

Exhibition of Cobbitty Sub-Precinct 5, South Creek West Release Area - Planning Proposal (PP-2021-7146)

This document answers frequently asked questions about the planning proposal.

What are the Council's, the Sydney Western City Planning Panel (Panel) and the Departments role in the process?

The Council's role for this planning proposal

The planning proposal originally was submitted to Camden Council (Council) in November 2021. Council failed to submit the planning proposal to the NSW Department of Planning, Housing and Infrastructure (the Department) for Gateway determination within 28 days after initially indicating it's support for the proposal. The proponent subsequently lodged a rezoning review request for the proposal on 21 October 2024, which resulted in the Sydney Western City Planning Panel (the Panel) supporting the proposals progression for Gateway determination (subject to amendments) in February 2025 and appointing itself as the Planning Proposal Authority (PPA). Council is now considered a key stakeholder and will be consulted as part of the public exhibition.

The proponent has prepared a draft indicative site-specific Development Control Plan (DCP) as part of the planning proposal package; however, this is not approved through the planning proposal. The site-specific DCP will be managed and exhibited by Council at a later stage. The Panel and the Department do not participate in the development or adoption of these documents.

Sydney Western City Planning Panel's role for this proposal

The Sydney Western City Strategic Planning Panel (the Panel) acts as the independent body in rezoning reviews within the Camden Local Government Area (LGA). The Panel was requested by the proponent to review the rezoning request due to Council failing to submit the planning proposal to the Department for Gateway determination within 28 days after initially indicating it's support for the proposal.

The Panel determined that the proposal demonstrated strategic and site-specific merit and should proceed to Gateway determination. The Panel was appointed as the Planning Proposal Authority and is therefore responsible for preparing the package of planning proposal documents for public exhibition and running the public consultation. The Panel will consider public submissions on the planning proposal prior to making a decision about whether the planning proposal should proceed to finalisation.

The Department's role for this planning proposal

The Department assesses and guides planning proposals through the Local Environmental Plan (LEP) making process. This includes active management of the planning proposal through the LEP making process, issue resolution, and finalising the LEP.

On 17 December 2025, the planning proposal was submitted to the Department for Gateway determination. An assessment of the proposal was undertaken, and a Gateway determination was issued on 7 April 2026, stating the proposal should proceed subject to the conditions, including the public exhibition of the proposal.

A final assessment of the planning proposal will be undertaken by the Department after the public exhibition. At this stage further amendments may be made to respond to matters raised by community members or public authorities. The Department is the local plan-making authority and will determine if the LEP amendment will be made.

What is a planning proposal?

A planning proposal (or "PP") explains the intended effect of a proposed LEP or proposed amendments to an LEP. It describes the intended outcomes and proposed LEP provisions, identifies and addresses the potential impacts that the changes may have and provides justification for making the LEP.

A planning proposal is a key part of the LEP making process because it describes how a new or amended LEP will 'give effect' to strategic and site-specific planning outcomes. It is the first step in making the statutory link between strategic plans and planning controls which apply to development.

Note: Any physical development of the land occurs under separate planning processes.

What is an LEP?

An LEP provides a statutory framework for the way land can be developed and used.

An LEP contains land use zones which establish where residential, commercial, recreation and other uses can occur. It has development controls for buildings and land, including controls for maximum building heights, floor space, subdivision and lot size.

LEPs also include provisions which address local matters, hazards and constraints, such as flooding, protection of biodiversity, heritage conservation, or land that is being reserved by the government to build more public infrastructure in the future.

An LEP is made under the *Environmental Planning and Assessment Act 1979*.

What is a Local Plan-Making Authority (LPMA)?

The LPMA is the authority responsible for making the LEP as identified by the Gateway determination. This may be the Minister (or delegate) or the relevant council. The LPMA undertakes the statutory functions in making the LEP.

What is a Planning Proposal Authority (PPA)?

In the planning proposal process, the PPA is responsible for preparing the package of planning proposal documents and submitting them to the Department for a Gateway determination. A Gateway determination is an approval required before the proposal can proceed to public exhibition. This approval is usually subject to conditions. The PPA is responsible for satisfying the conditions of the Gateway determination, public exhibition of the planning proposal, and finalisation.

An alternate PPA may be appointed under certain circumstances, where directed by the Minister. As the planning proposal is the result of a rezoning review, the Sydney Western City Planning Panel is the PPA and the Department will be the Local Plan-Making Authority.

What is the South West Growth Area?

The site is part of a broader greenfield area named the South Creek West Land Release Area within the South West Growth Area (SWGA), located primarily within the Camden Local Government Area (LGA). The SWGA is approximately 10,000 hectares and is comprised of 14 precincts and several sub precincts. To date, 9 precincts have been rezoned.

In December 2022, the Department released the updated Structure Plan and the accompanying Guide to the South West Growth Area.

More information related to the SWGA can be found at:

www.planning.nsw.gov.au/plans-your-area/priority-growth-areas-and-precincts/south-west-growth-area

How will the planning proposal affect future land use?

This planning proposal does not approve the construction of any buildings, it only changes the planning rules, such as the land zoning, residential density and building height controls, that would apply to the site. The planning proposal is also supported by a draft Indicative Layout Plan and draft DCP. At this stage, neither of these documents have been endorsed by Council but they were originally drafted with Council input, and Council has remained a key stakeholder during the process.

This proposal is the result of strategic planning relating to the South Creek West Land Release Area.

What is the Indicative Layout Plan?

The draft Indicative Layout Plan (ILP) will guide development in the site and establishes a framework for the urban form and defines the critical components of the site. These include land use, drainage areas, vegetation conservation areas, access, roads, easements and open spaces.

What is the Development Control Plan (DCP)?

A Development Control Plan, or DCP, provides more detailed planning and design guidance for future development.

A draft indicative site-specific DCP has been included in the planning proposal package for information. It has not been endorsed by Camden Council and is not approved through this planning proposal.

The Panel are not responsible for the preparation, exhibition or finalisation of the DCP.

The planning proposal includes a requirement that a site-specific DCP must be in place before any subdivision approval or development consent can be granted for the site.

Council will prepare and adopt the final DCP.

What is a Contribution Plan?

A Contributions Plan sets out how local infrastructure required to support development will be funded. This can include roads, open space, community facilities and drainage infrastructure.

Any future Contribution Plan will be managed and exhibited by Council at a later stage separately to this Planning Proposal. The Panel and the Department do not participate in the development or adoption of these documents.

Will flooding be considered as part of this planning proposal?

Yes. The planning proposal is supported by a Watercycle Management Report, including flood impact assessment material. This assessment looks at the existing flooding conditions on and around the site and outlines ways to manage any potential impacts including designing the riparian corridor and the locations of proposed detention basins.

Any potential flooding impacts will be considered post-exhibition by the Panel and the Department prior to finalisation.

Will biodiversity be considered as part of this planning proposal?

Yes. The proposal is supported by technical studies including a Biodiversity Assessment and Consistency assessment - Growth Centres Biodiversity Certification that confirm the entirety of the site is biodiversity certified.

The proposal will protect native vegetation in riparian areas and the adjoining land where possible.

Any potential biodiversity impacts will be considered post-exhibition by the Panel and the Department prior to finalisation.

Will traffic and transport impacts be considered?

Yes. A Traffic and Transport Assessment and Transport Management and Accessibility Plan (TMAP) have been prepared as part of the planning proposal. These documents review the surrounding road network, expected traffic from the indicative layout, and proposed access points.

The TMAP determines land use and transport solutions to limit the anticipated transport impact of the planning proposal. The TMAP addresses the accommodation of traffic movements within the extent of the planned The Northern Road Corridor.

Transport for NSW will be consulted as part of the exhibition and any potential transport, traffic and parking impacts will be considered post-exhibition by the Panel and the Department prior to finalisation.

Will bushfire impacts be considered?

Yes. A Bushfire Report has been prepared as part of the planning proposal. The NSW Rural Fire Service (RFS) was consulted prior to exhibition as required by the Gateway determination.

Any further bushfire matters raised will be considered post-exhibition by the Panel and the Department prior to finalisation.

Why is only part of the precinct being rezoned?

The planning proposal applies to approximately 173ha of land, being about 57% of Cobbitty Sub-Precinct 5. The remaining land is in separate ownership and is not included in this planning proposal at the landowner's request.

Will the Sydney Water reservoir site be affected by or affect the planning proposal?

The Sydney Water reservoir site is owned by Sydney Water. Sydney Water will be consulted as part of the exhibition, and any issues about access, infrastructure protection or nearby development will be considered post-exhibition by the Panel and the Department prior to finalisation.

The planning proposal does not approve construction works. Any future development near Sydney Water infrastructure would need to satisfy relevant Sydney Water requirements at later stages.