

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

The planning proposal seeks to facilitate low and medium density urban development, open space, community facilities and riparian protection by amending the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* through an amending local environmental plan.

Site description

The site is identified as (part of) Sub-Precinct 5 of the South Creek West Release Area within the South West Growth Area (**Figure 1**). Sub-Precinct 5 is also known as the Cobbitty Sub-Precinct 5. The proposal applies to approximately 173ha of land that forms 57% of the Precinct. The site is within the Camden Local Government Area (LGA). The site has a frontage to The Northern Road and will connect to Pondicherry Boulevard.



Figure 1 - Subject site (Source: Nearmap 2026)

What the planning proposal will do

The planning proposal seeks to facilitate low and medium density residential development, open space, community facilities and riparian protection by amending the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (SEPP)* through an amending local environmental plan.

In summary, the proposal seeks to:

- Rezone the site to a range of residential, environmental, public recreation, infrastructure and employment zones
- Amend the Height of Buildings Map to 9m and 12m for the proposed residential zoned land.
- Introduce a minimum lot size of 1,000m² for the proposed C4 Environmental Living zoned land.
- Amend the Residential Density Map to introduce various bands of residential density.

These amendments seek to facilitate a new residential development, which is supported by an Indicative Layout Plan (ILP) (**Figure 2**) and includes the following:

- approximately 2,650 dwellings;
- open spaces including parks and sports fields;
- environmental conservation land including a riparian corridor;
- a network of pedestrian and cycle paths; and
- a local road network and the provision of subarterial roads.

A Frequently Asked Questions (FAQs) sheet is available on the Planning Portal and provides additional information on various components of the proposal.

More information about the proposal can be found on the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/cobbitty-bringelly-precinct-5-planning-proposal.

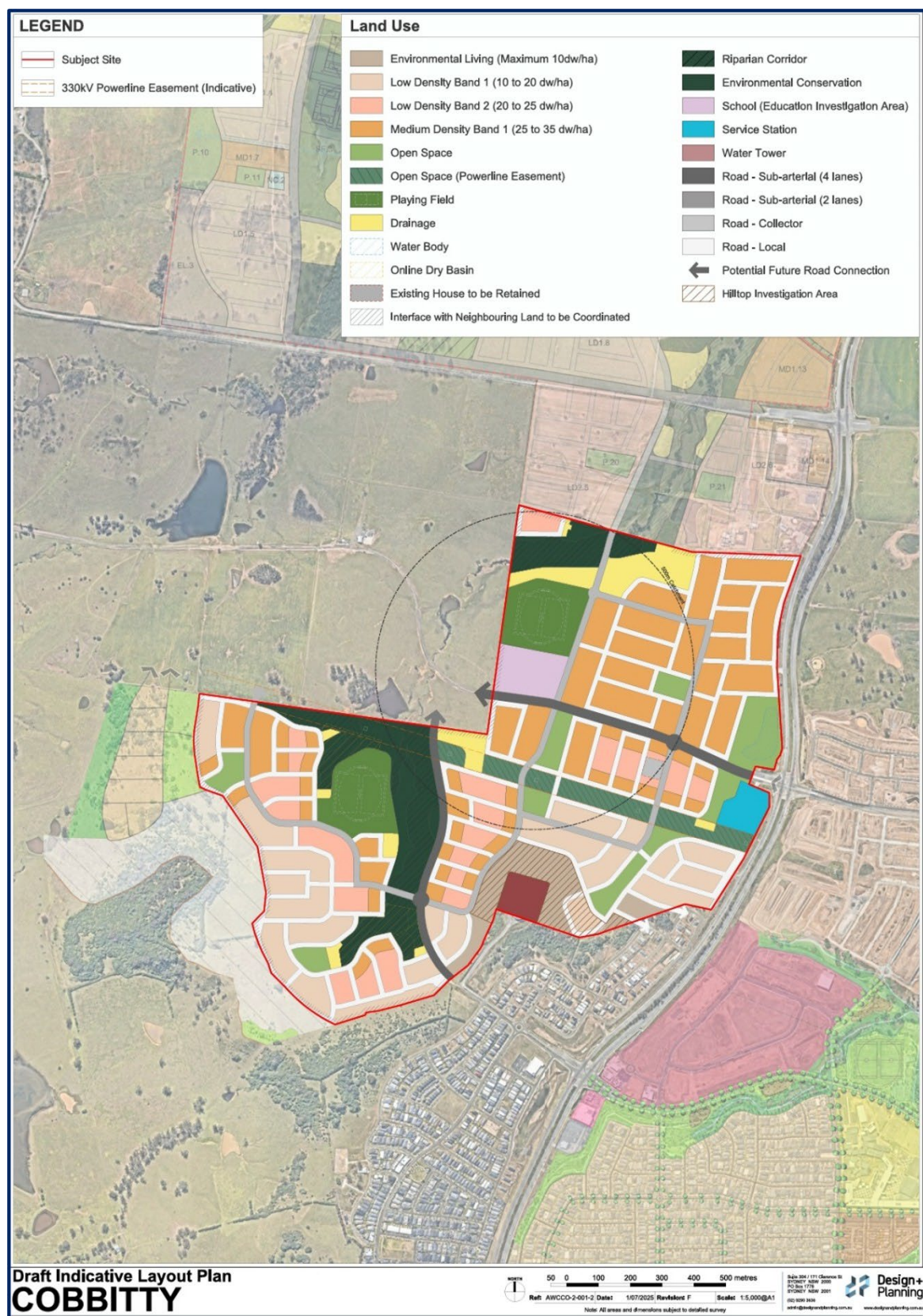


Figure 2 – Draft Indicative Layout Plan

How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/cobbitty-bringelly-precinct-5-planning-proposal.

Your submission must be lodged by **5pm on Monday 7 September 2026** and must include:

- if the submission relates to the planning proposal
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998*.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission. Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

Who should I direct my Planning Proposal inquiries to?

For questions relating to the planning proposal, please contact the Planning Proposal Authority team at planningproposalauthority@dphi.nsw.gov.au