty Precinct 5 (once fully developed). Medium density land uses, and a majority of the yield has therefore been concentrated around this location making it easily accessible by walking or cycling for future residents within the site. The Planning Proposal has also considered the centres hierarchy within the South-west Growth Area. No local or neighbourhood centre is identified for the site in the Structure Plan. The local centres identified in the Structure Plan in proximity to the site, which include Lowes Creek Maryland, Oran Park and Narellan, will provide for the employment and servicing needs of the future community of Precinct 5.	**Appendix F** Housing Needs and Economic Impact Assessment
Deliver high quality public open space		
Overall open space Achieve an overall minimum of 15% of NDA as open space	A population of 8,049 people are anticipated within the site. The ILP will provide 18.9ha of active and passive open space, including two sports ground. There is also capacity to include multipurpose courts and playgrounds within the active or passive open space areas. The provision of dedicated open space is consistent with DPHI's requirement for 15% of net developable area as open space, with the ILP providing 17ha of riparian land, alongside connectivity open space. It is anticipated that open space will delivered during subdivision in accordance with the ILP. Delivery is intended to be supported by Planning Agreements.	**Appendix A** Draft Indicative Layout Plan **Appendix E** Demographic and Social Infrastructure Assessment
Local parks	All dwellings, including low and medium density, are within 400m of open space (active/passive and/or	**Appendix A**

Theme & Criteria	Proposal	Associated Documentation
(Equivalent to 'neighbourhood open space' in Camden Council's Spaces and Places Strategy) Ensure there is 1 local park: 2,500 people Low and medium density min size is 0.5ha High density min size is 0.3ha	riparian). All proposed local parks are 5000sqm (or 0.5ha) in size, and thereby exceed the minimum size requirements for local parks in high density residential areas as well as meeting the requirements for local parks in low density residential areas. A detailed open space breakdown will be provided separately.	Draft Indicative Layout Plan **Appendix D** Landscape Masterplan **Appendix E** Demographic and Social Infrastructure Assessment
<u>District parks</u> Ensure there is 1 district park: 5,000 people or 1 ha per 1,000 residents. Minimum size is 1.5 ha	The Planning Proposal provides 18.9ha (approx.) of open space which is in excess of the District Park requirements. A detailed open space breakdown will be provided separately.	**Appendix E** Demographic and Social Infrastructure Assessment
Sports fields 1:1850 people	The Planning Proposal generates demand for approximately 4 sports fields. The ILP provides two sportsgrounds, with one double sports field and two ovals, equating to four sports fields in total. The Planning Proposal therefore meets demand within the Precinct.	**Appendix A** Indicative Layout Plan **Appendix D** Landscape Masterplan **Appendix E** Demographic and Social Infrastructure Assessment
Sports courts / multisport court 1:2000 people	The Planning Proposal generates demand for four multipurpose courts. While these are not identified in the ILP, there is sufficient capacity to include them within the proposed active or passive open spaces, which has been provided in excess of the requirements discussed above.	**Appendix A** Indicative Layout Plan **Appendix D** Landscape Masterplan **Appendix E** Demographic and Social

Theme & Criteria	Proposal	Associated Documentation
		Infrastructure Assessment
Improve riparian corridor and waterway health and biodiversity connectivity		
Biodiversity Certification Demonstrate how the proposal has addressed the non-certified areas.	The entirety of the site is bio-diversity certified. Regardless, the Planning Proposal retains areas of high value biodiversity in good condition through the zoning of the central riparian corridor for Environmental Conservation. Vegetation has also been retained in areas identified as local parks to avoid unnecessary impacts to potential threatened ecological communities, where possible. Overall, the Planning Proposal will protect a minimum of 2.63ha of validated additional high conservation value vegetation.	**Appendix M** Biodiversity Assessment Report
Connectivity – Blue and Green Grid Demonstrate how the proposal can extend green connections across the Growth Area further to implementing the Green Grid. Consideration should be given to the retention of existing waterbodies as potential natural detention basin, which may aid in flood mitigation	The Planning Proposal and ILP is consistent with both the Southwest Growth Area Structure Plan and Council's Blue and Green Grid Strategy. This is on the basis that the Blue and Green Grid has been a fundamental design consideration for the proposal. As a result, the ILP has retained the existing central riparian corridor, as identified in the Structure Plan, and various vegetation communities including Cumberland Plain Woodland as well as other high value conservation vegetation along the corridor and around the site. These assets have been integrated with the active and passive open space network, resulting in north south and east west green and blue connections for cycling and walking. Online detention basins have also been incorporated throughout the riparian corridor for flood mitigation. Ultimately, the significant vegetation and waterways that make up Camden's blue and green grid assets will be protected and maintained, with the design and proposed assets for retention, going well beyond what is ordinarily required for retention from a statutory perspective. Council's strategy also identifies a set of blue and green grid projects for the LGA. The transformation of the Northern Road into a green boulevard that connects Badgerys Creek through Camden to Penrith is one of these projects. The Planning Proposal will add to this, by providing further north-south open space adjacent to the Northern Road,	**Appendix A** Indicative Layout Plan **Appendix D** Landscape Masterplan

Theme & Criteria	Proposal	Associated Documentation
	which will complement and embellish the green connections along the Northern Road. Detention basins are located offline or otherwise in accordance with the Guideline for Riparian Corridors on Waterfront Land, with drainage only into Strahler Order 1 or 2 streams.	
Be resilient to climate change		
Tree canopy cover Demonstrate how the proposal protects existing native vegetation and provides opportunities for revegetation.	The Planning Proposal provides a robust amount of Tree Canopy Coverage. Significant high conservation value vegetation and Cumberland Plain Woodland will be retained within the site, in particular within the Riparian Corridor and Open Spaces. Coupled with the proposed tree planting, it is anticipated that the precinct will be capable of achieving 36% tree canopy coverage, at tree maturity. To align with the Proposed DCP and Urban Heat report, controls have been prepared to ensure mature trees are retained and incorporated within future subdivision. While the precinct remains below the benchmark 40% tree canopy coverage target, it is noted that the proposed Landscape Masterplan maintains an extensive tree canopy within the public domain and open spaces. In fact, the tree canopy in the total street and open space areas, will be approximately 50%, which significantly exceeds the 40% target. It should also be noted that there are various site-specific constraints that restrict the site from achieving the 40% target. These are the infrastructure requirements over the powerline easement and water tower, and the consideration of compliant building envelopes on future lots.	**Appendix A** Draft Indicative Layout Plan **Appendix C** Draft Development Control Plan **Appendix D** Landscape Masterplan **Provided as Addendum** Urban Heat Report
Plan for connected communities		
Local and regional Demonstrate there is either existing infrastructure or delivery mechanisms to deliver the required types of infrastructure necessary to support the future community arising from the proposal.	The Planning Proposal includes an allowance for approximately 18.90ha of open space in addition to civil/road and educational infrastructure. The site will also be supported by utilities including water, sewer and electricity. Consultation has and will continue to occur with utility service providers.	**Appendix P** Infrastructure Servicing Strategy **Appendix E** Demographic and Social Infrastructure Assessment

Theme & Criteria	Proposal	Associated Documentation
Plan for social infrastructure		
Education Primary School (K-6) Secondary School (7-12)	The Planning Proposal will facilitate 2,650 dwellings over the site. Demand is subsequently generated for one government school, and in accordance with the findings the Planning Proposal is providing 3ha of land for a future primary school site. The proposed size of the school is in excess of the minimum 3ha for a primary school site for a community of this size as agreed with Schools Infrastructure. Demand for an additional secondary school is not reached by the expected population.	Appendix E Demographic and Social Infrastructure Assessment
Ambulance, Police, and Fire and Rescue Demonstrate consultation to understand implications of response times.	WSP undertook consultation as a part of the Demographic, Social Infrastructure and Community Needs Assessment. Generally, the community will have access to emergency services, including ambulance, police, fire and rescue. Generally, there is planning and works underway to improve the capacity of existing hospitals and deliver new integrated health care facilities across the South West Growth Area. Ambulance The site is located within the NSW Ambulance (NSWA)_Camden Response Area. A representative of NSW Ambulance Service advised that NSWA regularly updates modelling for ambulance response needs in Sydney growth and greenfield areas. It is understood that development staging is key consideration for ambulance servicing planning. NSWA is regularly consulted on the need for new services in the identified growth areas, primarily via DPHI and the GSC. It submits planning information on identified growth regions for centralised coordination of planning. Further consultation with NSWA will occur post-gateway. If demand for an ambulance station is generated, the station can be developed in the prescribed zones under Division 6 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP). Police The site is located in the Camden Police Area Command (PAC). There are three police stations within this command are located at Camden,	**Appendix E** Demographic and Social Infrastructure Assessment

Theme & Criteria	Proposal	Associated Documentation
	Narelan and Picton. According to the PAC, there is a "stable workload". If demand is generated, a police station can also be developed under Division 6 of the T&I SEPP. Further consultation is to occur post-gateway. <u>Fire and Rescue</u> There are various existing fire and rescue stations, including Rural Fire Service stations in proximity to the site. These locations include Oran park, Narrellan and Camden (Elderslie), and Camden West. The existing fire stations will be able to utilise the north south and east west connections to the site along the Northern Road and Bringelly Road respectively.. Further consultation is to occur post-gateway.	
<u>Community Facilities</u> Local (Equivalent to 'neighbourhood community facility' in Camden Councils Spaces and Places Strategy) District (Equivalent to 'local community facility' in Camden Councils Spaces and Places Strategy)	Contributions toward the delivery of community centres form part of the Letter of Offer/Planning Agreement that accompanies the planning proposal.	**Appendix E** Demographic and Social Infrastructure Assessment

3.2 Statutory Planning Context

The below provides an overview of the statutory context and environmental planning instruments relevant to the site.

Table 6 Overview of the Statutory Policy Framework

Policy	Comment
NSW Environmental Planning and Assessment Act 1979	The Environmental Planning and Assessment Act 1979 (**EP&A Act**) is the principal planning and assessment legislation for NSW. It promotes orderly land use and development and the integration of environmental, social and economic interests within a framework of ecologically sustainable development. Clause 275 and 276 in the EP&A Regulation relate to the release of land in the growth centres for urban development and the preparation of a development code to provide guidelines (in conjunction with the relevant growth centre structure plan) to assist the environmental planning of precincts. In accordance with Clause 276(1) of the EP&A Regulation, the Minister for Planning released the land in South Creek West in November 2017. In light of the above and the site's location within the SWGA, this Planning Proposal has been prepared in respect of all the matters requiring consideration through either a Precinct Planning Process or a Council led Planning Proposal. Accordingly, this Planning Proposal is made to Camden Council and has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and the guidelines published by the DPHI, namely, '*to Preparing Local Environmental* Plans' (August 2023) and '*A Guide to Preparing Planning Proposals*' (August 2023).
Section 9.1 Directions	Section 9.1 Directions of the EP&A Act require Councils to address a range of matters when seeking to rezone land with an LEP. There is no statutory requirement for the Directions to be considered during Precinct Planning. Nevertheless, as the site of this Council led Planning Proposal is within the SWGA, the Directions have been addressed as part of this submission, with the Draft ILP and associated documentation found to be consistent with the relevant directions, as discussed in Section 8.3.2.
Environment Protection and Biodiversity Conservation Act 1999	The Environment Protection and Biodiversity Conservation Act 1999 is the Commonwealth's central framework for the protection of the Australian environment. It provides for the conservation and protection of biodiversity and natural and cultural places and heritage. It further promotes principles for ecologically sustainable development which are achieved through conservation and sustainable resource use.
Biodiversity Conservation Act 2016 No. 63	The Biodiversity Conservation Act 2016 No. 63 (**BC Act**) is the NSW Governments principal framework for environmental protection across NSW. It provides for the protection and conservation of biodiversity and ecosystems in NSW and promotes the use of the ecologically sustainable development principles. The Draft ILP has been designed in accordance with mapped Native Vegetation to ensure that areas of important biodiversity are enhanced and retained. Under the Act, the entire site is considered biodiversity certified.
Environmental Planning and Assessment Regulation 2000	The Environmental Planning and Assessment Regulation 2000 (**EP&A Reg**) is the accompanying legislation to the EP&A Act. It prescribes the regulations for the functioning of the EP&A Act across NSW.
State Environmental Planning Policy	The *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* is the principal Environmental Planning Instrument that guides precinct planning in

Policy	Comment
(Precincts – Western Parkland City) 2021	Camden. The Camden Growth centres Precinct Plan under Appendix 5 of the State Environmental Planning Policy (**SEPP**) provides the localised framework for the implementation of the Growth Centres SEPP. The aims of the Parkland City SEPP are to: *co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area,* *to enable the Minister from time to time to designate land in growth centres as ready for release for development,* *to provide for comprehensive planning for growth centres,* *to enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity,* *to provide controls for the sustainability of land in growth centres that has conservation value,* *to provide for the orderly and economic provision of infrastructure in and to growth centres,* *to provide development controls in order to protect the health of the waterways in growth centres,* *to protect and enhance land with natural and cultural heritage value,* *to provide land use and development controls that will contribute to the conservation of biodiversity.* The Parkland City SEPP does not contain planning controls applicable to the site. It is the intent of this Planning Proposal to rezone the land and insert localised development controls into the Parkland City SEPP to enable the orderly development of land within the precinct. Specifically, the proposal seeks to zone the land in accordance with the *Parkland City SEPP, Appendix 5 Camden Growth Centres Precinct Plan.*
Camden Local Environmental Plan 2010	*Camden Local Environmental Plan 2010* (CLEP 2010) provides the current development standards for the site. It is the intention of this Planning Proposal to rezone the site under the Parkland City SEPP, as such, the CLEP 2010 has been included for contextual understanding only. **Land Use Zoning** The site is zoned RU1 Primary Production. **Height of Building** The site is the subject of a 9.5m height provision. **Minimum Lot Size** The site is subject to a 40-ha minimum lot size. **Heritage Conservation** There are no items of local heritage significance identified in Schedule 5 of the Camden LEP 2010 contained within the site. There are however two items of heritage significance which adjoin the site, these include: Denbigh (I1691) state listed heritage item located at 421 The Northern Road, Cobbitty. Maryland (I1) locally listed heritage item located at 773 The Northern Road, Bringelly.

4 Indicative Layout Plan

4 Indicative Layout Plan

4.1 Vision

Design + Planning have prepared a draft ILP for Precinct 5, illustrated in Figure 19**,** which has informed the planning provisions proposed under this SEPP amendment.

The vision for Cobbitty Sub-Precinct 5 is to deliver a high-quality, sustainable, vibrant master planned community which has been intricately designed to intertwine the new urban environment with the picturesque semi-rural character for which the Macarthur Region, and particularly the cow pastures, is renowned. The urban design for the site has been shaped by the unique existing natural characteristics and long history of the site, yet still achieves a coherent masterplan for the development enabling easy wayfinding and efficient land use integration.

The most prominent natural features are the two riparian corridors which traverse the site creating natural amphitheatres, and the ridgeline which cradles the southern boundary of the development. The specialist studies of the site determined the environmental and historical significance of these features, with both the riparian corridors and the ridgeline containing remnant pockets of the endangered Cumberland Plain Woodland while there is potential for Aboriginal heritage sites and artefacts along creek lines.

The urban design for Cobbitty has incorporated these valuable landscape elements into the masterplan, with the riparian corridors becoming lush, leafy spines of the community whilst the natural amphitheatres shape the development to enable scenic views over the Precinct and beyond. Retaining and celebrating these features was key in the vision for Cobbitty, which seeks to preserve some of the semi-rural and bushland character of the site to provide the future community with a unique setting while simultaneously respecting heritage and ecology. Site specific design controls will be adopted to ensure future development employ attractive built forms and materials that complement the beauty of the surrounding landscape. Accentuating the natural characteristics of the site within the urban design is additionally intended to create a unique identity for the community, encouraging a sense of pride and a strong connection to place; people living in Cobbitty will be smart, healthy and well balanced.

The riparian corridors have been integrated into the wider open space network for Cobbitty, which has been strategically designed to span the entire Precinct, ensuring all dwellings are in proximity to parks and green spaces which will improve the quality of life for residents both physically and mentally. The vegetation within the vast open space network combined with street trees will contribute to creating a leafy canopy cover over the Precinct which will mitigate the impacts of the urban heat island effect while also providing ecological and aesthetic benefits, furthering reinforcing the desired vision of Cobbitty being a community that is entwined with nature. This is further improved by the retention of water in the landscape that will assist with the future community connection with place and aid in creating a micro climate to cool the area during the warmer summer months. The combination of these measures ensures that there is resilience to climate change and measures to address heat island impacts.

The pedestrian and cycle links within the open space network further reinforce the exceptional permeability afforded by the thoughtfully designed road network of the Precinct, which promotes walkability and eases commutes by providing quick and direct routes to The Northern Road, which connects the Precinct to the wider region. Certain roads have been strategically positioned to maximise views, allowing the community to enjoy the scenic landscapes, reinforcing and strengthen the strong sense of place and the interface of the rural and built environments.

A new planning framework has been prepared for Cobbitty Sub-Precinct 5 which aims to achieve the following objectives:

- To facilitate high quality urban development that meets environmental sustainability objectives.
- To protect and enhance riparian corridors, significant vegetation and natural features by thoughtfully incorporating them into the masterplan and creating a unique semi-rural character within the development.
- To preserve the potential Aboriginal heritage sites located within the creek lines.
- To ensure the new urban form promotes resilience to climate change and incorporates design measures to address the impacts of the urban heat island effect.
- To create a community that is connected to nature by maximising opportunities for residents to access and enjoy the outdoors.
- To ensure all development achieves a high standard of urban and architectural design quality which complements the unique setting of the development.
- To promote housing that provides a high standard of residential amenity.
- To create walkable neighbourhoods with good access to public transport.
- To maximise access to local employment and business within the adjoining Major Centres.

The above site-specific design considerations have been shaped by a comprehensive site analysis and identification of the site opportunities and challenges, ensuring the appropriate and considered use of the land.

4.2 Design Principles

Design + Planning have established a set of design principles to inform the preparation of the draft ILP enclosed in **Appendix A**. These design principles aim to support the overall objectives of the Planning Proposal and are provided below.

1. Climate

Climate responsive design is essential in managing the environmental impacts of urban areas and establishing resilient communities of the future.

2. Local Character, Form and Culture

Memorable places, places with their own identity, reflect the distinctive qualities of their physical setting, heritage and community values.

3. Work with Nature and Landscape Character

Integrate the local natural and landscape characteristics of the site and area into the design of the new community is essential. First is to recognise what is the 'sense of place' and then the challenge is to build and embody the critical components into making place.

4. Create Legible and Connected Public Realm

Design the road and public space realm to ensure that it conveniently connects people to places they want and need to go, create a pleasant experience. Design with the public realm experience in mind, to ensure that everyone who interfaces with the place is given equal opportunity to enjoy the place in a meaningful way.

5. Design for People

Establishing great living environments relies on ensuring that the variety of daily needs of the local residents is achieved within or close to their community. The full complement of local needs such as recreation, business, parks and education are convenient and highly accessible. These are the essential pillars of establishing a well balanced, integrated and friendly community.

6. Deliver Diverse Development Forms and Density

Vibrant places require a rich mix of building types, a quality public realm and contemporary architectural solution to support sustainable population densities, encourage diversity, and assist in creating a strong sense of local identity.

7. Embed Opportunities for Adaptation and Change

The most resilient places are those that can be repurposed and reoccupied; they are places that can adapt easily to changing social, economic and environmental influences.

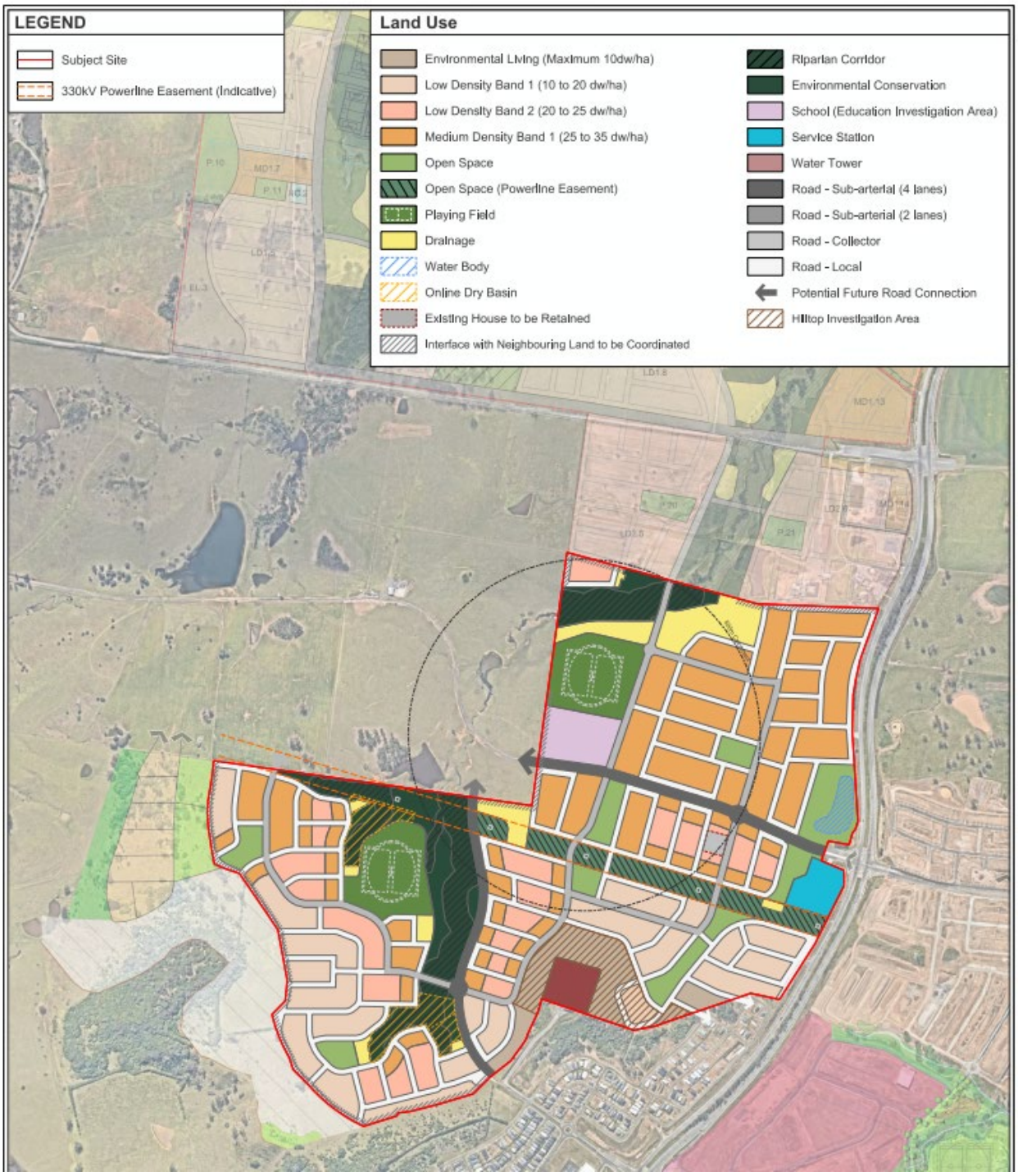
8. Take the Lead

Innovation in creating great places is the challenge that ensures that you achieve a sustainable urban outcome. Urban design is the art of bringing together all the relevant elements associated with a place to result in an outcome that embodies resilience and adaptability over time as the place evolves from initial establishment through to maturity.

9. Engage

It is essential that urban design draws together the precious essence of all the various multidisciplinary elements to create a robust and adaptable place. It is essential that urban design provides the foundation for communication and engagement with decision makers and interested parties to bring places to life.

Figure 19 Indicative Layout Plan



Source: Design+Planning

4.3 Land Uses and Distribution

The primary objective of the redevelopment of the site is to deliver compatible land uses within its unique natural ecological setting. The arrangement of land uses has been situated to celebrate the natural site assets and mitigate the site challenges, including taking advantage of local views, providing activation along riparian corridors and areas of vegetation, and consideration of areas with high Aboriginal sensitivity.

The proposed land use arrangement has been specifically tailored to ensure that all land uses are compatible with their specific location and the urban design principles outlined above.

Table 7 Proposed Land Use and Distribution

Use	Description	Area (sqm) + Percentage of Proposal
Residential	The majority of the precinct will be residential land, with medium density surrounding open space and amenities, gradually reducing in density towards the periphery of the precinct with some large lot residential on the south-western and southern boundaries, interfacing with the boundary of the South West Growth Centre and the Metropolitan Rural Lands to the west. The Precinct includes a mix of densities and housing typologies across the site as outlined in **Section 4.3.**	3,568m² (0.2%) (Existing) 753,253m² (43.6%)
Roads	The road network of Sub-Precinct 5 is described in **Section 4.5**	415,096m² (24.0%)
Employment Land (Service Station)	A service station will be located in the only B4 zoned land adjacent to the main entrance to the site on The Northern Road. This will be separated from residences by open space and the powerline easement.	17,956m² (1%)
Riparian Corridor	The Central Creek Corridor will be retained as a large, wide riparian zone traversing the middle of the precinct, with future corridors being retained and restored in the same way. This will serve multiple purposes including mitigating the impacts of flooding, enhancing the health of the local ecosystem, providing recreational opportunities for the community, increasing the tree canopy cover and improving the visual appeal of the precinct. Many local parks, open spaces and playfields have been located along these riparian corridors, however many others are dispersed throughout the precinct ensuring there is adequate and easily accessible open space for all residents.	170,184m² (9.9%)
Open Space	A series of open spaces that offer a varied set of amenities across the Precinct 5. 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	96,096m² (includes waterbody 9,804m²) (5.6%)
Playing Fields	Providing varied public amenity which are integrated into the natural and enhance landscape serving new neighbourhoods and connecting into the wider community.	102,708m² (5.9%)
Detention Basins and Rain Gardens	The Draft ILP proposes a water management system that is integrated with the open space network.	67,642m² (3.9%)
Open Space (powerline easement)	Additional open space which incorporates the electricity easement across the site.	52,917m² (3.1%)

4.4 Density Bands

To ensure that the proposed mix can be realised throughout the precinct as a result of making the proposed EPI amendments, the introduction of 'minimum to maximum' density bands are proposed under this planning proposal within the Precincts SEPP

Considering the above, as well as the housing targets and growth for the SWGA, the following density bands (set out in Table 8) are proposed under the Precincts SEPP for the precinct. Density bands have been incorporated into the Precincts SEPP, given that the lot size framework within the growth centres is guided by the relative density targets / range.

The 'average' lot sizes shown in Table 8 represent the typical lot size expected within each residential density band, and are for illustrative purposes only. As anticipated, average lot sizes decrease as the density bands transition from low to medium density. These averages are influenced by the proposal's intention to deliver a diverse range of housing types, including detached dwellings and manor homes, with higher densities focused around the precinct's key amenities and infrastructure. This approach supports the targeted yield of approximately 2,650 dwellings across the precinct and is consistent with the outcome achieved with the Western City Planning Panel during the Rezoning Review.

A memo prepared by Design + Planning that explains variations in the minimum lot size throughout the project life cycle is attached as **Appendix G**. More specifically, the memo clarifies the basis for, and rationale behind, the difference in average lot size assumptions presented in the original Planning Proposal compared with those submitted as part of the Gateway review process. In summary, the revised average lot sizes submitted at Gateway do not alter the proposed density bands, built form outcomes or overall dwelling yield for the future develpoment of the site.

As a result, the proposed density bands will give certainty to both Council and future proponents around the permissible lot sizes within the precinct. In addition, the growth centres planning framework provides various mechanisms, that are tied to the density bands and zoning, which ensures that there is flexibility in the delivery of lot sizes, while also allowing for the precinct to respond to changes within the market of the SWGA and greater Sydney.

Table 8 Proposed Dwelling Mix

Scenario (number of lots)	Density Band (dw/ha)	Average Lot Size (sqm)	Yield / Mix
Environmental Living	10	1,008	2%
Low Density Band 1	10-20	500	22%
Low Density Band 2	20-25	350	16%
Medium Density Band 1	25-35	250	60%

4.5 Movement and Road Configuration

The ILP has been designed with a logical and meaningful road network that maximises accessibility and efficiency. The proposed road layout establishes a clear road hierarchy with sub-arterial roads, collector roads and local roads.

The main entrances to the precinct will be via the two sub-arterial roads, both of which connect with the recently constructed intersections on The Northern Road. The main Gateway to the precinct is expected to be via Marylands Link Road 1 intersection with The Northern Road, therefore entry statement features are proposed here. The sub-arterial roads have been designed to bring people to and through the community.

The various collector roads have been designed to cater to local traffic, allowing for easy and quick commuting within the precinct. The road alignments have additionally been positioned to capture views of key features within the landscape where possible, taking advantage of topography of the site.

Figure 20 ILP Movement, Access and Views Diagrams

Source: Design+Planning

The road network has been designed to connect seamlessly with neighbouring existing (Oxley Ridge) and proposed (Lowes Creek Marylands) infrastructure networks, creating a coherent local road network and easing the flow of traffic between precincts. Opportunity for a road extension westward has also been provided as part of the ILP in anticipation of potential future development to the west of the precinct.

As with the road network, pedestrian and cycle network within the precinct have been designed to achieve a hierarchy that prioritises the movement of pedestrians and cyclists throughout the development. The alignment of sub-arterial and collector roads provide share path linkages to open spaces within the subject site and ensures that connections within the precinct are direct and legible. There are additional pedestrian and cycle links within the various open spaces and riparian corridors throughout the precinct which will encourage the community to opt for active transport modes where possible.

The surrounding South West Sydney region has an existing extensive pedestrian and cycle network. The network within the precinct is proposed to connect to the wider network to enhance active transport connections between across the region. The importance of these links will increase within the coming years when Oran Park Train Station opens.

4.6 Hilltop investigation area

The 'Hilltop Investigation Area' applies to a portion of the site adjacent to the south-eastern boundary, enveloping the new Sydney Water Reservoirs on the southern ridgeline. Following advice from the Geotechnical Expert it is proposed this area will be zoned C4 Environmental Living to allow for large lot residential with a maximum density of 10 dwelling per hectare. Due to the geotechnical, topographic and ecological constraints presented by the steep terrain on the ridgeline and pockets of native vegetation, large lot residential has been determined to be most appropriate land use.

In keeping with Council Draft Ridgeline Development DCP guidelines, deep lots backing on to the ridgeline are proposed, which will afford adequate depth for dwellings at the front, well as an asset protection zone (APZ) if required. The rear of the lots will encompass sections of native vegetation of the ridgeline.

Geotechnical slope stability assessments have also been considered through the ridgeline which includes areas of 'intermediate' to 'major' slope constraint. Further assessment of these areas is required as part of the 'Hilltop Investigation Area' to ensure the most suitable residential outcome is pursued.

The existing and newly planted native vegetation will partially screen the Water Tower from the remainder of the Precinct and areas to the east. Further, together with the vegetation on the main section of the Southern Ridgeline, the tree canopy in the Hilltop Investigation Area will also serve as a green horizon to the Precinct, contributing to the desired sense of place and leafy character of the community.

The potential for a passive open space on the Hilltop Investigation Area was initially explored, however concluded by Council that this was not their preference. Accordingly, large lot residential is considered the most suitable land use as it achieves the objectives of retaining the character of a vegetated ridgeline whilst still effectively using the land. The offering of large lots within the Hilltop Investigation Area will also broaden the diversity of housing options and provide a unique lifestyle offering.

4.7 Alignment with adjoining Development

The ILP also considers neighbouring landholdings surrounding Precinct 5 that are expected to be developed under the Parkland City SEPP in the future. It does this by identifying land within the ILP that borders adjoining landholdings (through specific shading). Identified land is required to be developed in coordination with the adjoining landholders.

Therefore, land within Precinct 5 that is subdivided and developed in accordance with the ILP, and is identified through the respective shading, will be required to coordinate the design, as necessary, with the adjoining landholding.

4.8 Community Benefits

WSP have undertaken a detailed Demographic, Social Infrastructure and Community Needs Assessment to inform the potential demographic and social infrastructure needs of the future Bringelly population and adequacy of the Draft ILP.

The assessment was conducted in the context of adjoining precincts including Lowes Creek Maryland, which sits between the 'sub precincts' of Bringelly and Cobbitty, and Austral and Leppington North to the east of the larger South Creek West Precinct. The assessment has undertaken a review of relevant strategic documents and the existing site conditions, including geographical opportunities and constraints to determine the social infrastructure needs of the future community and ultimately consider the adequacy of the social infrastructure proposed within the Draft ILP.

With an expectation that Precinct 5 will accommodate up to 12,000 additional residents, including land not incorporated into the Planning Proposal, the following social infrastructure is proposed across the Precinct:

Table 9 Proposed Provision of Open Space

Open Space Type	Required Open Space	Proposed Open Space
Active open space	10.27 hectares (8.1%)	102,700sqm (8.10%)
Passive open space	8.62 hectares (6.9%)	86,292sqm (6.9%)
Riparian Corridors	Not applicable	170,180sqm (9.9%)
Open Space (Powerline Easement)	Not applicable	52,917 sqm (3.1%)
Total	18.90 hectares (15% of NDA)	189,000sqm (15% of NDA)

The Draft 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.

At the instruction of DPHI and the GANSW, it was determined that the required open space for the site is to equal 15% of the site's NDA. The NDA excludes land areas which were flood prone, contained a riparian corridor or easement and that have a slope greater than 18%. Excluding these areas GANSW determined that the site could accommodate 101.26ha of developable land requiring 18.9ha of open space. The provision of open space in Sub-precinct 5 has been guided by this methodology.

The open spaces proposed under the Draft ILP is designed around a landscape program that aims to form synergy with surrounding amenities and enable active use of these spaces in community daily life. While there is a minor discrepancy with the current open space requirements, it is noted that riparian corridors and drainage basins and easement areas are excluded from open space area calculations but do provide additional opportunities for passive recreation within the Precinct and could contribute towards the Precinct's overall useable open space.

In addition to providing an open space program that is well connected and integrated with other centres including Oran Park and the proposed amenities and facilities at Lowes Creek Marylands. The draft ILP aims to provide a range of leisure and recreational experience including:

The Draft ILP proposes the following provision of social infrastructure:

- two double sports fields each (four fields in total). One double playing field is co-located with the school site, and the other, in the south-west portion of the site, is connected to the riparian corridor.
- 8.6292 hectares of passive open spaces, in the form of eight dedicated parks. This does not include any of the riparian corridor that may be embellished to become useable public open space, or easements. The parks range in size from 5,200 square metres to approximately one hectare.
- Approximately 17.0184ha of riparian corridor, and a 5.2197ha powerline easement which will be embellished for active connections and public recreational uses (e.g., trails for walking, cycling, jogging). This is in addition to the 15% of the site area allocated to active/passive open space detailed in the above table.

A Landscape Masterplan has also been prepared by Distinctive (Appendix D), which outlines the potential embellishments that could be accommodated within the active and passive open space. This includes local parks and playgrounds, an off-leash dog park and various pedestrian and cyclist trails.

5 Camden Growth Centre Precincts DCP

5 Camden Growth Centre Precincts DCP

A draft DCP was prepared and submitted with the Planning Proposal. This has been the subject of on-going engagement with Council. It has agreed that this will continue to advance in parallel with the planning proposal, recognising that there is a separate statutory framework for this to occur.

Draft Schedule 8 – Precinct 5 is provided at Appendix C and includes the vision for Precinct 5, the Draft ILP and relevant Figures associated with the DCP controls.

The DCP sets density bands for all residential development within the Precinct, the bands have been designed to ensure adequate infrastructure, open space and other services are provided to support the expected population for the site. There are no amendments required to the main body of the DCP as part of this Planning Proposal or Draft DCP submission.

The Development Control Plan for the site will be in place prior to development consents or subdivision approvals being issued. A *draft* DCP will be publicly exhibited concurrently with the Planning Proposal, in accordance with Council's comments dated 14 November 2024 in response to the proponent's request for a Rezoning Review, and the subsequent recommendation of the Western City Planning Panel.

6 Infrastructure Delivery and Developer Contributions

6 Infrastructure Delivery and Developer Contributions

6.1 Regional Infrastructure

The SWGA area is subject to Housing and Productivity Contribution under Part 7 Subdivision 4 of the EP&A Act. The SIC provides for a one-off financial contribution payable by any developer or landowner in the North West and South West Growth Areas who is developing or subdividing land in a manner triggered by the provisions of the SIC plan. The HPC will help fund regional infrastructure required for development in the SWGA over the next 30 years. The proponent will make the required contribution at the development application stage.

6.2 Local Contributions

Local developer contributions will be required to deliver the local infrastructure items and upgrades required under this Planning Proposal and the Draft ILP. It is expected that in parallel with the planning proposal suitable arrangements shall be established for a local contribution plan framework in respect of Precinct 5 – this shall be advanced in consultation with Camden Council, consistent with the Department's Guidelines for '*Contribution Plans and Planning Proposals'* (October 2021).

To provide clarity and certainty for all stakeholders, it is intended that a Planning Agreement shall be advanced in accordance with the provisions for Section S7.4 of the *Environmental Planning and Assessment Act 1979.*

7 Stakeholder Engagement

7 Stakeholder Engagement

Guided by the new approach to the precinct planning framework, and the designation of Precinct 5 as a 'Collaboration Precinct', the Proponent's technical advisory and investigation teams has collaborated with Camden Council throughout the preparation of this Planning Proposal and further, through its ongoing assessment.

7.1 Consultation with Government Agencies

The collaborative process also included engagement with various government agencies by technical consultants including:

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

Additional consultation undertaken with Registered Aboriginal Parties (RAPs) to inform the Preliminary Aboriginal Cultural Heritage Assessment Report (**Appendix J**).

No key issues were raised during the preliminary consultation with ongoing consultation to continue throughout the assessment and implementation process for the Precinct.

As part of the continued engagement with Council and state agencies, the Planning Proposal has also considered request for information from both agencies and public submissions during the initial notification period throughout June and August 2022, of the comprehensive Planning Proposal package as lodged.

Agencies that were consulted during this period included: DPHI; The Southwest Sydney Local Health District; the Office of Environment and Heritage; the Environmental Protection Agency; Transport for NSW, Sydney Water; Water NSW; Transgrid; Jemena; Endeavour Energy; and State Emergency Services (SES).

The Planning Proposal remains the subject of ongoing engagement with agencies, in parallel with Council and in turn assessment by DPHI.

7.2 Consultation with Adjoining Landholder

As noted throughout this document, the Planning Proposal presently only relates to a part of Precinct 5. Consultation with the adjoining landowner has occurred regarding their intentions for the additional 43% of the site. The owner has advised that they do not wish to partake in the rezoning of Precinct under the JJ Cobbitty proposal. The rezoning of the remainder of the precinct will occur at a later date.

7.3 Post-Lodgement Consultation

Following lodgement of the Planning Proposal to Council on 9 November 2021, the proponent has consulted with Council and other agencies to comprehensively refine the Planning Proposal package.

The Planning Proposal has since been submitted and endorsed by Council's Local Planning, then endorsed at Council's Ordinary Meeting on 11 June 2024. In these periods, the Planning Proposal has undergone significant refinement in accordance with the Panel's and Council's feedback.

Following this, Council was unable to submit the Planning Proposal to DPHI for Gateway Determination, and subsequently the proponent made a Rezoning Review Request on 26 September 2024 (RR-2024-33).

Following consideration of the Planning Proposal by the Planning Panel, additional consultation has occurred with DPHI, the Government Architect NSW (GANSW) and Council. On 13 February 2025 the Panel confirmed that the Planning Proposal has strategic and site-specific merit, and it should proceed to Gateway Determination.

For completeness, a summary of Council's endorsement and consideration of the Planning Proposal by the Planning Panel, is provided below.

7.3.1 Council Endorsement of Planning Proposal 2024

As part of the Planning Proposal's assessment, Council reported the Planning Proposal to the Camden Local Planning Panel for consideration at their 21 February 2023 meeting. The Planning Proposal was supported by the Panel in accordance with the Council Officer's recommendation. The Panel resolved unanimously (3-0) to support the Planning Proposal, subject to the advice of the Council Officer.

Following consideration and support for the Planning Proposal by the Local Planning Panel, the Planning Proposal was submitted to Council's ordinary Meeting on 11 June 2024. Council's report recommended that Council endorse the Planning Proposal for submission to DPHI for Gateway Determination and following, be placed on public exhibition.

It is noted that Councillors were briefed on the Planning Proposal on multiple occasions, including 27 February 2024 and 21 May 2024.

In accordance with the recommendation of the report, a motion was carried to endorse the Planning Proposal, including (but not limited to):

- *To be forwarded to the Department of Planning, Housing and Infrastructure for Gateway Determination (subject to receipt of a satisfactory letter of offer to enter into a Planning Agreement and satisfactory progression of the investigation areas and outstanding matters, as outlined in this report);*
- *Endorse Schedule 8 of the Camden Growth Centre Precincts Development Control Plan (including as amended) for Precinct 5 (Part) for the purposes of public exhibition;*
- *Subject to receiving a favourable response from the Department of Planning, Housing and Infrastructure, proceed to public exhibition for the Planning Proposal, in accordance with the requirements of the Gateway Determination and the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021; and*

No Councillors voted against the motion.

Following extensive refinement of the Planning Proposal in accordance with the Council's recommendations and advice received from the Local Planning Panel, Council was unable to submit the Planning Proposal to DPHI for Gateway Determination.

For reference, the response and detail of in time updates made to the Planning Proposal are noted in the **'Addendum To Planning Proposal'** at the back of this Planning Proposal Report.

7.3.2 Sydney Western City Panel Rezoning Review 2024

The proponent lodged a Rezoning Request to DPHI on 26 September 2024, following which the Planning Proposal was formally lodged on 21 October 2024. The Sydney Western City Planning Panel was subsequently appointed the Planning Proposal Authority.

During its consideration by the Planning Panel, the proponent again met with and consulted the Planning Panel, DPHI and Council, as well as the GANSW to make comprehensive updates the Planning Proposal package. Multiple oppurtunities were given to Council to provide further input in the Planning Proposal.

A briefing of the Sydney Western City Panel was provided on 29 January 2025. A Rezoning Review decision was subsequently reached with the Planning Panel recommending that the Planning Proposal:

"Should be submitted for a Gateway Determination because the proposal has demonstrated strategic and subject to changes site specific merit".

The decision was subject to a number of **recommendations**, which include the following:

- *The panel recommends that prior to submitting the Planning Proposal for a Gateway determination*:
  - *The Planning Proposal is to be revised to address the outcomes of the Camden Council peer review of the geotechnical studies of the ridgeline around the water storage facility. This peer review is to be provided by Council to the panel by 28 February 2025. This will assist the panel to determine appropriate development options (lot size) for the proposed C4 zone, and*
  - *The outcomes of further consultation with DCCEEW on the proposed arrangements for stormwater. The panel requests that the Planning Proposal Authority team undertake consultation with DCCEEW on behalf of the panel*
- *In addition, the Panel recommends that should a Gateway determination be issued*:
  - *suitable arrangements for the provision of funding for local infrastructure are to be put in place, prior to finalisation of the plan, and*
  - *A draft DCP be exhibited concurrently with the Planning Proposal*
- *The Panel requires confirmation from the proponent that they agree to*:
  - *Revise the Planning Proposal to be consistent with the Panel's recommendations, and*
  - *Subsequently provide a revised Planning Proposal to address the panel's concerns*

Following the decision, the proponent has consulted with DPHI and GANSW to refine the Planning Proposal further. This includes the proponent meeting with DPHI and GANSW on several occasions, including:

- 1 August 2025: Briefing and workshop with DPHI and GANSW
- 12 August 2025: Meeting with DPHI and GANSW
- 22 August 2025: Additional meeting with GANSW and DPHI on finalised Planning Proposal approach.
- 17 October 2025: Meeting with DPHI to align with expectation on work to be completed prior submission for Gateway Assessment

Council has also provided further input into the Planning Proposal, including during the Planning Proposal's consideration by the Panel, on 14 November 2024 and 4 July 2025. The Planning Panel's Rezoning Review decision stipulated that the proponent had to response to Council's feedback.

7.3.3 Post-Rezoning Review Updates.

In accordance with the Rezoning Review recommendations, the following updates were made:

- **Planning Proposal Report:** The Planning Proposal Report, including to relevant development metrics and figures have been updated to reflect the most recent ILP
- **Supporting Technical Studies:** The relevant including the Water Cycle Management Report have been updated to reflect the revised ILP design.
- **Stormwater Basins:** The detention basins, previously designed as online detention basins have been moved offline or designed in accordance with the *Guidelines for Riparian Corridors on Waterfront Land*. The playing field areas have also been redesigned to ensure they are not subject to stormwater detention beyond Council's flood duration and location requirements.
- **Public Open Space:** Revision to the amount of public open space (passive and active) in the Indicative Layout Plan to 18.9ha. Adoption of recommended DPHI methodology for calculating open space. A rate of 15% of net developable area has been adopted in the Planning Proposal and associated technical studies.
- **Density:** The residential density in the Indicative Layout Plan has been adjusted from to a range of minimum and maximum dwellings consistent with the recommendations of the Panel and DPHI
- **Town Centre:** The town centre has been removed from the Indicative Layout Plan, to ensure consistency with centres hierarchy for the South West Growth Area.

- **School site:** The school land site has been resized to 3ha.

7.3.4 Gateway Determination 2026

A Gateway Determination was issued by DPHI on 7 April 2026, confirming that the Planning Proposal has merit and may proceed, subject to conditions. The Gateway Determination requires further consultation with relevant agencies prior to exhibition, and that the Planning Proposal and associated technical studies be updated to reflect the current proposal, noting its evolution during the rezoning review by the Sydney Western City Planning Panel.

- The Planning Proposal has since been updated to address the Gateway conditions. These updates include, but are not limited to, the following:
- Minor updates to the project description, Indicative Layout Plan (ILP), and planning maps to reflect the current proposal.
- Clarification that the proposed amendment to the State Environmental Planning Policy (Precincts – Western Parkland City) will be implemented through an amending local environmental plan.
- Updates to address the current Section 9.1 Ministerial Directions, particularly Direction 7.1 Employment Zones.
- Clarification of the intent of the proposal in relation to the draft Development Control Plan (DCP).
- Preparation of a Transport Management and Accessibility Plan in consultation with TfNSW and DPHI.
- Corresponding updates to key technical studies, including biodiversity, flooding and traffic, to reflect the current proposal and address the Gateway conditions, with related amendments incorporated into the Planning Proposal.

The remaining Gateway conditions will be addressed in due course, prior to finalisation of the Planning Proposal and in accordance with the Gateway Determination Letter.

8 Planning Proposal

8 Planning Proposal

The Planning Proposal has been prepared in accordance with Section 3.33 (formerly Section 55) of the EP&A Act and the relevant guidelines prepared by the NSW Department of Planning, and Environment.

It is noted that this Planning Proposal is seeking an amendment to the Parkland City SEPP, through an amending local environmental plan, however, based on feedback from Camden Council. This Planning Proposal is consistent with the *Local Environmental Plan Making Guideline (August 2023)*

This section is structured as follows:

Part 1 – A statement of the objectives and intended outcomes.

Part 2 – An explanation of the provisions that are to be included in the proposed LEP.

Part 3 – The justification for the Planning Proposal and the process for the implementation.

Part 4 – Mapping.

Part 5 – Details of community consultation that is to be undertaken for the Planning Proposal.

Part 6 – Project timeline.

8.1 Part 1: Objectives and Intended Outcomes

The intended outcome of this Planning Proposal is to amend the State Environmental Planning Policy (Precincts—Western Parkland City) 2021 by the preparation of an amending local environmental plan in order to facilitate the urban development of the eastern portion of Precinct 5 as envisaged as part of the South West Growth Centre and established In the Region Plan and District Plan.

A Draft ILP (**Appendix A**) has been prepared to support the rezoning, informed by extensive specialist consultant studies which are discussed in Section 2 of this report. The Proposal will comprise 2,650 dwellings and a population of approximately 8,049 within a thriving community.

8.2 Part 2: Explanation of Provisions

The objectives and intended outcomes of the Planning Proposal will be facilitated through amendments to the CLEP 2010 and Parkland City SEPP and associated land use mapping provisions. Details are provided below of the Parkland City SEPP mapping amendments required. Corresponding amendments will also be required to the CLEP 2010 Maps extending the area identified as the Growth Centre on those maps. As the CLEP 2010 mapping amendments are a consequence of the Growth Centre expansion, they are not discussed further in this report.

8.2.1 Parkland City SEPP 2021

Amendments, through an amending local environmental plan, are proposed to the following Clauses and associated maps within Parkland City SEPP, with any required amendment discussed as part of this Planning Proposal.

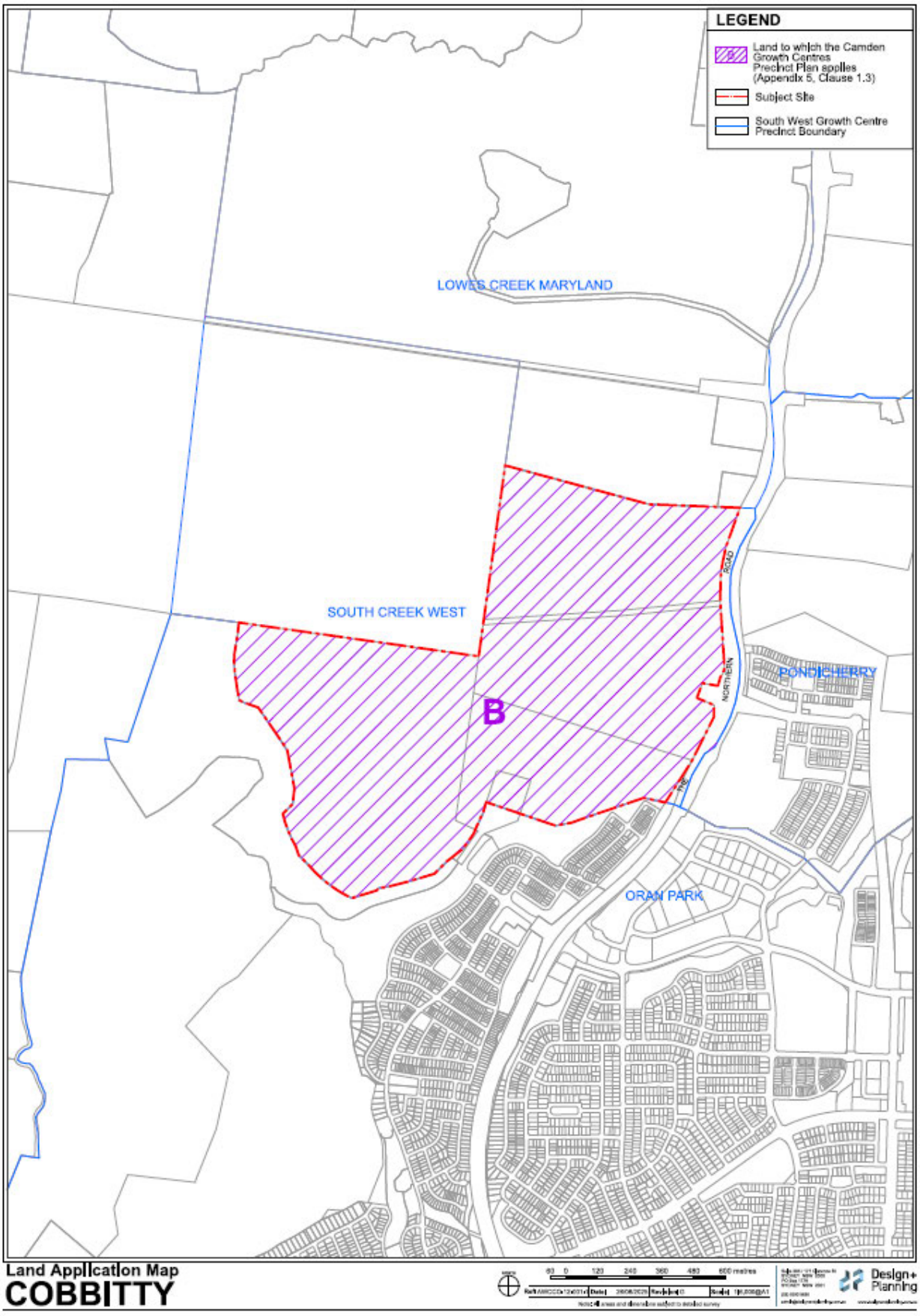
- Land Application Map: Sheet LAP_003
- Land Zoning Map: Sheet LZN_003
- Height of Building Map: Sheet HOB_003
- Residential Density Map: Sheet RDN_003
- Lot Size Map: Sheet LSZ_003
- Riparian Protection Area Map RPN_003
- Native Vegetation Area Map NVP_003
- Land Reservation Acquisition Area Map LRA_003

Explanations of the proposed amendments are detailed in the following sections.

8.2.1.1 Amendments to Land Application Map

Clause 1.3 of Appendix 5 of the Parkland City SEPP and the Land Application Map are proposed to be amended to incorporate part of Cobbitty Sub Precinct 5. This approach is consistent with other precincts in the Camden LGA including Catherine Fields Precinct, East Leppington Precinct, Leppington North Precinct, Leppington Precinct and Lowes Creek Maryland which are all incorporated into the current Land Application Map.

Figure 21 Proposed Land Application Map



Source: Design + Planning

8.2.1.2 Amendments to the Clause 2.2 Land Zoning

Clause 2.2 of Appendix 5 of the Parkland City SEPP and the associated Land Zoning Map Sheet LZN_003 is proposed to be amended to reflect the land uses proposed within the Draft ILP (see Figure 22)

The proposed land use zones include:

- B4 Mixed Use
- C2 Environmental Conservation
- C4 Environmental Living
- RE1 Public Recreation
- R2 Low Density Residential
- R3 Medium Density Residential
- SP2 Infrastructure

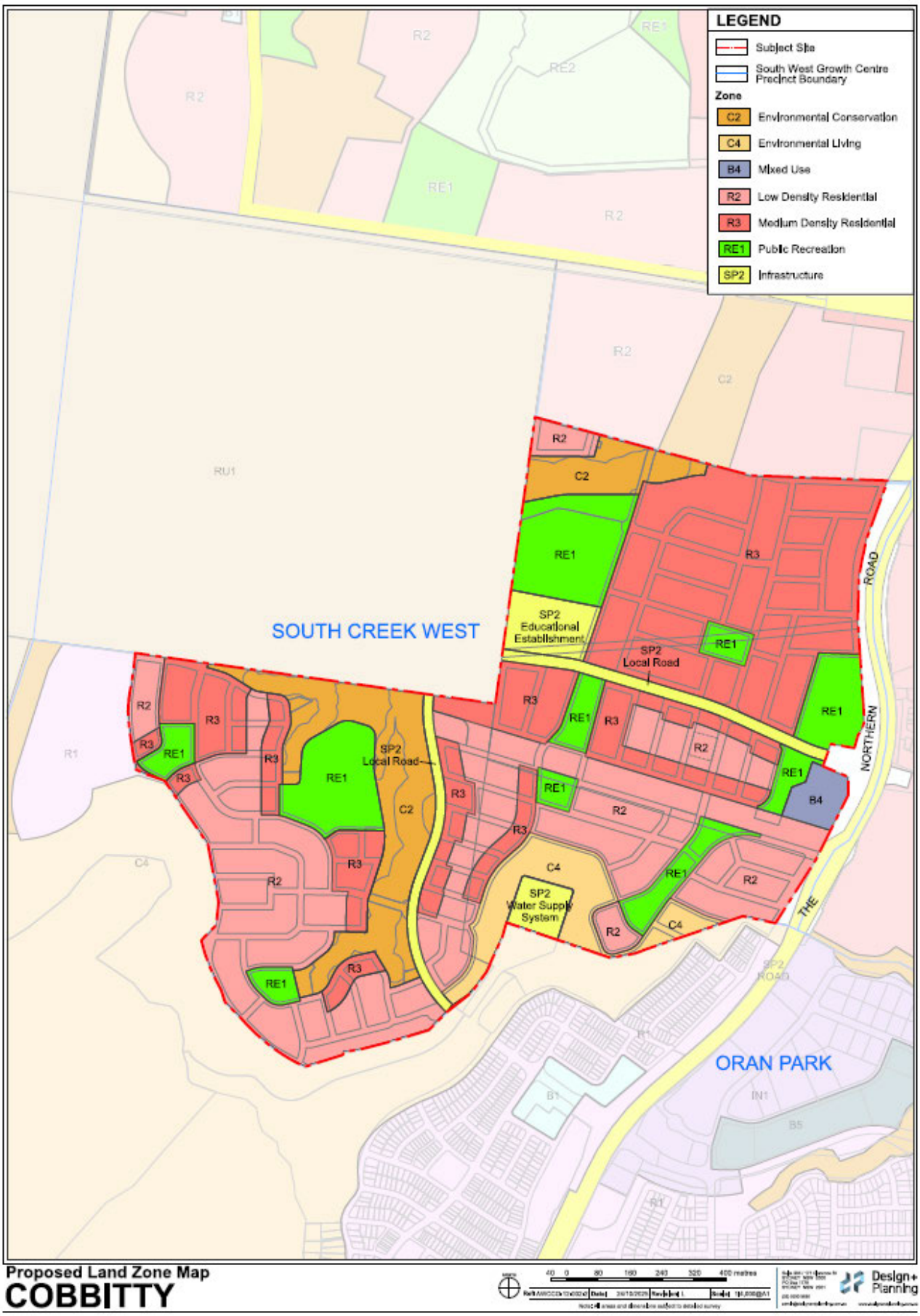
A breakdown of each proposed land use is provided in Table 10 below, with the intended permitted uses to be delivered by the proposal also identified.

Table 10 Proposed land use zones

Proposed zone	Permitted uses	Explanation of provision
B4 Mixed Use	*Service Stations.*	The B4 Mixed Use zone is identified where the service station is currently located on site to accommodate future servicing needs of residents and commuters along travelling along The Northern Road. The use of a B4 Mixed Use zoning avoids prohibiting potential business and residential uses that could be co-located with the service station subject to future market needs or demands.
C2 Environmental Conservation	*Drainage; Recreation areas; and Roads.*	The C2 Environmental Conservation zone follows the riparian protection area and ensures these culturally and ecologically significant corridors are maintained into the future. Recreation areas are permitted within the C2 zone and will contribute to passive recreation area.
C4 Environmental Living	*Bed and breakfast accommodation; Dual occupancies; Dwelling houses; Environmental facilities; Recreation areas and Secondary dwellings.*	The C4 Environmental Living zone provides a suitable framework for the residential development of this area.
R2 Low Density Residential	*Boarding houses; Drainage; Dual occupancies; Dwelling houses; Education establishments; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; and Studio dwellings.* Clause 6.7 of the *Camden Growth Centres Precinct Plan* of the Growth	The proposal includes the provision of R2 Low Density Residential to facilitate the low-density residential outcomes reflected in the Draft ILP and is consistent with the permissible land uses for the zone contained in the Parkland City SEPP. The R2 zone will allow for a variety of low-density residential uses, supplemented with detailed controls provided in the

Proposed zone	Permitted uses	Explanation of provision
	Centres SEPP permits *Attached dwellings, manor homes and multi dwelling housing within the R2 zone.*	Draft DCP and Draft ILP to ensure that the aims of the land use zone are achieved.
R3 Medium Density Residential	*Attached dwellings; Boarding houses; Dual occupancies; Dwelling houses; Group homes; Manor homes; Multi dwelling housing; Residential flat buildings; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; and Studio dwellings.*	The proposal includes provision of R3 Medium Density Residential to facilitate the medium density residential outcomes reflected in the Draft ILP and is consistent with the permissible land uses for the zone contained within the Parkland City SEPP. The R3 zone will allow for a variety of residential land uses which are subject to greater building heights and residential densities than that permitted in the R2 zone. Building heights and densities will be guided by amendments to the Parkland City SEPP and DCP amendments.
SP2 Infrastructure	*For the purpose of a:* ▪ 'Educational establishment' – school ▪ 'Local Road' ▪ 'Water Supply System' – existing Sydney Water Tower	The proposal designates the entire proposed school site as SP2 Infrastructure which is expected to be acquired by SINSW. The primary local road and existing water supply system relating to the existing Sydney Water tower on the site are also proposed to be zoned SP2 Infrastructure.
RE1 Public Recreation	*Aquaculture; Boat launching ramps; Camping grounds; Car parks; Caravan parks; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Forestry; Jetties; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Signage; Water recycling facilities; Water supply systems.*	The proposal includes the provision of RE1 Public Recreation to provide an extensive network of open space including active and passive open space. The RE1 zone will allow for two large active open spaces to be used for active sporting purposes while numerous smaller local parks are scattered throughout neighbourhoods are expected to be used for general recreation by the community.

Figure 22 Proposed Land Zoning Map



Source: Design + Planning

8.2.1.3 Amendments to the Clause 4.1B Residential Density

Clause 4.1B of Appendix 5 of the Parkland City SEPP and Density Map RDN_003 are proposed to be amended to include the residential Density controls. The proposal will impose density bands for the environmental living, low and medium density residential areas, consistent with the density bands shown in the draft ILP.

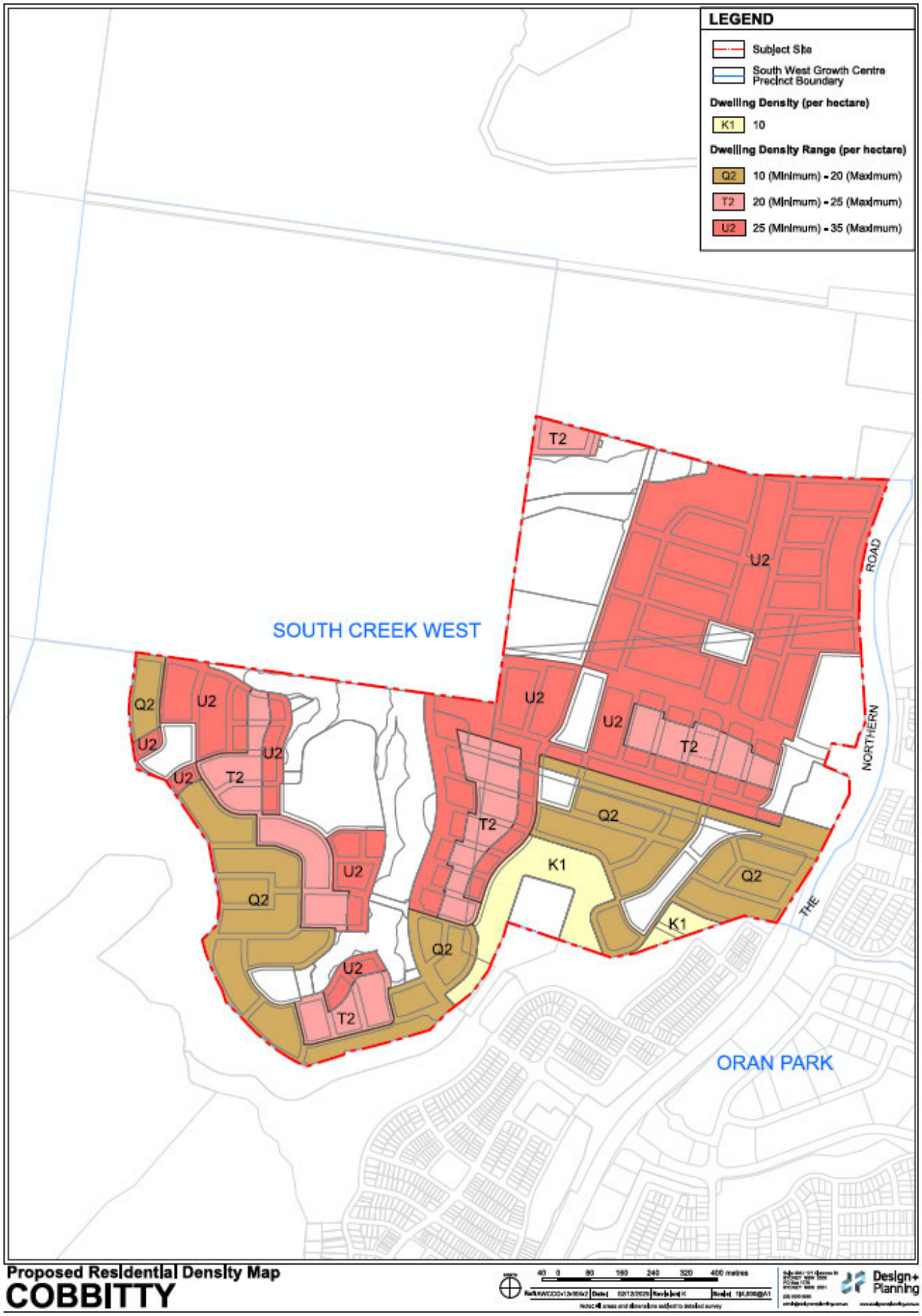
Density bands are proposed in the precinct as follows:

Table 11 Proposed Density Bands

Density Band	Applicable residential zone
10 (max) (K1)	Environmental Living (ILP prescript 10 dw/ha as maximum)
10-20 (min-max) (Q2)	Low Density Residential (LD1 under ILP)
20-25 (min-max) (T2)	Low Density Residential (LD2 under ILP)
25-35 (min-max) (U2)	Medium Density Residential (MD1 under ILP)

The Parkland City SEPP development standards relating to residential density are found in Appendix 5 Camden Growth Centres Precinct Plan, Part 4, Clause 4.1B and are unaltered by this Planning Proposal.

Figure 23 Proposed Residential Density Map



Source: Design & Planning

8.2.1.4 Amendments to the Clause 4.3 Height of Building

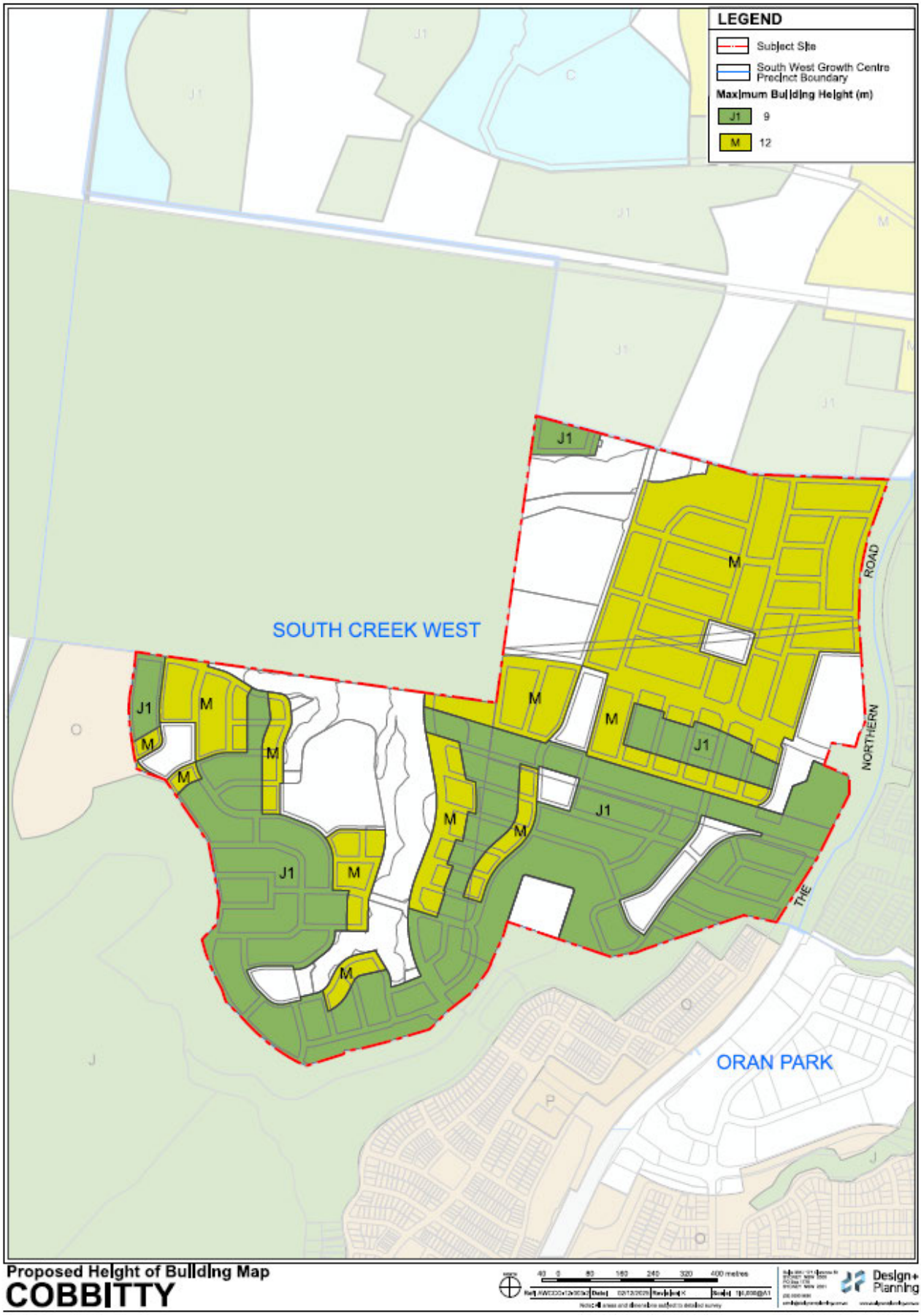
Clause 4.3 of Appendix 5 of the Parkland City SEPP and Height of Building Map Sheet HOB_003 are proposed to be amended to include the proposed Height of Building (**HOB**) controls consistent with the Draft ILP (refer to Figure 24). The proposal imposes HOB controls for the low and medium density residential areas.

Building heights proposed in the precinct are sited as follows:

- 9m applies to low-density residential uses, allowing for developments of up to two storeys in height.
- 12m applies to medium-density residential uses, allowing for development of up to three storeys in height.

The Parkland City SEPP development standards relating to HOB are found in *Appendix 5 Camden Growth Centres Precinct Plan, Part 4, Clause 4.3* and are unaltered by this Planning Proposal.

Figure 24 Proposed Height of Building Map



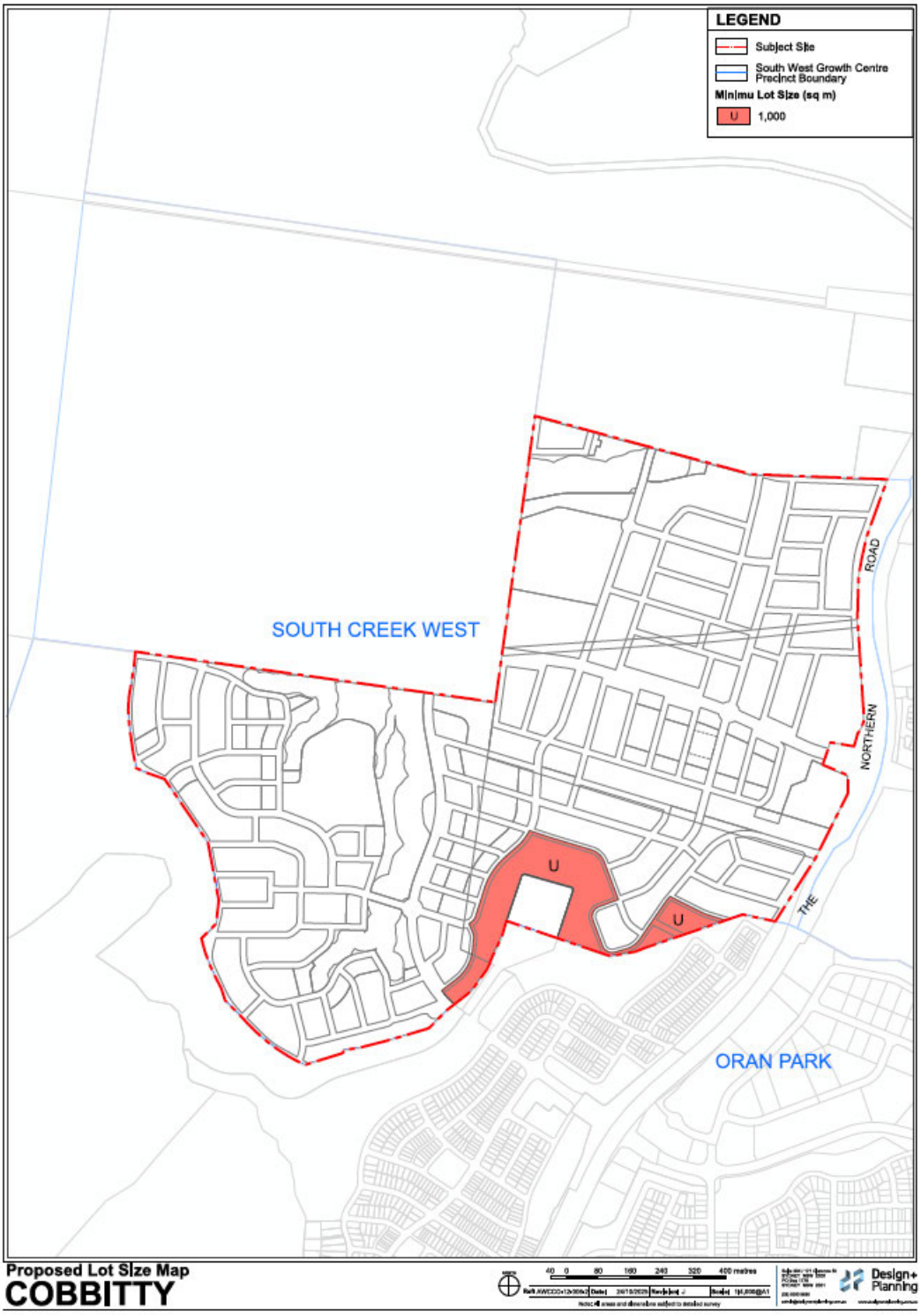
Source: Design + Planning

8.2.1.5 Amendments to Clause 4.1AB Minimum Lot Sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

Clause 4.1AB of Appendix 5 of the Parkland City SEPP and Minimum Lot Size Map LSZ_003 are proposed to be amended to include a minimum lot size control. The proposal will impose a 1,000 sqm minimum lot size threshold for a small portion of land to the south of the site, related to the C4 Environmental Living zone.

Minimum lot sizes are proposed in the precinct are described in the following figure (refer to Figure 25) and will be subject to further investigation and review from Council.

Figure 25 Proposed Lot Size Map

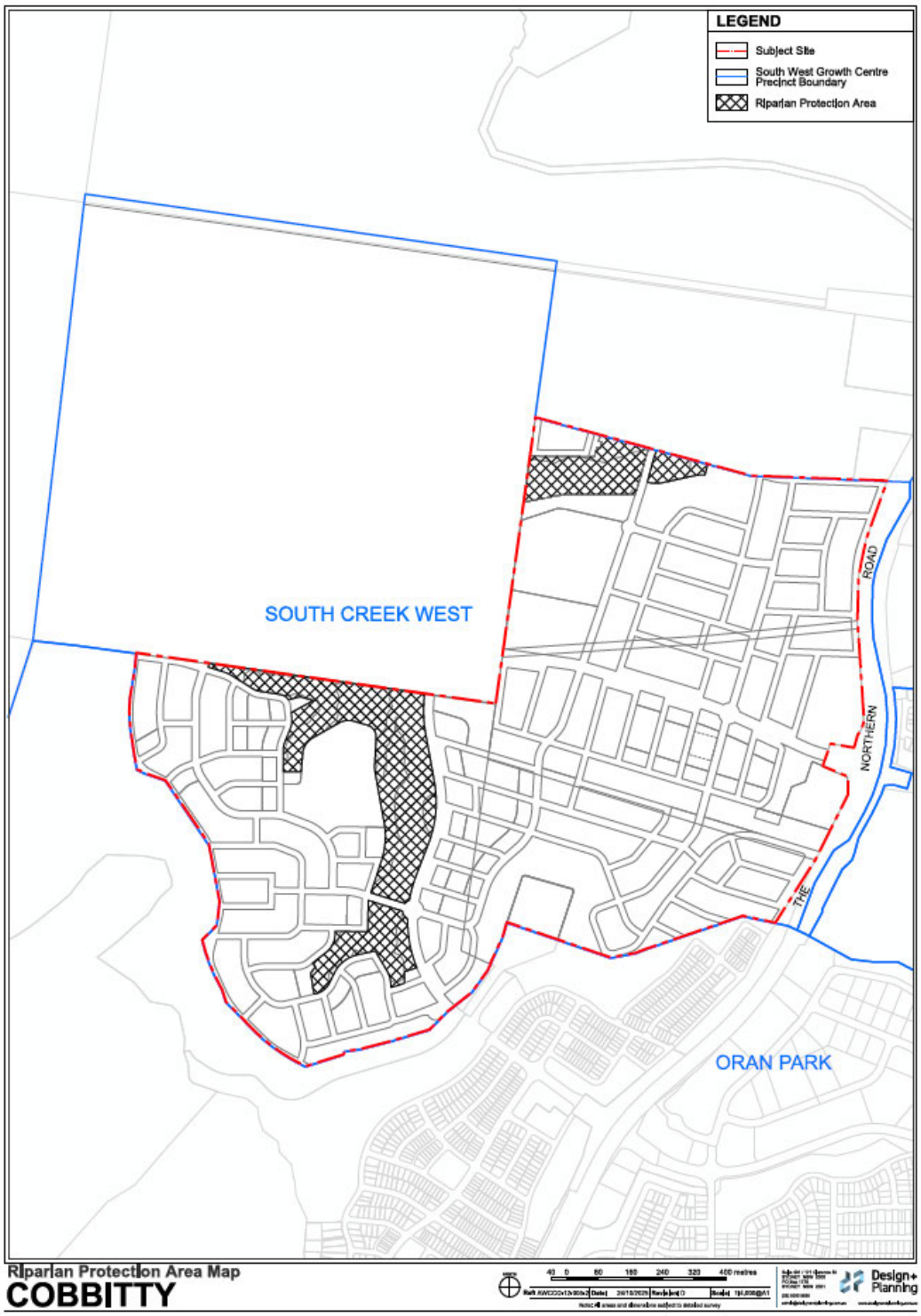


Source: Design + Planning

8.2.1.6 Amendment to the Riparian Protection Area Map

The Riparian Protection Area Map Sheet RPN_003 is proposed to be amended to include the planning proposal area into the Growth Centres SEPP (refer to Figure 26).

Figure 26 Proposed Riparian Protection Area Map

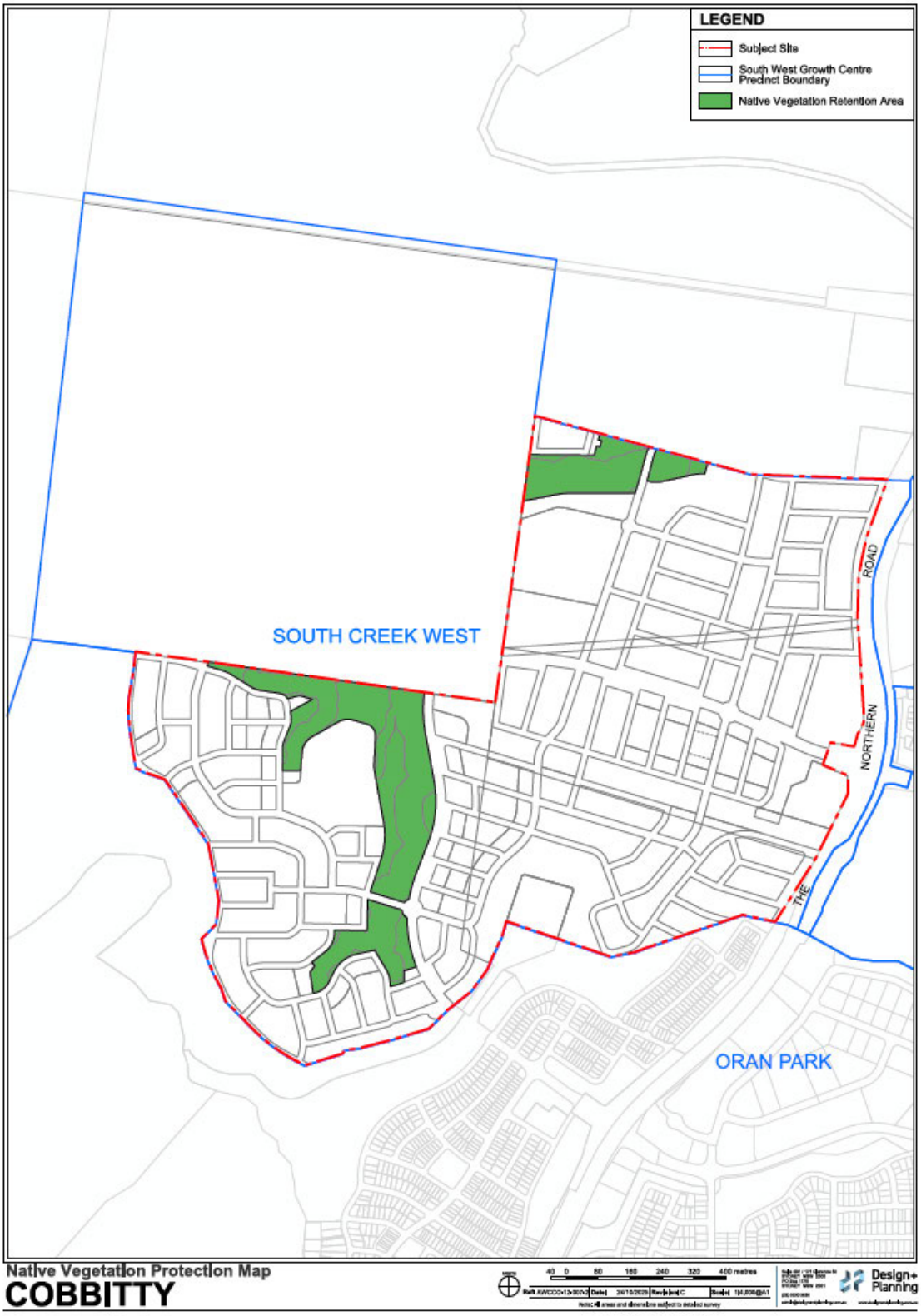


Source: Design + Planning

8.2.1.7 Amendment to the Native Vegetation Protection Map

The Native Vegetation Protection Sheet Map NVP_003 is proposed to be amended to include the planning proposal area into the Growth Centres SEPP.

Figure 27 Proposed Native Vegetation Protection Map

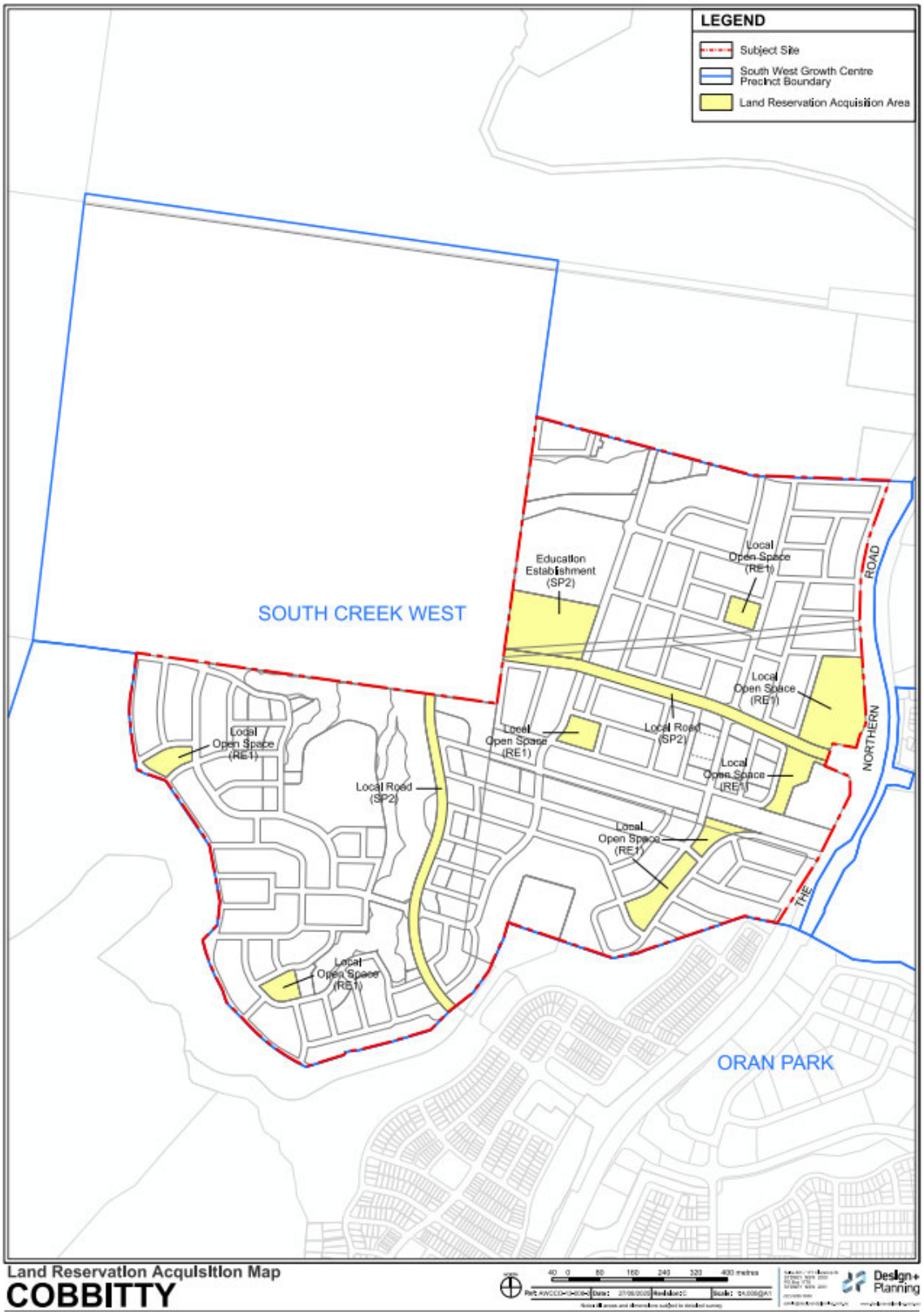


Source: Design + Planning

8.2.1.8 Amendment to the Land Reservation Acquisition Map

The Land Reservation Acquisition Map Sheet LRA_003 is proposed to be amended to include the planning proposal area into the Parkland City SEPP. The map identifies one site for acquisition, being that of a future school. All other land requiring dedication to Council as public land will form part of the negotiated precinct wide VPA.

Figure 28 Land Reservation Acquisition Map



Source: Design + Planning

8.2.2 Development Control Plan

The Camden Growth Centre Precincts Development Control Plan is the primary Development Control Plan (DCP) which applies to the site. In accordance with the Gateway conditions, a Development Control Plan for the site will be in place prior to development consent or subdivision approval. A draft version of the DCP is enclosed in **Appendix C.**

8.3 Part 3 – Justification

8.3.1 Section A – Need for the Planning Proposal

8.3.1.1 Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

This Planning Proposal is a landowner-initiated precinct rezoning and is responding to a number of Government policies and actions focused on supporting the delivery of the South West Growth Area. The site forms part of the South Creek West land release area, which is identified as capable of delivering 30,000 dwellings under the Endorsed Camden Council Local Strategic Planning Statement. Precinct 5 is located within the SWGA and forms part of the Western City District as defined in the District Plan and Region Plan. The Region Plan established a 40-year vision for the growth of Sydney, with the District Plan setting a 20-year plan for the delivery of that vision.

The rezoning of the site for a new residential community, including local open space and retention of ecologically significant areas aligns with the objectives and directions of both the Region and District Plan.

The draft Camden Local Housing Strategy informs the housing objectives identified in the Camden Local Strategic Planning Statement. The Planning Proposal is consistent with the following planning priorities established within the draft Camden Local Housing Strategy:

- *Providing housing capacity and coordinating growth with infrastructure*

  The SCW land release area is identified to deliver 30,000 dwellings. The proposed rezoning seeks to progress the development of the SWGA and deliver approximately 2,650 dwellings in the short term. The Planning Proposal is supported by an Infrastructure Servicing Strategy (**Appendix P**) which identifies that planned infrastructure services will meet the demand of the future population and should the development of the precinct progress ahead of the broader servicing plans, local services including water, sewer, gas, electricity and telecommunications can be provided, thus creating a nexus between the planning design and delivery of homes and supporting infrastructure.

- *Delivering resilient, healthy and connected communities*

  Precinct 5 will deliver a thriving community where residents live in healthy neighbourhoods served by well-maintained public spaces and facilities, including schools and recreation areas all within walking distance. Finally, the Draft ILP provides a highly connected, permeable network with convenient access to public transport, public space and amenities.

- *Delivering the right housing in the right location*

  Precinct 5 is located in one of the most strategically important parts of Greater Sydney, within a short distance of the future Western Sydney Airport and Western Sydney Aerotropolis which is set to become one of the largest employment hubs in Greater Sydney.

  The Precinct has the potential to provide a significant quantum of new housing to market and provide affordable housing formats in close proximity to these employment lands. Through the progression of this Planning Proposal, the future resident workforce can benefit from the economic opportunities facilitated by the future Aerotropolis and Western Sydney Airport upon its completion in 2026.

- *Increasing housing choice and diversity*

  The Draft ILP will deliver diverse housing typologies that are consistent with the findings of the Housing Market Needs Assessment (**Appendix F**). Recent trends have proven the stability of the housing market activity at SWGA compared to North West Growth Area, with the presence of affordable options. This is

evident through the growing number of younger purchasers, and the continued shift towards smaller lot and dwelling sizes. As such, the Draft ILP will deliver a combination of environmental living (2%) low density housing (38%) medium density housing (60%).

- *Addressing housing affordability.*

  Precinct 5 has an important role as part of the SWGA to deliver affordable options for price sensitive households which is represented by the growing younger demographic within the area. As such, the housing proposed to be delivered by the Draft ILP will comprise a mix of housing typologies as recommended by the Housing Market Needs Assessment (**Appendix F**).

8.3.1.2 Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the Planning Proposal which seeks to rezone the site and implement specific development standards is supplemented with a Draft ILP and DCP, is consistent with Government policy and approaches to the rezoning of land and is considered the best means of achieving the objectives and intended outcomes.

As discussed, **Section 3** of this report, the DPHI's *New Approach to Precinct Planning* was adopted in early 2020 and provides a way forward for the planning and delivery of precincts. The new approach centres the planning system around people, places, public spaces and the environment, and provides councils and local communities with greater responsibility in planning decisions.

In this new approach, Camden Council would lead the planning for the precinct with support from DPHI.

8.3.2 Section B – Relationship to Strategic Planning Framework

8.3.2.1 Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including an exhibited draft plans or strategies)?

Yes, as summarised in Table *12*, the Planning Proposal is entirely consistent with the objectives and actions of A Metropolis of Three Cities: Greater Sydney Region Plan (2018), the Western City District plan (2018) and Western Sydney Aerotropolis Plan.

Table 12 Relationship to Strategic Planning Framework

Strategic Plan	Consistency
A Metropolis of Three Cities: Greater Sydney Region Plan (2018)	The Planning Proposal is consistent with A Metropolis of Three Cities: Greater Sydney Region Plan and reflects the following directions: **A City Supported by Infrastructure** The Planning Proposal seeks to rezone land, providing a range of residential, recreation and business uses, supported by an internal road network. The precinct will utilise identified future transport infrastructure and co-locate areas for public recreation and services to maximise access and patronage. Open space for active and passive recreation can be flexibly designed to allow for a range of social infrastructure including sportsgrounds and community facilities consistent with Camden Council's Spaces and Places Strategy. – (Objective 3: Infrastructure adapts to meet future needs) – (Objective 4: Infrastructure use is optimised) **A City for People** The Planning Proposal co-locates amenity and infrastructure at the heart of the precinct where the high dwelling density is expected to occur. Playing fields, and a future educational establishment.

Strategic Plan	Consistency
	(Objective 6: Services and infrastructure meet communities' changing needs) – (Objective 7: Communities are healthy, resilient, and socially connected) **Housing the City** The Draft ILP proposes a mix of diverse housing typologies to cater for the changing needs of future communities. Housing types proposed include: – Townhouses, semi-detached and detached small dwellings (up to 350sqm) – Detached medium dwellings (350sqm-450sqm) – Detached large dwellings (450sqm) The Precinct will contribute toward the Western City District 20-year target of 184,500 dwellings and support housing affordability through increased supply. – (Objective 10: Greater housing supply) – (Objective 11: Housing is more diverse and affordable) **A city of great places** The Draft ILP supports a liveable and healthy network of streets and open space to encourage a walkable community. The integration of homes and local parks provides opportunities for gathering and passive recreation activities... Accessibility, connectivity and amenity have been key considerations in defining the location of recreation. The site's context within the SWGA, directly south of the Lowes Creek Maryland precinct and north of Oran Park establishes the expectation that the site will change significantly. Nonetheless, the Draft ILP has been sensitively designed to retain the elements of the area which complement Camden's broader rural agricultural character. A significant riparian corridor has been retained that traverses the site and comprises *Cumberland Plain Woodland*, a critically endangered ecological community. Furthermore, topographic features of the precinct are retained and highlighted, taking into consideration the GANSW's *Connecting with Country* to adopt a framework that seeks to give appreciation to local indigenous Aboriginal heritage at all phases of the project life cycle, this is addressed in Section 2.3.2. It is therefore viewed that the proposal will contribute to a city of great places. – (Objective 12 – Great places that bring people together) – (Objective 13 – Environmental heritage is identified, conserved, and enhanced) **A City in its Landscape** The proposal retains a significant corridor for environmental conservation running north-south directly through the precinct. This land comprises Cumberland Plain Woodland in good ecological condition and has been retained due to its ecological values as well as the intention to retain tree canopy where possible. In order to improve the management of vegetation, ecological habitats and waterway health, a secure future ownership arrangement is important. This is to be further worked through as part of the precinct planning process.

Strategic Plan	Consistency
	The Landscape Strategy prepared by Distinctive (**Appendix D**) recognises the need to enhance the green grid and tree canopy cover, especially in new residential areas with accessible open space and active transit options. As such, an indicative layout of street trees and landscaping has been prepared 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. – (Objective 27 – Biodiversity is protected, urban bushland and remnant vegetation is enhanced) – (Objective 31 – Public open space is accessible, protected and enhanced) – (Objective 32 – The Green Grid links parks, open spaces, bushland and walking and cycling paths) – (Objective 30: Urban tree canopy cover is increased)
Western City District Plan (2018)	The Planning Proposal is consistent with Western City District Plan and reflects the following planning priorities: **Infrastructure and collaboration** The site benefits from future transport infrastructure including the State-led Sydney Metro extension and existing upgrades to The Northern Road. As demonstrated in the Infrastructure Servicing Strategy (**Appendix P**), adequate local infrastructure including water, sewer, electrical, gas and telecommunications can be provided to service the future community. Local contributions will form part of future engagement with Camden Council. – W1: Planning for a city supported by infrastructure **Liveability** The Draft ILP has been based on several detailed technical studies which inform the housing, social and economic needs of the community, these include: – Demographic, Social Infrastructure and Community Needs Assessment (**Appendix E**); – Housing Market Needs Assessment (**Appendix F**). These investigations have sought to ensure that the future housing, retail and social infrastructure demand is met within the Precinct. As summarised in **Section 5** of this report, the provision of dwellings, open space and employment uses proposed in the Draft ILP will adequately meet the needs of the future precinct population and provide for a self-sufficient community. – W3 Providing services and social infrastructure to meet people's changing needs

Strategic Plan	Consistency
	– W4 Fostering healthy, creative, culturally rich and socially connected communities – W5 Providing housing supply, choice and affordability with access to jobs and services **Productivity** Whilst the site is not identified as a strategic or local centre, the master planning process adopts a number of the principles of centre establishment to create a self-sufficient yet integrated precinct. The Draft ILP incorporates a range of community uses including playing fields, local parks and a potential school. – W9 Growing and strengthening the metropolitan city cluster – W11 Growing investment, business opportunities and jobs in strategic centres **Sustainability** The Draft ILP retains approximately 17ha of riparian corridor area which is sought to be zoned C2 Environmental Conservation. Open space is also incorporated into the ILP to ensure all residents have access to open space. The overall Precinct has the ability to provide over 46.1 ha of open space. – W12 Protecting and improving the health and enjoyment of the District's waterways – W14 Protecting and enhancing bushland and biodiversity – W18 Delivering high quality open space – W19 Reducing carbon emissions and managing energy, water and waste efficiently

8.3.2.2 Q4. Is the planning proposal consistent with a council local strategic planning statement that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Yes, the Planning Proposal is consistent with the following relevant local strategy and planning studies as summarised in **Table** 13 below.

Table 13 Relationship to Local Strategic Plans and Planning Studies

Strategic Plan	Consistency
Camden Local Strategic Planning Statement	The Planning Proposal and Draft ILP aligns with the LSPS as it has been developed in response to the LSPS's local priorities and is consistent with the following: **Infrastructure and Collaboration** The Infrastructure Servicing Strategy (**Appendix P**) demonstrates that the site can be adequately serviced with water, sewer, electrical, gas and telecommunication infrastructure, all of which align with the infrastructure plans exhibited by the relevant service provider. The site benefits from significant transport infrastructure upgrades, including the North-South Rail Link and The Northern Road. Local Priority L1: Aligning infrastructure delivery with growth **Liveability** The draft ILP will accommodate approximately 2,650 dwellings and a population of approximately 8,049 people. The Draft ILP comprises a mix of dwelling typologies consistent with the Housing Market Needs Assessment Analysis (**Appendix F**) and will contribute to housing affordability. Public open space is provided in the form of local parks for passive recreation and sports fields for active recreation. Sport fields are distributed across the precinct, as well as co-located with a potential educational establishment and higher density residential to maximise access to active open space. **Productivity** The Planning Proposal retains a mixed-use zone at the precincts eastern access for a future service station. Additionally, the Planning Proposal will support a future population of approximately 8,049 within proximity to future transport infrastructure and the Aerotropolis, in accordance with the following priorities Local Priority P1 Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District Local Priority P6 Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism. **Sustainability** The Planning Proposal zones land for environmental conservation to ensure that the green and blue grid is protected and enhanced within the precinct. Local parks and sports fields will deliver high quality open space and street trees will contribute to urban tree canopy cover.

Strategic Plan	Consistency
	Local Priority S1 Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space Local Priority S2 Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River

8.3.2.3 Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes, the Planning Proposal is consistent with the following relevant State and regional studies/strategies as described in Section 7 and include the following:

- Future Transport Strategy
- The Western Sydney Aerotropolis Plan
- NSW State Infrastructure Strategy 2022-2042

Consistency with other plans is summarised in the table below.

Table 14 Consistency with Regional Strategic Plans

Strategic Plan	Comment
Future Transport 2056	As outlined in the Future Transport 2056 Strategy, future transport investment in the region includes the South West Rail Link extension which will support the 30-minute city vision by providing access between future homes and jobs, particularly those within the Western Sydney Aerotropolis.
Western Sydney Aerotropolis Plan	The Precinct is located directly south of the Western Sydney Aerotropolis and the future city of Bradfield. The Western Sydney Aerotropolis Plan identifies that new housing in the SWGA will benefit from access to jobs within the Aerotropolis. The Plan identifies transport corridors within the vicinity of the site including the indicative M5 Motorway Extension, South West Rail Link Extension Corridor and the North South Rail Line Corridor.
NSW Infrastructure Strategy 2022-2042	The NSW Infrastructure Strategy 2022-2042 provides independent advice to the NSW Government on the state's infrastructure priorities, built around nine long-term objectives and 57 recommendations to improve outcomes and living standards. Objective 10 focuses on integrating infrastructure, land use and service planning, with an emphasis on coordinating future housing, employment and industry needs, and keeping planning regulations up to date. Precinct 5 delivers an integrated master-planned outcome that leverages significant planned transport and service infrastructure. This includes the North South Rail Line Corridor, the future Sydney Metro, and other state-led planning and infrastructure initiatives in the region.

8.3.2.4 Q6 – Is the planning proposal consistent with applicable SEPPs?

Yes, the Planning Proposal is consistent with the following applicable State Environmental Planning Policies (**SEPP**):

Table 15 Consistency with State Environmental Planning Policies

State Environmental Planning Policy	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The Biodiversity and Conservation SEPP provide a framework for the clearing and management of vegetation, as well as the conservation of natural vegetation that provide habitat for koalas. Chapters 3 and 4 of the SEPP aim to encourage the protection of Koala habitat. Koala habitats were not identified on the site during the ecological investigations undertaken as part of the Biodiversity Assessment prepared by Eco Logical. Regardless, the site is biodiversity certified under the Biodiversity Conservation Act (2016) and therefore vegetation clearing at the site does not require further individual assessment at the DA stage.
State Environmental Planning Policy (Sustainable Buildings) 2022	Detailed compliance with the BASIX SEPP mandated levels of energy and water efficiency requirements will be demonstrated within all future development applications relating to residential uses on the site.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The provisions of the SEPP may be relevant for future developments on the site.
State Environmental Planning Policy (Housing) 2021	Not applicable at this stage. Provisions for affordable or diverse housing may be considered as part of the future residential subdivision and development of the site.
State Environmental Planning Policy (Industry and Employment) 2021	Not applicable at this stage. Compliance with the relevant provisions in relation to advertising or signage will be considered at the DA stage.
State Environmental Planning Policy (Housing) 2021	Chapter 4 Detailed compliance with the Apartment Design Guide and SEPP 65 will be demonstrated within all future development applications relating to residential flat buildings on the site.
State Environmental Planning Policy (Planning Systems) 2021	The application of the Planning Systems SEPP is dependent on the context of future development applications on the site.
State Environmental Planning Policy (Precincts—Central River City) 2021	Not applicable. The site is within the Parkland City.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable. The site is within the Parkland City.
State Environmental Planning Policy	Not applicable. The site is not identified as a state significant precinct.

State Environmental Planning Policy	Comment
(Precincts—Regional) 2021	
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	This SEPP is the subject of this Planning Proposal.
State Environmental Planning Policy (Primary Production) 2021	Not applicable. The proposal does not result in any: Primary production and rural development; State significant agricultural land; or Marine waters or oyster aquaculture
State Environmental Planning Policy (Resilience and Hazards) 2021	In the event of a change of land use, the planning authority must consider whether the land is contaminated, and if the land can be suitably remediated for the proposed use. The Preliminary Site Investigation (Appendix I) identified a total of (9) potential areas of environmental concern (PAECs) across the Precinct which require further investigation. Douglas Partners confirmed that majority of the PAECs are typical of a rural residential with agricultural activity and those encountered are unlikely to pose a contamination constraint to the proposed rezoning
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable. The proposal does not result in any mining, petroleum production and/or extractive industries.
State Environmental Planning Policy (Transport and Infrastructure) 2021	The provisions of this SEPP will be relevant to the future development of the site. The Planning Proposal will facilitate the rezoning for a future educational facility to meet the services needs of the community. Any development on the site which incorporates the subdivision of 200 or more allotments, and the development of 300 or more residential dwellings, will require concurrence from the Roads and Maritime Services. Consideration of the relevant provisions of the SEPP will be required during the DA stage.

8.3.2.5 Q7 - Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions) or key Government priority?

Yes, the Planning Proposal is consistent with the applicable Ministerial Directions under section 9.1 of the EP&A Act, as discussed in Table 16below.

Table 16 Section 9.1 Directions

Section 9.1 Direction	Comment
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	The Planning Proposal is consistent with the overall intent of the Western City District Plan, and will not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.

Section 9.1 Direction	Comment
	Consistency with Regional and District Plan is discussed in **Table** 12 of this report. The Planning Proposal is consistent with the objectives of this direction.
1.2 Development of Aboriginal Land Council land	The Planning Proposal has considered the relevant provisions of chapter 3 of the *State Environmental Planning Policy (Planning Systems) 2021*. It is noted this site is not identified within the Land Application Map and a delivery plan has not been prepared for the site.
1.3 Approval and Referral Requirements	This is an administrative requirement for Council. It is noted that the proposed amendments do not require the concurrence, consultation or referral of development applications to a Minister or public authority and do not incorporate designated development
1.4 Site Specific Provisions	The planning proposal and associated mapping has been prepared in accordance with the provisions of the Standard Instrument and in a manner consistent with Parkland City SEPP.
1.4 A Exclusion of Development Standard from Variation	The Planning Proposal is consistent with this direction as it does not propose to exclude development standards from variation under Clause 4.6 of Appendix 5 of the Parkland City SEPP.
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
1.6 Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable

Section 9.1 Direction	Comment
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable
1.14 Implementation of Greater Macarthur 2040	Not applicable
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable
1.16 North West Rail Link Corridor Strategy	Not applicable
1.17 Implementation of the Bays West Place Strategy	Not applicable.
1.18 Implementation of the Macquarie park Innovation Precinct	Not applicable.
1.19 Implementation of the Westmead Place Strategy	Not applicable.
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable.
1.21 Implementation of South West Growth Area Structure Plan	The Planning Proposal is consistent with this direction as it is consistent with the South West Growth Area Structure Plan and Guide.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable.
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	The Planning Proposal facilitates the protection and conservation of the riparian corridor which is identified as a sensitive environmental area containing endangered ecological communities. This area is proposed to be zoned C2 Environmental Conservation to ensure that it is protected and maintained. More sensitive rural land, intended for residential development will be zoned C4, to protect its rural values.
3.2 Heritage Conservation	There are no local or state heritage items located within the precinct. Three Aboriginal items are located on site, further investigation is required during the future development application stage.

Section 9.1 Direction	Comment
3.3 Sydney Drinking Water Catchments	This direction does not apply to the Camden LGA.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	This direction does not apply to the Camden LGA.
3.5 Recreation Vehicle Areas	Not applicable, the site does not: Incorporate any conservation zone, Comprise a beach or a dune adjacent to or adjoining a beach
3.6 Strategic Conservation planning	The proposal seeks to enhance vegetation along South Creek and create green connections throughout the precinct.
3.7 Public Bushland	Not applicable.
3.8 Willandra Lakes Region	Not applicable.
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable.
3.10 Water Catchment Protection	Not applicable.
3.10 Water Catchment Protection	This Planning Proposal improves the hydrological function of the land through WSUD and water cycle management infrastructure which is detailed in the Water Cycle Management Report (**Appendix L**). The existing alignment of the riparian corridor will also be rehabilitated, protected and maintained through its revegetation and its dual function as parkland for the future community, and its zoning as C2 Environmental Conservation. The Planning Proposal will therefore have a positive impact on the watercourses on the site.
Focus area 4: Resilience and Hazards	
4.1 Flooding	The Watercycle Management Report (**Appendix L**) assessed potential flood impacts to the proposal. The flood assessment notes that Precinct 5 is capable of managing stormwater on the site and no external flood level impacts are expected to arise. However, final outcomes of the modelling are still being determined and will be finalised during the Planning Proposal's assessment.
4.2 Coastal Management	Not applicable. The proposal does not result in any changes to the current: Coastal wetlands and littoral rainforests area map; Coastal vulnerability area map; Coastal environment area map; and Coastal use area map.
4.3 Planning for Bushfire Protection	The site is bushfire prone land. A strategic bushfire study has been prepared in accordance with Planning for Bushfire Protection 2019 and is attached as (**Appendix O**). It concluded that Precinct 5 is able to accommodate the

Section 9.1 Direction	Comment
	appropriate APZs, access and evacuation procedures to mitigate bushfire risk and satisfy Planning for Bushfire Protection 2019. Pre-exhibition consultation was undertaken with the NSW Rural Fire Service (NSW RFS) in accordance with section 9.1 Direction 4.3, *Planning for Bushfire Protection,* and the Gateway determination. The NSW RFS raised no specific objection to the proposed rezoning and associated amendments. The NSW RFS identified matters for consideration as the proposal progresses, including at any future subdivision and development stages. These matters include perimeter road access along the southern boundary, bush fire assessment, vegetation management plans, asset protection zones and compliance with the *Planning for Bush Fire Protection 2018*. The NSW RFS will be consulted again during the formal public exhibition period.
4.4 Remediation of Contaminated Land	The Preliminary Site Investigation (**Appendix I**) identified a total of (9) potential areas of environmental concern (PAECs) across the Precinct which require further investigation. Douglas Partners confirmed that majority of the PAECs are typical of a rural residential with agricultural activity and those encountered are unlikely to pose a contamination constraint to the proposed rezoning. A Preliminary Contamination and Acid Sulfate Soils Investigation has been prepared by Douglas Partners and is enclosed in **Appendix I.** The assessment identified a total of (9) potential areas of environmental concern (PAECs) across the Precinct which require further investigation. Douglas Partners confirmed that majority of the PAECs are typical of a rural residential with agricultural activity and those encountered are unlikely to pose a contamination constraint to the proposed rezoning. Further details are included in **Section 8.3.3** of this report.
4.5 Acid Sulfate Soils	The Preliminary Site Investigation (**Appendix I**) confirms that the site is mapped in a region of extremely low probability of occurrence and is topographically well above the estuarine environments in which Acid Sulphate Soils (**ASS**) form. The Precinct is unlikely to be affected by ASS however this will be confirmed through further investigations during DA phases.
4.6 Mine Subsidence and Unstable Land	Not applicable. The site is not identified on land that is within a declared mine subsidence district in the *Coal Mine Subsidence Compensation Regulation 2017* pursuant to section 20 of the *Coal Mine Subsidence Compensation Act 2017.*
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The site will benefit from significant investment in road, rail and air-based transport infrastructure in the region anchored by the Western Sydney Airport. The site will also be imbedded with an active transport network and cycling. All roads proposed within the precinct will have footpaths on either side and sub-arterial roads will have shared paths. Pedestrian and cycle networks will also use the riparian corridors where possible to achieve linear networks for active transport. Therefore, by providing a residential community that is anchored by an active transport network and is within proximity to the proposed transport infrastructure; including the north-south rail extension the proposal aligns with the objectives of Direction 5.1.
5.2 Reserving Land for Public Purposes	In accordance with consultation with relevant public authority, this Planning Proposal creates land to be reserved for public purposes.

Section 9.1 Direction	Comment
5.3 Development Near Regulated Airports and Defence Airfields	The precinct is located approximately 12.5km south of the future Western Sydney Airport and is not located on land that is in an ANEF or ANEC contour of 20 or greater. It is also not located within the vicinity of the licensed aerodrome for Camden Airport. The proposal is therefore acceptable and will not impact on airport operations.
5.4 Shooting Ranges	Not applicable. The proposal does not seek to rezone land adjacent to and/or adjoining an existing shooting range
Focus area 6: Housing	
6.1 Residential Zones	The Planning Proposal and associated Site-Specific Development Control Plan prepared by Urbis (refer to **Appendix N**) must include provisions that encourage the provision of housing that will: broaden the choice of building types and locations available in the housing market, and make more efficient use of existing infrastructure and services, and reduce the consumption of land for housing and associated urban development on the urban fringe, and be of good design. In addition, the existing Clause 6.1 - Public Utility Infrastructure under the SEPP will ensure that future development on the site cannot be granted consent unless arrangements for public utility infrastructure have been made.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable
Focus area 7: Industry and Employment	
7.1 Employment Zones	This ministerial direction relates to planning proposals that affect land within an existing or proposed employment zone. The current proposal does not introduce or affect any major existing or proposed employment land, particularly noting that the previously proposed local centre has been removed at the recommendation of the Sydney Western City Planning Panel. It is acknowledged, however, that the existing service station on the site will be retained and zoned B4 (a relevant employment zone under the Ministerial Direction). This will ensure the continuation of an established employment use on the site. It further does not reduce the potential floor space in any other existing employment zone. It is considered that the Planning Proposal is therefore consistent with this Ministerial Direction.
7.2 Reduction in non-hosted short-term rental accommodation period	This direction does not apply to the Camden LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	This direction does not apply to the Camden LGA.

Section 9.1 Direction	Comment
Focus area 8: Resources and Energy	
Mining, Petroleum Production and Extractive Industries	Not applicable. This proposal does not propose mining, petroleum production and/or extractive Industries
Focus area 9: Primary Production	
9.1 Rural Zones	This direction requires that Planning Proposals do not contained provisions that increase the permissible density of land within a rural zone. While the existing zone is a rural zone, the proposed zoning is not for rural purposes. The proposal is also consistent with the vision for the SWGA and Cobbitty, and the strategic objectives for Camden and the Western Parkland City. Regardless, the Planning Proposal does not propose to increase the permissible density of a rural zone.
9.2 Rural Lands	The site is within the South West Growth Centre and has identified as a Future Urban Growth Area. Direction 9.2 is not applicable to this Planning Proposal.
9.3 Oyster Aquaculture	Not applicable. The site is not identified as a 'Priority Oyster Aquaculture Area'.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	This direction does not apply to the Camden LGA.

8.3.3 Section C – Environmental, Social and Economic Impact

8.3.3.1 Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

Biodiversity

Precinct 5 is bio certified by the order of the *NSW Minister for the Environment* under the *Threatened Species Conservation Act 1995. However, a* detailed Biodiversity Assessment (**Appendix M**) has been undertaken and the site was found to contain two native vegetation communities. The Biodiversity Assessment observed Cumberland Plain Woodland (a critically endangered ecological community under both the BC Act and EPBC Act and River-Flat Eucalypt Forest (an endangered ecological community under the BC and EPBC Act), as outlined in **Table** 17**.** Habitat features associated with potential habitat for a number of threatened flora and fauna species were also observed.

Table 17 Identified native vegetation communities

Vegetation Community	Condition	Area (ha)
Cumberland Plain Woodland	Good (BC Act and EPBC Act)	15.93ha
	Moderate (BC Act and EPBC Act)	1.78
	Good	2.63
	Poor	1.63

	Derived Native Grasslands	66.54
	Desktop Assessment	1.76
River-Flat Eucalypt Forest	Poor	0.29
Total Native		**88.82**
Exotic Cover		83.87
Total		**172.67**

The ILP will protect 2.63 ha of validated AHCVV, through the protection of native vegetation within the proposed environmental conservation area. In addition, 8.10 hectares of River Flat Eucalyptus Forest will be retained and restored along the Riparian Corridors and through the corresponding C2 Environmental Conservation Zone. This will be supported through vegetation management plans under future DAs.

A further 0.62ha of AHCVV will also be zoned C2 Environmental Conservation, within the transmission line easement, and therefore may be subject to management and maintenance by the owner of the easement. In addition to the noted 2.63ha noted above this will result in the overall protection of 3.25ha of AHCVV.

Through the site specific DCP and SEPP controls, the ILP will also provide opportunities to protect 1.88 ha of Cumberland Plain Woodland in varying conditions.

These numbers have evolved since the lodgement of the Planning Proposal, and subsequently the incorporation of feedback from Council the Western City Planning Panel and DPHI. The overall intent of the Planning Proposal remains to conserve, protect and restore various native vegetation communities, well in excess of the site's individual conservation requirements under the bio-certification for the growth centres.

Based on the Biodiversity Assessment, it is considered that the Proposal results in acceptable impact to potential ecological communities. Further investigations will be undertaken at the development stage to mitigate impacts to ecological communities where possible.

The assessment of the Planning Proposal's consistency with the bio-certification order for the growth centres and the Commonwealth Strategic Assessment, are also attached as Appendix M to this Planning Proposal.

The Biodiversity Assessment has also been further updated on May, 2026 to justify the proposed biodiversity outcomes on the site in the context of the advice of the Office and Environment Heritage (Conservation Programs, Heritage and Regulation). The following justification is provided:

- The Growth Centres undertook a strategic assessment of biodiversity values to identify those areas where conservation values were high, due to the patch size of vegetation, its condition and its connectivity. This strategic assessment identified vegetation throughout the Growth Centres that needed to be protected. No such vegetation was identified in the Sub-Precinct 5 area.
- Vegetation condition in Sub-Precinct 5 was mapped and ground-truthed to establish their conservation value. This information (in section 4of this report) was provided to the project design team.
- Areas of high conservation value which co-incided with riparian corridors were identified for protection as restoration of riparian zones offered an opportunity to connect patches of vegetation and thus provide habitat connectivity through the site. Such areas are proposed to be zoned Environmental Conservation C2 and be further protected via the biodiversity and riparian clauses in the Camden Growth Centres Precinct Plan (Appendix 5 of the SEPP).
- On-line stormwater basins were originally proposed in the riparian corridors, however these were later removed and basins placed outside the C2 zone. The C2 riparian corridors will be subject to future Vegetation Management Plans to restore and manage native vegetation.
- The final ILP reflects consideration of biodiversity values, flooding, drainage and infrastructure delivery and the development yield of the site. Some additional vegetation may be retained in the Open Space

zones however due to the need for bulk earthworks, the remaining vegetation is assumed to be removed.

Riparian Land

The Riparian Assessment (Appendix N) identifies that the ILP provides for 17.0184 hectares of riparian area, including two online stormwater basins located on a second-order stream. These basins are designed to detain and gradually release water during periods of high rainfall. They are intended solely for flood detention, will remain dry under normal conditions, be fully vegetated, and will not store water permanently. Their design will align with the objectives of the *Water Management Act 2000* and comply with the NRAR Guidelines for development within riparian corridors. All other basins proposed under the ILP are located offline.

The proposed riparian corridor will be revegetated, rehabilitated, and managed in accordance with a Vegetation Management Plan to be prepared at the Development Application stage.

The proposal also includes the removal and offsetting of seven validated first-order watercourses, and the replacement of the existing online dam on the central third-order watercourse with a vegetated base-flow channel.

The report ultimately recommends that the protection and management of the riparian zone be achieved through:

- The use of a C2 Environmental Conservation zone
- The use of the Riparian Protection map in the State Environmental Planning Policy *(Precincts – Western Parkland City) 2021*, linked to the Camden Growth Centres Precincts DCP clauses relating to water cycle management and native vegetation.
- Preparation and implementation of Vegetation Management Plans (VMPs) concurrently with development of land adjoining the riparian corridor. The VMPs are to be consistent with the objectives of the C2 zone, NRAR Guidelines for Vegetation Management Plans on Waterfront Land, and should allow for recreation infrastructure that does not have a significant impact on riparian values.
- Vegetation management to be generally in accordance with the Vegetation Management Strategy contained in this report.
- Where possible, major riparian zones should be in public ownership so that public access for recreation is possible

In line with the above, the Riparian Assessment concludes that the Planning Proposal, including the basin strategy, is consistent with DCCEEW guidelines for development on riparian land and with the objectives of the *Water Management Act 2000*. The proposed planning maps and ILP incorporate the recommended zoning and Vegetation Management Plan (VMP) approach to guide the ongoing management of riparian land. These measures are expected to contribute positively to the rehabilitation and long-term management of the riparian corridor. The outcomes are also consistent with the advice provided by DCCEEW during the Rezoning Review and with the conditions outlined in the Rezoning Review decision of 13 February.

8.3.3.2 Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Below provides a summary of the potential environmental impacts resulting from the Planning Proposal and how they are proposed to be managed:

Traffic

SCT Consulting have prepared a Transport Management and Accessibility Plan (**TMAP**) for Precinct 5 (refer **Appendix S**). The TMAP builds on initial transport studies and investigations undertaken for the precinct in the form of Transport, Traffic and Access Assessment (TTAA). The TTAA considered the proposed transport network in the context of the existing surrounding road network and expected travel demands to confirm that the proposed road network can accommodate the anticipated future population.

Road Network and Hierarchy

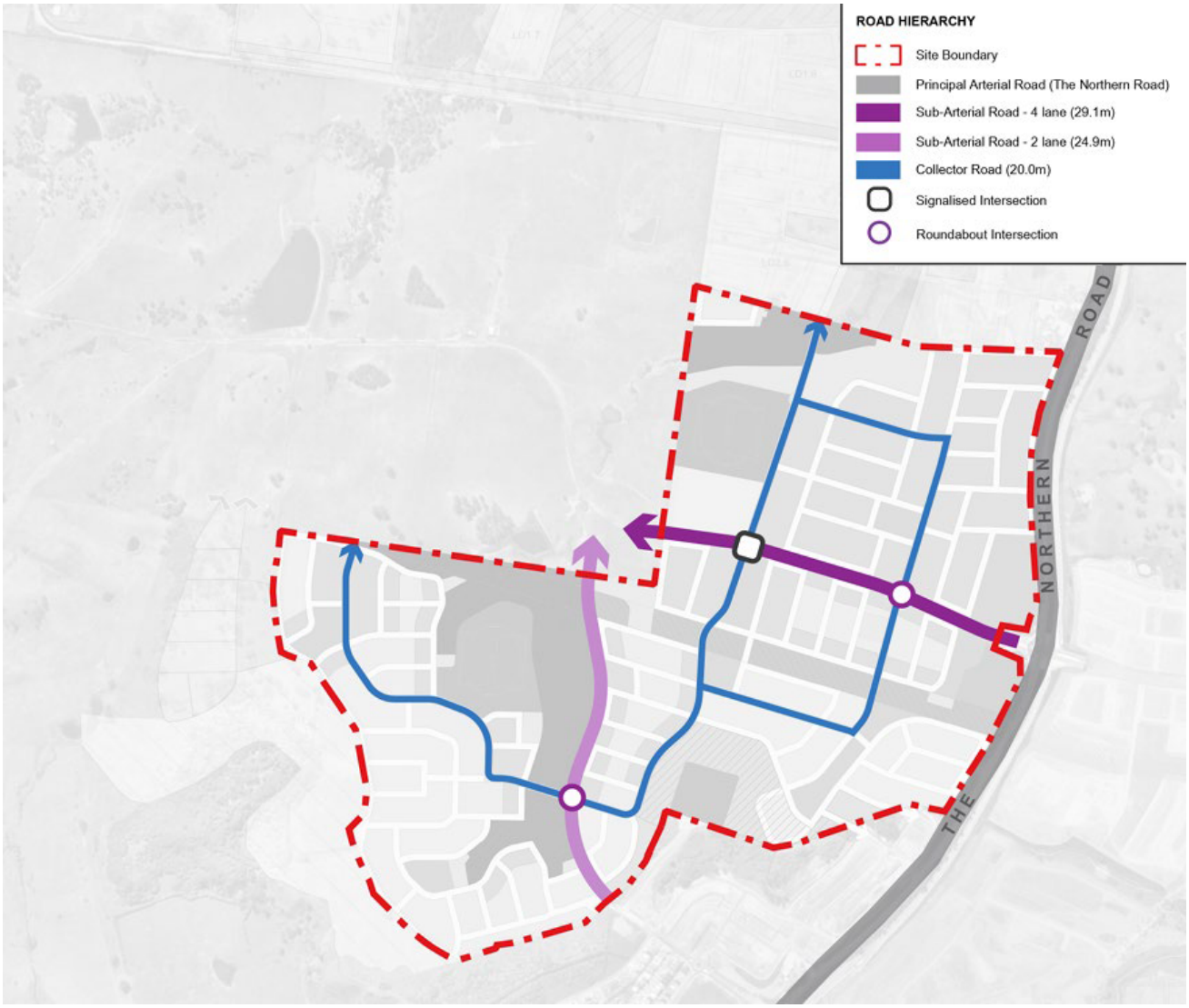
The Draft ILP proposes to continue the north-south connections indicated in the Lowes Creek Maryland ILP as alternatives to The Northern Road for travel between precincts and ensuring that vehicles can access the main intersections along The Northern Road.

The Northern Road upgrade has already defined several intersections works that have recently been constructed along with the corridor interfacing with the South Creek West Release Area. The ILP will integrate effectively with the constructed intersections and incorporate sub-arterial road connections.

Accordingly, the ILP proposes:

- A north-south (four-lane) sub-arterial road network within Cobbitty – Sub-Precinct 5 (Part) ILP that connects from Precinct 2 at Greendale Road through Lowes Creek Maryland precinct and to Oran Park and provides an alternative to The Northern Road between Bringelly Road and Marylands Link Road 1
- A 2-lane sub-arterial as a branch from the north-south sub-arterial road to provide a connection to Dick Johnson Drive
- A network of collector roads that provide a connection between the sub-arterial roads and the local road network.

Figure 29 Road Network Hierarchy



Source: Design + Planning

Public Transport Network

The road network has been designed to support future public transport operations. The bus network that would service Precinct 5 is not able to be resolved at this time due to the concurrent planning processes for Western Sydney Airport, the Aerotropolis, Sydney Metro Greater West as well as other land use changes and transport projects, each of which will have implications for the future bus network.

The ILP seeks to maximise the potential for buses to service the precinct to ensure integration with any potential future schemes. The TTAA confirms that the entirety of the sub-arterial and collector road network proposed will be bus capable, enabling all of the populated areas of Precinct 5 to be within 400m distance of a bus route.

Active Transport Network

Precinct 5 will deliver extensive opportunities for cycling provision and support walkability. All roads proposed within the precinct will have footpaths on either side and sub-arterial roads will have shared paths. Pedestrian and cycle networks will also use the riparian corridors where possible to achieve linear networks for active transport.

Trip Generation

SCT Consulting have undertaken traffic modelling for the whole of Precinct 5, using a modelling approach which aims to maintain consistency with the modelling undertaken for the Lowes Creek Maryland Precinct.

This approach has been agreed in principle with TfNSW for the pre-gateway traffic assessment. Details of the modelling methodology are contained in the TTAA.

Based on the modelling, the total trip generation for Precinct 5 is expected to be 2,386 vehicles during the AM peak and 2,274 vehicles during the PM peak.

The anticipated traffic demand is considered feasible subject to the following package of works being delivered by 2041, subject to the upgrade of the Northern Road to six lane corridor, north of the Bringelly Interchange, and to an eight-lane corridor south of the Bringelly Interchange. The upgrade of the Northern Road by TfNSW is expected to progress as the broader region develops.

The importance of the Outer Sydney Orbital (OSO) was also investigated by SCT to determine whether is critical to the precincts' delivery. The investigation concluded that the OSO, although reduces throughput on The Northern Road, did not have an impact on the upgrade requirements. SCT's investigation concluded that the OSO, although reduces throughput on The Northern Road, did not have an impact on the upgrade requirements.

No other road upgrades are considered necessary.

Finally, the TTAA concludes that Precinct 5 is feasible from a traffic perspective.

Transport Access Management Plan (update)

The Transport Management and Accessibility Plan (TMAP) (**Appendix S**) dated 17 February 2026 and supersedes the TTAA. The TMAP has been developed by the proponent in accordance with the Draft TMAP Guidelines. The TMAP considers the major land use change under this Planning Proposal to determine the appropriate transport solutions to mitigate and minimise the potential impacts of the Planning Proposal.

As part of the of the TMAP, updated traffic modelling (using AIMSUN), was undertaken which addressed traffic movements within the Northern Road Corridor to the east. The methodology used by this Planning Proposal is consistent with the methodology used in other precincts in South Creek West, notable the Belmore Road Precinct (Sub-Precinct 2). The forecasting year of 2041 was adopted, with the traffic modelling subsequently considering the cumulative impacts of the Planning Proposal.

Aboriginal Heritage

EcoLogical has prepared a Preliminary Aboriginal Cultural Heritage Assessment (PACHA) (**Appendix J**) to inform the precinct planning process and associated Draft ILP. Three Aboriginal artefacts from the AHIMS Register were identified within Precinct 5.

Cultural values associated with the landscape, including creek lines used as thoroughfares through the country and ridgelines as lookouts were identified. Respectively, the Draft ILP embeds opportunity to incorporate heritage protections, conservation zones, active heritage management and incorporate, respond and celebrate Aboriginal heritage values into the design of the precinct, in consultation with the local Aboriginal community.

Geotechnical/Salinity

Douglas Partners undertook a Preliminary Geotechnical and Salinity Assessment (**Appendix H**) of the site to confirm that that the proposed rezoning is supportable from a geotechnical perspective. An additional and supplementary slope stability assessment was also prepared by Douglas partners to further investigate areas that areas subject to slope instability, are still suitable for rezoning. A summary of the findings are provided in Table 18.

Table 18 Summary of Preliminary Geotechnical Assessment

Consideration	Finding
Slope Stability	Portions of the site are affected by slope instability, with varying levels of contains ranging from no/minor constraint to major constraint. Areas identified as having moderate or major constraint were further investigated in the supplementary slope stability assessment. It determined that sound engineering advice and slope stabilisation measures would be required for the

Consideration	Finding
	'intermediate' and 'major' constrain area around the Ridgeline Area. Development within the 'major' constraint area should generally, be avoided.
Erosion Potential	No obvious signs of significant active soil erosion were identified at the site during the site walkover inspection. Erosion hazard within the areas proposed for urban development would be within usually accepted limits and can be managed by good engineering and land management practices.
Soil Salinity and Aggressivity	The laboratory testing conducted indicates that the subsurface materials within the site are non-saline to very saline and, non-aggressive to concrete and non-aggressive to moderately-aggressive to steel. The area identified as being moderately-aggressive is generally located in the portion of the site to be zoned B4 Mixed Use to support the approved service station on site. Additionally, areas of non-saline, slightly saline, moderately saline and very saline soil within the accessible portion of the site were mapped. It is noted that the areas of 'very saline' soil is limited areas of the site including the service station as well as open space and some residential areas along the eastern boundary. These results can be addressed using good engineering practices and are typical of the region. Further salinity assessment to inform a salinity management plan will be required prior to DA stage for individual stages.

It is acknowledged that Marten & Associates on behalf of Council conducted a draft peer review of the above findings and land capability assessment, in 2025. The draft presented various potential issues in relation to geological conditions, slope stability, and possible future groundwater scenarios. It recommended that further geotechnical investigations be carried out at the rezoning stage. Other matters related additional ongoing monitoring and engineering design matters such as excavation, drainage, fill and retaining walls, in particular slope stability on the site and adjoining land.

As part of the Rezoning Review decision affecting this Planning Proposal (RR-2024-33), the proponent was required by the to respond to the comments made in the Draft Peer Review.

Following this, Douglas Partners provided a responses against each of the comments made by Martens & Associates (**Appendix CC**). It was clarified that additional monitoring and consideration of further reinvestigation, are not considered necessary until the DA stage. The results of the land capability assessment are suitable from a rezoning perspective and therefore that the development of the site is geotechnically feasible. Further investigation will be required as the project progresses to Development Application. Additional monitoring and investigations will be undertaken by Douglas Partners as the site progresses to and through the detailed DA stage.

The above assessment and response was endorsed by the Planning Panel as part of the Rezoning Review decision on 13 February, 2025.

Contamination

Douglas Partners undertook a Preliminary Site Investigation (Contamination) (**Appendix I**) for the Precinct. The results of the investigation found a total of (9) nine PAECs across the Precinct requiring further investigation. The Precinct has the potential for contamination due to its historical uses, however, the extent of potential contamination has not been fully confirmed. Douglas Partners advised that further assessment of soil and groundwater within the Precinct will be required to assess the presence, degree and extent of contamination and any remediation requirements associated with the potential contamination sources identified. Targeted investigations of all PAECs will be undertaken, in the form of a Detailed Site Investigation to inform any future development applications.

Nonetheless, the PAECs encountered were typical for a rural residential site with agricultural activity. It is considered unlikely that any of the identified PAECs will present a major constraint to the proposed rezoning

and it is anticipated that the Precinct can be rendered suitable for the proposed land uses, subject to further investigation and remediation, as required.

Groundwater

In accordance with the findings of the Preliminary Site Investigation prepared by Douglas Partners, a subsequent preliminary groundwater investigation was undertaken for the precinct. As part of the assessment, 5 groundwater wells were installed along drainage lines or near existing surface water bodies. It was anticipated that the hydraulic conductivity of the site surrounding soils and rock would be low. This was confirmed through the construction of the ground wells, which were all dry during construction. This was with the exception of ground water well No. 4 which yielded some water over time.

Laboratory testing of the groundwater was subsequently undertaken and found that the groundwater contains elevated metal concentrations, marginally above the default guideline values. The levels were considered typical for natural background concentrations. Ultimately, the results do not preclude the site from being suitable for rezoning and development, and therefore no further groundwater investigations are required at this stage.

Similar, to the above, Martens & Associates Draft Peer Review raised concerns in relation to the consideration of future groundwater scenarios. In response, Douglas Partners considered these matters were appropriate to investigate at the detailed DA stage.

Bushfire

Peterson Bushfire have prepared a Strategic Bushfire Study (**Appendix O**) for Precinct 5 to inform the zoning requirements and undertake a detailed investigation into the landscape and site influences on bushfire behaviours and development design.

Bushfire Hazard

The majority of the Precinct is bushfire prone – Vegetation Category 3 with a small portion of Vegetation Category 1 at the south-east corner of the site. Risk profile mapping of the site has revealed an environment with no high-risk areas. Land within 100 m of the boundary were identified as medium risk with the remainder of the Precinct, including more vulnerable uses (medium density development, the school site, and service station) are situated within the areas mapped low risk. Development can occur within both risk areas with compliant bushfire protection measures such as Asset Protection Zones (**APZs**) and adequate access.

A review of the vegetation and slope conditions of the site have informed the location and extent of APZs that have been accommodated within the draft ILP. The bushfire hazards include woodland within the Ridgeline Park to the south, woodland to be created within riparian corridors and grassland adjoining the site. The final APZ dimension will be dependent on the final subdivision layout that will be subject to further detailed planning and analysis at the subdivision application stage. Changes in subdivision layout and patterns of vegetation may occur to which the future APZ will need to reflect.

Access and Evacuation

The proposed rezoning will facilitate new uses and introduce improvements to access, infrastructure and emergency services for the area, ensuring an adequate level of bushfire protection for the new uses. Access into and egress out of the subject site is available in several directions, including:

- North into future Lowes Creek Maryland Precinct and future road along the northern boundary of the subject site east towards The Northern Road;
- East onto The Northern Road; and
- South-east onto the Northern Road via a new road through 'Oxley Ridge'.

The multiple access points in alternate directions will ensure safe evacuation and operational response.

Overall, Peterson Bushfire concluded that future development will be unconstrainted with no high-risk areas. Medium risk areas are adjacent to boundary locations and provide for low density residential development with appropriate bushfire protection provisions such as APZs and adequate access. Peterson Bushfire view

that the proposal to rezone the subject site satisfies EP&A Act s.9.1 Direction 4.3 – 'Planning for Bush Fire Protection' and Planning for Bush Fire Protection 2019.

Pre-exhibition consultation was undertaken with the NSW Rural Fire Service (NSW RFS) in accordance with section 9.1 Direction 4.3, *Planning for Bushfire Protection,* and the Gateway determination. The NSW RFS raised no specific objection to the proposed rezoning and associated amendments. The NSW RFS identified matters for consideration as the proposal progresses, including at any future subdivision and development stages. These matters include perimeter road access along the southern boundary, bush fire assessment, vegetation management plans, asset protection zones and compliance with *Planning for Bush Fire Protection 2019*. The NSW RFS will be consulted again during the formal public exhibition period. **Stormwater & Flooding**

The Watercycle Management Report (Appendix L) prepared by J. Wyndham Prince assessed the flooding impacts at the precinct and identified the appropriate stormwater quantity and quality management required.

The ILP and future development of Precinct 5 will be supported by 6 detention basins located throughout the precinct, with water quality managed by a variety of measures, including 13 bio-retention rain gardens, an ornamental pond and gross pollutant traps at each discharge point of future subdivision development.

As part of the Water Cycle Management Report a Flood Impact Assessment dated 26 April was also prepared. It notes that there are some minor increases in downstream impacts associated with the 20% and 5% Annual exceedance probability (AEP) event, on a farm dam in LCW due to its high volume of passive storage. This impact will be removed following the dam's future removal in accordance with the vision for LCM. The impacts though are not evident in the 1% AEP event and regardless, will be mitigated by the basin strategy and locations shown in the ILP.

As part of the assessment, hydrograph comparisons between existing conditions and developed conditions at the downstream reach of Lowes Creek was undertaken. The comparisons were made with the 20% AEP, 5% and 1% AEP.

J. Wyndham Prince's assessment ultimately found that the water cycle management strategy will ensure that peak post-development discharges are less than pre-development levels at all key comparison locations, that the discharges at the precinct boundary are acceptable in all AEP events, and that water quality outcomes are in accordance with Camden Council's saltwater quality objectives.

As agreed through consultation with the Rezoning Review panel, and as part of their decision on 13 February, 2025, all basins are located offline to 3rd and 4th order water. Only two basins are located online to 2nd order watercourses and will be designed in accordance with the Natural Resource Access Regulator's for basins in riparian corridors.

Minimal flood encroachment is anticipated and as a result, it is unlikely that climate change will have an impact. It is considered that the flooding impacts are acceptable.

Odour

SLR Consulting conducted an Air Quality Assessment (**Appendix Q**) to investigate any sources of air pollution that may have adverse air quality impacts on Precinct 5 and establish required separation distances which would be required between the air pollutant source and urban development.

The assessment identified a number of existing sources or airborne pollutants with varying levels of localised impacts, indicated in **Table** 19.

Table 19 Air Quality Assessment

Airborne Pollutant Source	Level of Impact
Poultry Farms	Nil
Bringelly Brickworks	Nil
Northern Road Asphalt Plant	Nil

Northern Road Concrete Batching Plant	Nil
Composting Operations	Minor (refer to discussion below)
Turf Farm	Nil
The Northern Road	Nil
Proposed Service Station	Nil (subject to vegetation screening between proposed service station boundary and nearest residential properties)

The W2E Compost farm is located approximately 850m northwest of the Precinct 5 boundary. The separation distance prescribed by the various regulators for composting operations and sensitive land uses ranged from 100m to 2,000m depending on the annual tonnage of waste processed on site. Given the uncertainty regarding operational details of the W2R compost farm, reference has been made to the Level 3 odour assessment completed for this facility as part of the LCM Precinct. Based on the Level 3 odour assessment, it is expected that the odour emissions from the W2R compost farm are predicted to comply with the criterion at Precinct 5.

Based on the assessment, it is recommended that a series of odour surveys be performed to 'ground truth' the results of the modelling and to confirm whether this area of land is in fact odour affected. The area of Precinct 5 requiring further assessment is located in the north-west portion of the site and does not form part of the Planning Proposal land.

Overall, SLR have concluded that majority of existing industries in the vicinity of Precinct 5 are likely to be relocated or decommissioned and may not need to be considered as a permanent odour source. However, it is possible that some of the rural agricultural sources and the Precinct 5 development may co-exist in the future, even if for a limited time. On this basis, it is considered that the proposed rezoning of Precinct 5 is acceptable from an air quality perspective subject to the recommendations above.

8.3.3.3 Q10. Has the planning proposal adequately addressed any social and economic effects?

Social Impacts

A detailed Demographic, Social Infrastructure and Community Needs Assessment (Appendix E), or Social Infrastructure Report, was prepared by WSP to support the design of the Draft ILP and ensure that the social infrastructure needs of Precinct 5 are adequately met. The future Precinct 5 will require a variety of open spaces and social infrastructure to cater for residents, student and worker populations.

The proposes:

- Two double sports field (four sports fields in total) within two ovals. Adequate open space to accommodate 4 Multipurpose courts within 20 minutes safe walking distance or 15 minutes cycling
- Adequate open space to accommodate 4 Play spaces within 300m walking distance for the 0-5 age group or 400m for the 5-12 age group, with older children being within 10 minutes walking or cycling of an active play space
- Parks ranging In size, either equal to or greater than 5,000m2
- Adequate open space to accommodate up to 1 off-leash dog park given that 50% of the demand is generated by the proposal.

Overall, the Social Infrastructure Report demonstrates that the proposed social infrastructure and Open space dimensions will be able to meet the generated needs of the future community of Precinct 5.

Economic Impacts

An Economic Impact Assessment (**Appendix F**) was prepared by Atlas Economics for the whole of Precinct 5. This report was informed by historic take-up rates observed elsewhere within the SWGA, as well as current

market conditions and the future economic outlook. It is estimated that the rezoning of this Precinct will result in the following economic benefits:

During construction, the proposal will Result in a net increase in economic activity phase through a mix of direct and indirect (flow-on) activity, including supporting 7,266 full-time equivalent jobs (including 3,578 direct jobs):

- When operational, the Proposal is estimated to result in an annual net increase in economic activity by 2031 with:
  - $220.2 million in output (including $130.4 million in direct activity).
  - $106.1 million contribution to GRP (including $61.8 million in direct activity).
  - $63 million in incomes and salaries paid to households (including $49.4million in direct income).
  - 662 FTE jobs (including 372 FTE directly related to activity at Precinct 5).

Additional local retail expenditure associated with the Proposal's 2,650 new residential dwellings are estimated to support significant economic activity through direct and flow-on impacts (per annum) by 2031, including 1,346 FTE jobs (including 993 FTE directly related to the site).

In addition to the significant economic activity supported by the Proposal, it is recognised that on the ground development of Precinct 5 sooner (i.e. rather than post-2031) would produce other important economic and social impacts. These include:

- **Supporting Housing Affordability:** The Proposal will provide some 2,650 new dwellings at a range of price points. This increase in housing supply will support housing affordability for residents seeking accommodation in the South West Region, including the availability of rental accommodation.
- **Providing Significant Local Infrastructure**: The Proposal includes an allowance for approximately for public open space in addition to civil/road and educational infrastructure to support the growth of the local community.
- **Increase in Rates and Taxation Revenues:** Along with greatly increased economic activity, the Proposal will support significant taxation revenues to all levels of government including Council rates, payroll tax, stamp duty, and income tax.

Create a Buffer of Housing Supply: As Precinct 5 is held in majority ownership, the issues of land fragmentation observed elsewhere across the SWGA are mitigated. In other rezoned precincts where land ownership is heavily fragmented, the timely supply of housing is not a given. The Proposal has the capacity to provide a buffer of housing supply which mitigates the timing risk observed elsewhere across the SWGA.

Overall, the Proposal is considered to have strong economic merit and could contribute significantly to the Camden economy and broader Greater Sydney economy.

Furthermore, development of the Precinct 5 is also considered to have merit from a market perspective and its delivery will be critical for the South West Region to meet projected housing demand.

8.3.4 Section D – State and Commonwealth Interests

8.3.4.1 Q11. Is there adequate public infrastructure for the planning proposal?

This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining Lowes Creek Maryland precinct which has recently been rezoned via a developer-led process and will benefits from considerable investment in transport and service infrastructure, including the North-South Rail Link and The Northern Road.

Infrastructure & Development Consulting (**Appendix P**) prepared an Infrastructure Servicing Strategy for the site, concluding that it can be adequately serviced by the infrastructure planned for the Greater South West Growth Area, including the essential public utilities of potable water, sewer, electricity.

The site currently achieves majority Telstra 5G coverage, with the remaining coverage to come online over the coming years. The site is also currently serviced by a mix of satellite and fixed wireless NBN technology. While there is no gas availability at the site, future trunk main extensions will be possible from Oran Park.

Furthermore, the Planning Proposal will deliver local active and passive space to service the future population and community need for Precinct 5.

Infrastructure Contributions will be developed in collaboration with Camden Council, in part through a negotiated planning agreement.

8.3.5 Section E – State and Commonwealth Interests

8.3.5.1 Q12. What are the views of state and federal public authorities and governmental agencies consulted in order to inform the Gateway determination?

The Gateway Determination will advise the public authorities to be consulted as part of the Planning Proposal process. Any issues raised will be incorporated into this Planning Proposal following consultation in the public exhibition period.

8.4 Part 4 – Mapping

As outlined in **Section 8.2.1**, the following maps in the Parkland City SEPP will require amendment:

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

The proposed SEPP Maps are included in the Urban Design Report.

8.5 Part 5 – Community Consultation

Division 3.4 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the gateway determination. It is anticipated that the amended Planning Proposal will be publicly exhibited for at least 28 days in accordance with Department of Planning, Industry and Environment Guidelines *A Guide to Preparing Local Environmental Plans*.

At a minimum, the notification of the public exhibition of the Planning Proposal is expected to involve:

- A public notice in local newspaper(s);
- Notification on the Camden Council website; and
- Written correspondence to owners and occupiers of adjoining and nearby properties and relevant community groups.

In terms of consultation with Council, the proponent has had several informal meetings with Council staff and a formal Pre-Lodgement Meeting prior to the lodgement of this Planning Proposal.

8.6 Part 6 – Project Timeline

In accordance with the requirements set out in *'A guide to preparing planning proposals'*, Table 20sets out the anticipated project timeline, in order to provide a mechanism to monitor the progress of the planning proposal through the planning making process.

Table 20 Anticipated Project Timeline

Process	Indicative Timeframe
Rezoning Proposal lodged	December 2021
Councillor Briefings	March-April 2022
Initial Community Consultation/Engagement	June 2022
RFI Issued	August 2022
Response to RFI	September 2022
Planning Proposal submitted to Camden Local Planning Panel	February 2023
Lodgement of initial VPA to Council	February 2023
Revised VPAs Lodged	June 2024
Planning Proposal submitted to Camden Council Meeting	May 2024
Council endorsement of Planning Proposal	June 2024
Rezoning Review request lodged	September 2024
Rezoning Review decision	February 2025
DPHI endorsement of Planning Proposal	October 2025
Gateway Assessment	November 2025
Gateway Determination	April 2026
Public Exhibition	Mid 2026
Post-exhibition Assessment & Finalisation	Late 2026
Gazettal	before February 2027

9 Conclusion

9 Conclusion

This Planning Proposal seeks Council support to rezone land for urban development within the South Creek West Precinct of the SWGA, located in the Camden LGA. South Creek West is currently undergoing rezoning through the State Government's Precinct Planning Process, with this report relating only to a part of the South Creek West Precinct, namely, Cobbitty Sub-Precinct 5 (Precinct 5). This Planning Proposal is seeking a rezoning through a Council led Gateway rezoning process, under the Collaboration Precinct Planning approach, in pursuit of a fast-tracked outcome to meet the housing demand within the SWGA.

A draft Indicative Layout Plan **(Appendix A)** has been developed to support the Planning Proposal and is informed by a series of detailed technical investigations and collaboration with Camden Council which established the vision and design principles that underpin the Draft ILP.

While it has been noted in consultation with Council, the preference for a Planning Proposal which incorporates the whole of Precinct 5, the current Planning Proposal incorporates 57% of the Precinct and remains consistent with the intent, objectives and principles of the Greater Sydney Region Plan, the Western City District Plan and the Camden Council Local Strategic Planning Statement and local strategies.

The Planning Proposal will be facilitated through an amendment to *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, which will be supported by a site-specific Development Control Plan under Schedule 8 of Camden Growth Centre Precincts Development Control Plan. The Development Control Plan for the site will be in place prior to development consents or subdivision approvals being issued.

We request consideration and support for this proposal and to forward the Planning Proposal to DPHI for Gateway Determination.

Addendum To Planning Proposal, 2024

The following table below provides an overview of how the proponent and consultant team have responded to the feedback received from Council and the Local Planning Panel.

Note: Responses below are point in time and included for completeness to demonstrate evolution of the Planning Proposal. Project information referenced below is not current.

Addendum - Response to Consolidated Comments from Camden Council, independent master planner and Local Planning Panel, during 2024

Note: Responses below are point in time and included for completeness to demonstrate evolution of the Planning Proposal. Project information referenced below is not current.

Matter	Comment	Response
Camden Council Comments		
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.	SINSW have provided in-principle support for the school size, layout and associated movement network. SINSW have also confirmed support for the relationship of land uses associated with the town centre. A principles plan for the school and neighbourhood centre to be included in DCP.
Traffic	The proposed local street shown on the ILP, west of the school site, would have a frontage to the school. If the school has a rear gate, accessible to parents, then based on recent experience elsewhere in Camden, it would inevitably result in extensive queuing at pick up times. It is likely to result in queuing south to the east-west sub-arterial road, impacting on traffic flow along that road. If this street were built to a local street standard, the impacts would be magnified and would also impact on access to the neighbourhood centre.	SINSW have provided in-principle support for the school size, layout and associated movement network. SINSW have also confirmed support for the relationship of land uses associated with the town centre. The road to the west of the commercial centre based on school traffic volumes does not require a collector road classification. If the road is not required by SINSW then the school should be adjusted to the DCP can include principles plan illustrating the desired built form and connectivity requirements that satisfy SINSW and Council west and the all roads adjusted.
	The ILP would need to be amended to show the section of collector street (shown below) to be extended to the north to accommodate the catchment east of the riparian corridor, which may seek to a travel south.	This amendment proposal to connect the collector to Lowes Creek Precinct is not supported, as there is no Collector Street north of the site in Lowes Creek Maryland for the suggested collector to connect to.
	Concern has been expressed that if the car parking area for the reserve (playing fields) is provided along the western side of the	The Collector road and associated roundabout have been moved further north. ILP updated to reflect agreed outcome.

Matter	Comment	Response
	north--south collector street, then a roundabout should be provided to give access to and from it. The ILP depicts a roundabout between the school site and open space. It would be ideal to have the roundabout further north as provision of wombat crossings should be installed along the school frontage. Having a roundabout here may be too cluttered. Roundabouts are also not ideal locations for pedestrian crossings at a school.	
	The extract of the ILP below shows a substantial business area around the existing service station (with allowance for substantial expansion) at the intersection of The Northern Road and the entrance road to Sub Precinct 5. A sub-arterial road normally has a median island. Council's Traffic Team have indicated that they are unlikely to support a break in the median to allow right turn by vehicles across the sub-arterial road close to the intersection. This is likely to increase traffic at the roundabout to the west of the site and potentially negatively impact business at the service station. This would suggest that the area of the proposed business area should be reduced to minimise the potential for further traffic problems.	The business area shown in the ILP reflects the existing leasehold area for the current service station. The business impact for the left access has already been considered as part of the total commercial offering as part of the Planning Proposal. Traffic measures for any future expansion would be determined during a development application process. It should be noted that access arrangements for this service station are not unusual, the McDonalds, Kennards Hire and Zone Sub-Station at Oran Park (Cnr of Dick Johnson Drive & the Northern Road) has a similar location and access.
Statutory Planning	Streets along the perimeter of the western edge appear to be shown as half streets. It is understood that that JJ Cobbitty and Arkendale (McIntosh land) are in discussions to resolve this. The land in the vicinity of the boundary would satisfy the requirements for Planning for Bushfire Protection 2019.	The design has allowed for at least half roads on our land, in the event that the Arkendale development does not eventuate. The final outcome to be determined during the development application phase, which should ensure integration with the possible adjoining development at the time and satisfy bushfire requirements. Accordingly, the ILP has been updated to include an annotation regarding geometry and arrangement of interface roads subject to detailed design at the Development Application / Construction Certificate phase

Matter	Comment	Response
	The southern environmental living area appears difficult to develop due to its shape, area and depth.	It is acknowledged that this area will require careful consideration. Refer to Ridgeline Controls and need for Geotechnical Investigation at DA. Notwithstanding, the investigations completed to date have demonstrated the suitability of the land for residential development purposes.
	Has the depth of lots (medium density band) to the north of the powerline easement been evaluated? The area appears very shallow for development. It is also noted that the layout will result in rear fences to the open space (powerline easement). This would be inconsistent with the Growth Centres Development Code, which informs the preparation of the ILP.	Council agreed for the road interface adjacent to the powerline easement on the western side. It has been outlined that the ultimate design will be coordinated with the design for the neighbouring land, once known and ahead of DA. This area will be integrated with the adjoining owner. Alternatively, as an immediate solution, the power easement is not open space and therefore the lots can extend across the powerline easement therefore not having any fencing in the area.
	Concern has been raised regarding a lack of vehicle access to both playing fields, with significant travel distances to the ends / corners of these spaces. This is not ideal for those with prams, disabled or emergency services.	There is sufficient road frontage to AOS1 and AOS2 to provide vehicular access. The location of the playing fields on flat land adjacent to riparian corridors provides opportunity for strong active transport linkages.
Public Domain	Concern has been raised about what form subdivision around the ridgeline will take.	Geotechnical investigations will need to be undertaken at the DA stage to determine the most suitable form of subdivision.
	It is suggested that the ILP indicate potential land uses on the adjoining land west of the shops, school and playing fields as the adjoining area will be wedged between the current property boundary and the future riparian corridor. It should be noted that this does not confirm any Council planning policies on the adjoining land. It is intended to inform planning decisions relating to the subject land on the adjoining lands that would need to be considered when planning this land in the future.	The adjoining landowner specifically did not want their land to form part of the planning proposal, including identification of any potential land uses. The ILP has been designed such that it can standalone or be incorporated into a broader ILP. ILP has been updated to include an annotation regarding geometry and arrangement of interface roads subject to detailed design at the Development Application / Construction Certificate phase
Strategic Planning	The proposed location of the school, shops and playing fields, being in close proximity, with little room to move, presents a significant design challenge. Council requires that the location,	It is disagreed that there is little room to move. The size of the school, local centre and playing fields have been carefully considered based on discussions with Council and stakeholders:

Matter	Comment	Response
	area and shape of the playing fields not be compromised resulting from any discussions with SINSW. Council is willing to consider use of the playing fields car parking area for drop off and pick of students up by parents at the school if it does not compromise the operation of Council's open space or result in traffic problems in surrounding streets. However, any consideration of options between the school, playing fields and the shops remains unresolved pending further discussions with SINSW.	Playing fields increased in sized following feedback from Council open space team Size of the school confirmed with SINSW Size of the local centre reduced following comments from adjoining landholder during initial exhibition We have prepared a cross section of this section of road (attached). The verge on the western side of the collector road in front of the school and neighbourhood centre sites has been increased to 7.5m in total (comprising 6m of plaza and 1.5m planting). Note, the Oran Park podium has a verge of 5m as a region facility.
	The street west of the proposed school site was envisaged (centre design workshop) to stop at the southern boundary school site. The latest ILP shows the western street extending to the southern boundary of the AOS1. This remains an outstanding matter pending a response from SINSW. A further response will be provided once the planning of the area in the vicinity of the school has been resolved to Council's satisfaction.	SINSW agreed not to have a road on the western boundary of the school. ILP has been updated to remove the road and increase the size of the school site to compensate. School is now 2 ha in size.
	The 2.83ha/1,000 people metric for the provision of open space must be met, exclusive of easements, drainage etc.	The Planning Proposal and ILP has been amended to provide 2.83ha of open space per 1,000 people.
	The proposed side or rear fencing along the easement needs to be reviewed.	A sketch has been prepared to illustrate a possible design solution for lots fronting the powerline easement (not desirable as housing will be looking straight towards a stanchion). Refer to attached indicative lot layout for easement adjacent land.
Comments in response to Design + Planning	Removal of OS8 (Ridgeline Park) - This is supported.	Noted. No action undertaken
	AOS1 - The larger AOS is supported	Noted. No Action undertaken
	OS2 & OS7 – Location and increased size is supported.	Noted. No Action undertaken

Matter	Comment	Response
	OS3 - Changes supported	Noted. No Action undertaken
	OS1 & OS10 - Change is supported.	Noted. No action undertaken
Existing Agency Comments	Comments raised by State Agencies	There has been extensive on-going engagement with agencies, informed the updating of the ILP and PP documentation.
	Review and address EHG's response table (dated 5 December 2022).	Under the Biodiversity Act 2016, the site is identified as biodiversity certified, meaning there is no obligation to retain any areas of existing native vegetation on the site. Nevertheless, AHCVV will be retained through riparian corridors and open space (refer to attached vegetation overlay). AHCVV was also to be retained through the proposed ridgeline park, however, the park has been removed due to recent changes in Council policy.
Independent Master Planner		
General	Planning Proposal Report and supporting technical documents will need to be updated to match the final ILP when complete.	Noted. Planning Proposal report has been updated to reflect updated Indicative Layout Plan.
	Include proposed zone names as both the current zone names and the forthcoming new employment zone reform names. For example, refer to B1 Neighbourhood Centre / E1 Local Centre Zone, and C2 / C2 Environmental Conservation Zone.	Noted. The Land Zoning Map and descriptions of the land use zones in the Planning Proposal have been updated to reflect both the existing and proposed zones under the Conservation Zone and Employment Zone Reforms.
SEPP Amendment	The submitted zoning map proposes public open space areas to be zoned R2 Low Density Residential. Public open space areas are recommended to be zoned RE1 Public Recreation to provide greater certainty in implementation of open space and to better communicate the intentions for open space across the precinct. Clause 5.3 in Appendix 5 of the SEPP (Precinct Western Parklands City) 2021 provides adequate flexibility for RE1 Zone boundaries. Amend the Planning Proposal report and zoning map to zone all public open space areas as RE1 Public Recreation.	The Land Use Zoning Map has been amended to reflect that all open space will be zoned RE1 Public Recreation. The proponent intends to work with Council and the Department of Planning, Housing and Infrastructure to refine the implementation of an acceptable provision that will give flexibility to future development and give certainty to Council on the delivery of public open space.

Matter	Comment	Response
	In reference to the submitted Riparian Assessment prepared by Eco Logical Australia dated 20 December 2022, it is recommended that the Riparian Protection Area Map that accompanies Clause 6.2 Development controls – native vegetation retention areas and riparian protection areas in Appendix 5 of the SEPP be amended to include the riparian corridor through the precinct. Amend the Planning Proposal to include the riparian corridor through the precinct in the Parkland City SEPP Riparian Protection Area Map.	The Riparian Corridor is already zoned C2 Environmental Conservation. The objectives of which are To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. To prevent development that could destroy, damage or otherwise have an adverse effect on those values Given its dual function as open space and as passive recreation corridor, the objectives of the zone are and permissible land uses are considered flexible enough to encourage flexible biodiversity conservation, without burdening feature development and the use of the Riparian for recreation and proposes additional controls under Clause 6.2.
Strategic Planning Framework	The Planning Proposal does not address the Guide to the South West Growth Area. Update Planning Proposal Report to address the Guide. This needs to include details on meeting criteria for PPs in the Guide, including in particular for meeting criteria for number and area of local parks and district park.	Noted. The Planning Proposal now addresses the guide to the South West Growth Area.
	The Planning Proposal Report does not address the Western Parkland City Blueprint. Update Planning Proposal Report to address the Blueprint.	Noted. The Planning Proposal now addresses the Western Parkland City Blueprint.
	The Planning Proposal addresses the draft Connecting with Country Framework which has now been finalised. Update Planning Proposal Report to address the final Connecting with Country Framework including ways in which it is addressed in different levels of planning (ie. in ILP design and in DCP provisions for planning and design of future stages of development).	Noted. The Planning Proposal now addressed the finalised Connecting with Country framework.

Matter	Comment	Response
	The Planning Proposal does not address the current Camden Centres and Employment Strategy. Update Planning Proposal Report to address the Strategy.	Noted. The Planning Proposal has addressed the Camden Centres and Employment Strategy.
	The Planning Proposal reports do not sufficiently demonstrate consistency with the detailed requirements in the Camden Spaces and Places Strategy (SPS) for different types, numbers and areas of open space and recreation facilities. Amend and update the Planning Proposal report to show clearly how it meets the detailed requirements in the Camden SPS.	The relevant technical reports that accompany the Planning Proposal have been updated to reflect consistency with the Camden Space and Places Strategy.
SEPPs and Section 9.1 Ministerial Directions	The response to the SEPP (Biodiversity and Conservation (2021) in the Planning Proposal report is blank and needs to be completed.	Section 8.3.2 now addresses the Biodiversity and Conservation SEPP.
	Direction 1.4 Site Specific Provisions: The proposal seeks to implement urban heat provisions in the SEPP. This appears inconsistent with Direction 4.1 which states specifies that a planning proposal amending a planning instrument to allow development is not to impose any new development standards or requirements in addition to those already contained in the instrument. The planning proposal may be inconsistent only if the relevant planning authority can satisfy the Planning Secretary, or nominated officer of the Department, that the inconsistent provisions are of minor significance. Amend the Planning Proposal Report to address the Direction 1.4 Site Specific Provisions.	The urban heat provisions have not been formally included in the Planning Proposal – rather a set of draft SEPP and DCP provisions set out that Council could utilise if it wished to.
	Direction 3.10 Water Catchment Protection: The subject site is identified within a regulated catchment (Hawkesbury-Nepean Catchment) to which Direction 3.10 applies. The Planning Proposal Report does not address Direction 3.10 Water Catchment Protection.	A discussion and assessment against Direction 3.10 is now included.

Matter	Comment	Response
	Amend the Planning Proposal Report to respond to Direction 3.10 Water Catchment Protection Table 16 Section 9.1 Directions Table 16.	
	Direction 5.1 Integrating Land Use and Transport: The Planning Proposal Report needs to expand on provisions for walking, cycling, limiting demand for car travel, and the density of development being relative to level of accessibility to transport infrastructure and services. Amend the Planning Proposal Report with additional information response to 5.1 Integrating Land Use and Transport.	A discussion and assessment regarding walking and cycling has now been included against Direction 5, in Table 16
	Direction 6.1 Residential Zones: The Planning Proposal does not address Clause 2a which states the proposal must contain a requirement that residential development is not permitted until arrangements are made for the land to be adequately serviced. Include a statement in the Planning Proposal report stating Direction 6.1 is satisfied by the existing Clause 6.1 in Appendix 5 of the Precincts SEPP which requiring utility services infrastructure to be in place.	The additional sentence regarding how the existing clause 6.1 in the SEPP will be enable future development on the site to satisfy this direction, has now been included in Table 16
	Direction 9.1 Rural Zones: The Planning Proposal seeks to rezone the site from RU1 Primary Production zone to residential and employment zones for which Direction 9.1 Rural Zones applies. Amend the Planning Proposal Report to respond to Direction 9.1 Rural Zones.	A discussion and assessment against Direction 9.1 has now been include in Table 16.
Aboriginal Cultural Heritage	The Urban Design Report prepared by Design + Planning dated December 2022 refers to 'a handful of artefacts and one potential archaeological deposit (PAD) within the subject site'. Additionally, the Planning Proposal Report prepared by Urbis dated 22 December 2022 refers to three (3) Aboriginal sites identified via the Aboriginal Heritage Information Management System (AHIMS). The submitted Preliminary Aboriginal Heritage Assessment (PACHA) prepared by Eco Logical Australia (ELA)	The Urban Design Report has been updated to reflect this.

Matter	Comment	Response
	dated 5 November 2021 references the three (3) Aboriginal sites identified by the AHIMS search, as well as four (4) new Aboriginal sites and nine (9) areas of Potential Archaeological Deposits (PAD) located through survey of the site. Ensure all reports including the Urban Design Report and Planning Proposal Report include provisions for appropriately implementing the findings of submitted technical studies.	
	Lot 2 and 4 in DP 1216380 and Lot 45 in DP 1104369 were not surveyed as part of the submitted PACHA. It is noted that a Cultural Heritage Assessment (ACHAR) is currently being finalised to support this Planning Proposal. ELA have requested that Lot 2 and 4 in DP 1216380 and Lot 45 in DP 1104369 are surveyed for potential Aboriginal sites and / or PAD as part of the ACHAR. ACHAR and its findings are to be addressed in detail in the Planning Proposal report. Additionally, ensure Lot 2 and 4 in DP 1216380 and Lot 45 in DP 1104369 are surveyed as part of the ACHAR.	The ACHAR is being finalised, including the referenced lots not previously surveyed.
State and Commonwealth Interests – Q10 Is there adequate public infrastructure for the planning proposal	The Planning Proposal report does not provide a sufficient response to Question 10 on public infrastructure. Amend the Planning Proposal report to provide a robust response to Q.10 with a comprehensive and detailed description of public infrastructure to support the proposal including descriptions of existing and planned transport infrastructure, utility services infrastructure, social infrastructure, and infrastructure contributions in SIC / HPC, local contributions, and VPA offer.	The planning proposal report has been updated accordingly.
Community Centre	The Planning Proposal Report refers to provision of community facilities within the local centre. This is in-line with the submitted Demographic, Social Infrastructure and Community Needs Assessment prepared by WSP dated December 2022 which	The planning proposal report has been updated accordingly.

Matter	Comment	Response
	identifies a need for one (1) neighbourhood level community centre (approximately 443m2 of floorspace) based on the proposed population. The proposed VPA includes monetary contribution towards community facilities which is supported by Council. Update Planning Proposal report to remove reference to proposed community facilities on site and instead include commentary on the proposed VPA including a monetary contribution towards community facilities provided in other precincts.	
Noise and Vibration Impact Assessment	The submitted Noise and Vibration Impact Assessment prepared by Marshall Day Acoustics dated June 2022 includes an aircraft noise and vibration assessment based on Australian Standard AS2021:2015 Acoustics-Aircraft Noise Intrusion-Building, Siting and Construction (AS2021) and Australian Noise Exposure Forecast (ANEF) contours included in the Noise Modelling Tool available at the time of finalisation. Subsequently, the proposed departure flight paths for the Western Sydney International Airport (WSIA) are confirmed to pass over Precinct 5 with average of seven (7), up to a maximum of 20 departures, flying over the precinct at approximately 20,000 feet during the Day - Evening period when this flight path and operating mode is in use. Whilst Precinct 5 falls outside of selected ANEF and N70 noise contours for WSIA, aircraft flying to and from the airport will be heard at noise levels potentially of around 42 decibels. Update the Noise and Vibration Impact Assessment to address the WSIA Airport airspace and flight path design released in June 2023.	The Noise and Vibration Impact Assessment can be been updated prior to subdivision/development to reflect the WSIA Airport airspace and flight path design. This can be arranged post-Gateway Determination, as per Council advice.
Development Statistics	Development statistics including residential yield, gross leasable area, size of local centre, size of school and open space areas will need to be updated and made consistent across the	Noted. As a result of the updated ILP, the Planning Proposal development metrics have all been updated.

Matter	Comment	Response
	Planning Proposal report and all technical reports and maps / figures when the ILP is finalised. Update development statistics consistently throughout all Planning Proposal documentation when ILP is finalised.	
Lot Descriptions	The Planning Proposal Report identifies the site at 621 The Northern Road, Cobbitty as Lot 2 in DP 1241819 which is inconsistent with the location of the site, as well as the Lot / DP included in other technical reports and Local Planning Panel (LPP) Report. Confirm correct lot description for the site at 621 The Northern Road referenced in the Planning Proposal Report.	All confirmed and updated to the latest information available.
LEP Making Guideline – Strategic and Site Specific Merit Assessment Criteria	Update the Planning Proposal report to ensure it is consistent with the current LEP Making Guideline (August 2023).	Noted. See below.
	Amend the Planning Proposal report Executive Summary and/or Conclusion to address the strategic merit assessment criteria and site-specific merit assessment criteria in the LEP Making Guideline.	All addressed. Specific references being inserted.
Local Planning Panel		
	The panel supports all of Council's Officers recommendations made within the report but also raises concerns regarding the proposed height of buildings, lot densities and associated lot sizes within the R2 low density residential zone and recommends that (as follows):	Noted.
	Increased density may be appropriate in the proposed R3 Medium Density Zone (around the town centre) to offset larger R2 Low Density Residential lot sizes, particularly where location criteria are met; and	Residential densities have now been specifically addressed in the urban design report.

Matter	Comment	Response
	The maximum building height is revised to around 8.5m within the R2 Low Density Residential Zone to ensure a two-storey pitched roof typology is achieved.	9m moving forward, consistent with other urban release areas.
	The panel notes Council Officer's recommendation (CLPP recommendation No. 4) to be amended as follows: Amend the draft ILP for the land surrounding the ridgeline park (refer figure 8 of CLPP report) to a C2 Environmental conservation zone, rather than an C4 Environmental Living Zone R2 Low Density Residential zone.	There has been significant engagement with Council in respect of the ridgeline area. C4 – Environmental Living is now proposed as part of the planning proposal package, in line with the residential development intent.
	Increase the amount of traditional lot sizes (between 450m²-600m²) proposed in the Low-Density Band 1 in the southwestern extent of Precinct 5 and provide for greater mix of larger lots sizes across the broader proposal area, especially where existing site constraints apply.	Residential densities have now been specifically addressed in the urban design report.
	Provide larger lot sizes (minimum 1,000m² and zoned C4 Environmental Living) for proposed lots adjoining the Denbigh Transition Area – Northern Viewscape Precinct, particularly in areas subject to slope instability.	Residential densities and lot sizes have now been specifically addressed in the urban design report.
	Amend the ridgeline park to an RE1 Public Recreation zoning and C2 Environmental Conservation zoning (refer Figure 7b of CLPP report).	Now superseded by more recent advice from Council in respect of the updated contribution plan.
	Amend the draft ILP for the land surrounding the ridgeline park (refer Figure 8 of CLPP report) to a C2 Environmental Conservation zone, rather than the proposed C4 Environmental Living zone.	There has been significant engagement with Council in respect of the ridgeline area. C4 – Environmental Living is now proposed as part of the planning proposal package, in line with the residential development intent. This is reflected on the ILP.
	Amend the draft ILP for the proposed residential lots adjoining the open space (refer Figure 9 of CLPP report) to a RE1 Public Recreation zone which will ensure there is a perimeter street surrounding public open space.	Refer to urban design report – re open space interface, to the extent practicable. It is not considered necessary nor appropriate for proposed residential lots to be included in the RE1 zone

Matter	Comment	Response
	Reduce the maximum building height for the neighbourhood (centre) to be no greater than 18m.	21m was proposed, consistent with other comparable centres. The proposal/documentation was updated in May 2024, to align with the 18m height request of Council.
	Resolve all outstanding issues regarding the proposed school site and ensure in principle support is provided by SINSW and Council officers.	In-principle agreement has been reached with Council staff and Schools Infrastructure in respect of school site planning matters – including but not limited to the road network, built form interfaces etc.
	Provide an additional 1.43ha of open space within OS3 and AOS1 (refer Figure 12 of CLPP report) to address the open space shortfall.	Open space provide is as follows: Open space: 103,164 m2 (includes waterbody 9,804 sqm) Open space (powerline easement): 55,035 sqm Detention Basins and Rain Gardens: 13,799 sqm [A total drainage area of 103,859 sqm includes online basins (90,060 m2)]
	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).	Basin relocated. Full playing fields usable.
	Exclude the online water body at the entrance to the Precinct (OS3) from the open space network and amend zoning to SP2 Infrastructure Drainage.	This has been excluded from the open space metrics, notwithstanding RE1 zoning – which provides certainty to Council.
	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	The proposal provides passive open space (13.9 ha) and active open space (9.2 ha).
	Update the draft Planning Proposal to reflect the potential changes that are proposed within the Employment Reform (SEPP) and consider how the proposed neighbourhood centre fits in to the existing and future centres hierarchy.	Updated accordingly.

Matter	Comment	Response
	Subject to TfNSW support, the proponents update the ILP as a result of the findings of the Detailed Traffic Assessment.	ILP has been informed by the TIA, including the Rapid transport assessment for the town/school precinct.
	Undertake further assessment with Council's flooding consultants once the location of the basins has been agreed. This assessment is required to be completed prior to seeking Council endorsement of the draft PP. 8/05/24 – Final outcomes of the flood modelling are still being determined and will be finalised during the Planning Proposal's assessment.	There has been on-going engagement with Council's stormwater team. Updated flood advice provided.
	Undertake further consultation with the service providers throughout the assessment process to ensure that the delivery timeframes remain as identified	Noted and continued engagement has been occurring.

Disclaimer

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A – Draft Indicative Layout Plan

Appendix B – Urban Design Report

Appendix C – Draft Development Control Plan (Not Council Endorsed)

Appendix D – Landscape Masterplan

Appendix E – Demographic, Social Infrastructure and Community Needs Assessment

Appendix F – Housing Needs and Economic Impact Assessment

Appendix G – Average Lot Size Memo

Appendix H – Preliminary Geotechnical and Salinity Assessment

Appendix I – Preliminary Site Investigation (Contamination)

Appendix J – Preliminary Aboriginal Cultural Heritage Assessment Report

Appendix K – Historical Heritage Study

Appendix L – Watercycle Management Report

Appendix M – Biodiversity Assessment

Appendix N – Riparian Assessment

Appendix O – Strategic Bushfire Study

Appendix P – Infrastructure Servicing Strategy

Appendix Q – Air Quality Assessment (Stage 1)

Appendix R – Groundwater Report

Appendix S – Traffic, Transport and Access Assessment

Appendix T – Pre-Lodgement Minutes

Appendix U – Noise and Vibration Impact Assessment

Appendix V – Urban Heat Report

Appendix W – Connecting with Country Report

Appendix X – Visual Impact Assessment

Appendix Y – Geotechnical Advice Letter

Appendix Z – Salinity Report

Appendix AA – Rezoning Review Request

Appendix BB – Rezoning Review Briefing Note

Appendix CC – Geotechnical Review and Site Suitability Assessment

Appendix DD – Gateway Submission Covering Letter

Appendix EE – Post-Gateway Covering Letter

Appendix FF – Aboriginal Heritage Interpretation Strategy

Appendix GG – Rural Fire Service Advice (Pre-exhibition)