



# Notice of Public Exhibition



Camden Council Planning Proposal  
No 955, 965 and 975 The Northern Road, Bringelly  
PP/2021/14/1  
Version 5 (November 2023)

Exhibition Period: 9 February to 11 March 2024

Contact: Phoebe Priestley

Ph: (02) 4654 7777

[mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

Please forward any written submissions by 11 March 2024  
Addressed the General Manager, attention to Phoebe Priestley

## Contents

1. Exhibition Summary
2. Privacy Notice & Disclosure of Political Donations
3. Planning Proposal Fact Sheet
4. Gateway Determination for Planning Proposal – PP/2021/14/1 - Birling (955, 965 & 975 The Northern Road, Bringelly)
5. Planning Proposal – PP/2021/14/1 - Birling (955, 965 & 975 The Northern Road, Bringelly)
6. Draft DCP Amendment – Schedule 6 Lowes Creek Maryland Precinct – Camden Growth Centre Precincts Development Control Plan

## EXHIBITION SUMMARY

### NOTICE OF EXHIBITION - PLANNING PROPOSAL OF DRAFT PLANNING PROPOSAL FOR PP/2021/14/1 - BIRLING (955, 965 & 975 THE NORTHERN ROAD, BRINGELLY)

#### Background

The subject site (known as Birling) is situated in the northern portion of the Lowes Creek Maryland Precinct, was rezoned on 16 July 2021. The Planning Proposal applies to land at 955, 965 and 975 The Northern Road, Bringelly.

The draft Planning Proposal was placed on Initial Notification from 8 July until 21 July 2022 and then reported to the Local Planning Panel on 18 July 2023. Following the Panel's consideration, a report was prepared for Council's consideration at its meeting of 10 October 2023 and the draft Planning Proposal was submitted to the Department of Planning seeking Gateway Determination to proceed to Public Exhibition.

The Department of Planning, Housing and Infrastructure issued Gateway Determination on 17 January 2024.

#### Proposal

This Planning Proposal seeks to make amendments to:

1. State Environmental Planning Policy (Precincts - Western Parkland City) 2021
2. Camden Growth Centre Precincts Development Control Plan (Schedule 6 Lowes Creek Maryland Precinct)

This Planning Proposal seeks to make the following amendments to the Lowes Creek Maryland Indicative Layout Plan applying to the subject site by:

- Realignment of Sub-arterial and Local roads;
- Amendment to the Open Space layout;
- Amendment to Heritage Mapping and Additional Permitted Uses;
- Amendment to residential density across the site;
- Reconfigure the boundaries of land zoned B1 Neighbourhood Centre; and
- Rezone land from RE2 Private Recreation to RE1 Public Recreation.

The proposal is supported by draft amendments to development controls within Schedule 6 Lowes Creek Maryland Precinct of the Camden Growth Centre Precincts Development Control Plan.

#### Exhibition

The Planning Proposal is on **public exhibition from Friday the 9th of February until Monday the 11th of March 2024**. The Planning Proposal can be viewed online on Council's 'Your Voice' page – [www.yourvoice.camden.nsw.gov.au/planning-proposals](http://www.yourvoice.camden.nsw.gov.au/planning-proposals)

Hard copies of the Planning Proposal are also available for viewing at Council's Oran Park Administration Building and Libraries at Camden, Narellan and Oran Park.

## Submissions

Your comments on the draft Planning Proposal and draft DCP amendment are welcome. Written submissions must be received by **5pm on the 11th of March 2024**. All submissions must:

- Reference PP/2021/14/1
- Be addressed to the General Manager, attention to Phoebe Priestley
- Clearly indicate the name and address of the person making the submission, and include a contact telephone number and email address (where available); and
- Detail your thoughts about the Planning Proposal.

There are 3 options for making a formal submission:

### Option 1 – Email

Send an email to [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

### Option 2 – Mail

Post a letter addressed to:

The General Manager  
(Att: Phoebe Priestley)  
Camden Council  
PO BOX 183  
CAMDEN NSW 2570

### Option 3 – Online Submission

Go to Your Voice Camden - 'Planning Proposals' page and locate PP/2021/14/1 to complete the online form.

Any submissions received are considered public, however, a person may request to have their personal details suppressed. If you make a submission and have made political donations or gifts, a political donations and gifts disclosure form must be completed.

## PRIVACY NOTICE & DISCLOSURE OF POLITICAL DONATIONS

### PRIVACY INFORMATION FOR PEOPLE MAKING A SUBMISSION

Please be aware that when you make a written submission to Council concerning the draft LEP and DCP amendment, it will be used by Council to inform the decision regarding whether to proceed with the proposed changes.

This means, your submission will be provided to Councillors, including any information provided such as your name and address. Your submission may form part of a Council report, which is a publicly available document.

If you do not want information about your identity to be included in any publicly available documents, please advise us in your written submission.

## DISCLOSURE OF POLITICAL DONATIONS AND GIFTS FOR PEOPLE MAKING A MAKING A SUBMISSION

### Disclosure of Political Donations and Gifts – Explanatory Information

#### **Making a public submission to a council**

Under section 10.4 (5) of the Act a person who makes a relevant public submission to a council in relation to a relevant planning application made to the council is required to disclose the following reportable political donations and gifts (if any) made by the person making the submission or any associate of that person within the period commencing 2 years before the submission is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council. A reference in sections 10.4(4) and 10.4(5) of the Act to a reportable political donation made to a 'local councillor' includes a reference to a donation made at the time the person was a candidate for election to the council.

#### **How and when do you make a disclosure?**

The disclosure of a reportable political donation or gift under section 10.4 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation or gift is made before the application or submission is made, or
- (b) if the donation or gift is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation or gift is made.

#### **What information needs to be in a disclosure?**

The information requirements of the disclosure are outlined in the Act under section

**Warning:** A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 10.4 only if the person fails to make a disclosure of a political donation or gift in accordance with section 10.4 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 10.4. The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part. Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.



## POLITICAL DONATIONS AND GIFTS DISCLOSURE STATEMENT TO COUNCIL

*If you are required under section 10.4(4) or (5) of the Environmental Planning and Assessment Act 1979 to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below.*

Disclosure Statement Details					
Name of person making this disclosure statement					
<p>Person's interest in the application (circle relevant option below)</p> <p>You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION <b>YES / NO</b> OR</p> <p>You are the APPLICANT <b>YES / NO</b></p>					
<p><b>Reportable political donations or gifts made by person making this declaration or by other relevant persons</b></p> <p><i>* State below any reportable political donations or gifts <b>you have made</b> over the 'relevant period' (see glossary on page 2). If the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN).</i></p> <p><i>* If you are the <b>applicant</b> of a planning application state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR</i></p> <p><i>* If you are a <b>person making a submission</b> in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by an associate.</i></p>					
Donation or gift?	Name of donor (or ABN if an entity); or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor; address of person who the made the gift or entity's address	Name of party or person for whose benefit the donation was made; or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift

<p>By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.</p> <p>Signature(s) and Date</p> <div></div> <p>Name(s)</p> <div></div>					



## FREQUENTLY ASKED QUESTIONS

### What is a Planning Proposal?

A Planning Proposal is an application to amend planning controls within an Environmental Planning Instrument (EPI). A Planning Proposal may propose to change the zoning, permitted land uses, or development standards, such as building height, that apply to one or multiple properties.

### What is the Growth Centres SEPP?

The Growth Centres SEPP is the Environmental Planning Instrument (EPI) guiding development and land use within the South West Growth Area (SWGA) of the Camden LGA. The Growth Centres SEPP establishes zones that allow certain types of uses and standards that regulate the kind of development that can occur in the SWGA.

You can find the Growth Centres SEPP here:

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2006-0418>

### What is the South West Growth Area?

The South West Growth Area (SWGA) is a large area of land in the north of the Camden LGA identified for future urban development by the NSW Government.

### What is Public Exhibition?

Public Exhibition provides an opportunity for community members and government agencies to comment on a Planning Proposal by making a submission. Submissions may support the proposal or identify issues for Council to consider.

### What happens after the public exhibition?

All submissions received on the Planning Proposal will be considered by Council officers who will attempt to resolve any issues raised.

If there are no unresolved submissions, Council will forward the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure (DPHI) for the EPI changes to be made.

If there are unresolved submissions, the Planning Proposal will be reported to the Council for determination. Should this occur, submitters will be notified about the Council meeting to which the matter is being tabled and be provided with an opportunity to register to publicly address the Council at the Council meeting. You can (visit <https://www.camden.nsw.gov.au/council/council-meetings/public-address-session> for more information about the public address and registration process).

### Further Information

More information on the Planning Proposal Process can be found under the 'Strategic Planning' section of the Camden Council website: <https://www.camden.nsw.gov.au/strategic-planning/planning-proposal/>

Guidelines on the Planning Proposal Process can also be found on the NSW DPHI website. Find these Guidelines through the following link: <https://www.planning.nsw.gov.au/plans-for-your-area/local-planning-and-zoning/making-and-amending-leps>

## Gateway Determination

**Planning proposal (Department Ref: PP-2021-7362):** in respect of the planning proposal to amend planning controls for land located at 955, 965, and 975 The Northern Road, Bringelly.

I, the Director, Western, at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* in respect of the planning proposal to amend planning controls, associated with amendment of the indicative layout plan, in the northern portion of the Lowes Creek Maryland precinct, should proceed subject to the following conditions:

1. Prior to public exhibition Council is to add items to *Part 2 – Explanation of provisions*, of the proposal indicating that it is intended to:
  - rezone land from RE2 Private Recreation to RE1 Public Recreation (and that Council accepts the acquisition role);
  - rezone land from R2 Low Density Residential to R3 Medium Density Residential as part of the relocation of residential density, including advice over the proposed change to the height of building standards associated with the change of residential zones;
  - reconfigure the boundaries of land zoned B1 Neighbourhood Centre, associated with the revision of the proposed location of local roads; and
  - include thumbnail mapping to clearly indicate the intended provisions, with appropriate commentary.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 30 days; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

Exhibition must commence within 3 months following the date of the gateway determination.

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:
  - Heritage NSW,
  - Transport for NSW, and
  - Sydney Water

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. Given the nature of the proposal, Council is not authorised to be local plan-making authority.
6. The LEP should be completed on or before 18 October 2024.



17 January 2024

**Adrian Hohenzollern**  
**Director, Western**  
**Metro West**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning**



camden  
council



# Camden Council Planning Proposal

No 955, 965 and 975 The Northern Road, Bringelly  
PP/2021/14/1  
Version 5 (February 2024)

 70 Central Ave,  
Oran Park NSW 2570

 [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

 PO Box 183, Camden 2570

 [camden.nsw.gov.au](http://camden.nsw.gov.au)

 4654 7777

 4654 7829

 DX 25807

 ABN: 31 117 341 764



## Document Register

Version	Date	Detail	Council Reference
1	December 2021	Draft Planning Proposal prepared for submission to Council by Cameron Brae Group	21/635697
2	March 2023	Proponent requested amendment to Draft Planning Proposal by Cameron Brae Group	23/166687
3	September 2023	Amendment to Draft Planning Proposal prepared in response to Council request for information by Cameron Brae Group	23/489279
4	November 2023	Draft Planning Proposal prepared for Gateway Determination by Camden Council	23/608039
5	February 2024	Amendment to Draft Planning Proposal prepared by Camden Council for Public Exhibition as per conditions of Gateway Determination	23/64885

## Table of Contents

Table of Contents .....	ii
Table of Figures .....	iii
List of Tables .....	iv
Executive Summary .....	1
Introduction .....	3
Part 1 – Objectives and intended outcomes .....	6
Part 2 – Explanation of provisions .....	6
Part 3 – Justification of strategic and site-specific merit .....	10
<b>Strategic Merit</b> .....	10
3.1 Section A – Need for the Planning Proposal .....	10
3.2 Section B – Relationship to the Strategic Planning Framework .....	11
<b>Site-Specific Merit</b> .....	14
3.3 Section C – Environmental, Social and Economic Impact .....	14
3.4 Section D – Infrastructure (Local, State and Commonwealth) .....	15
3.5 Section E – State and Commonwealth Interests .....	15
Part 4 – Maps .....	16
Part 5 – Community Consultation .....	17
Part 6 – Project Timeline .....	18
Part 7 – Conclusion .....	19
Part 8 – Appendices .....	20
Appendix 1:      Assessment Against Key Strategic Documents	
Appendix 2:      Consistency against State Environmental Planning Policies	
Appendix 3:      s9.1 Directions	
Appendix 4:      Existing and Proposed SEPP Maps	
Appendix 5:      Proposed Amendment – Precincts SEPP, Appendix 5 Camden Growth Centres, Schedule 1 Additional Permitted Uses, Clause 4	
Appendix 6:      Camden Local Planning Panel Minutes – 18 July 2023	

- Appendix 7: Camden Council Meeting Report and Minutes – 10 October 2023
- Appendix 8: Strategic Analysis of Current LCM Precinct Objectives, ILP and Opportunities for Improvement (Extract from the Proponent's Draft Planning Proposal)
- Appendix 9: Birling Traffic Assessment reference 12573453, dated 16<sup>th</sup> March 2023, prepared by GHD (Appendix as provided in the Proponent's Draft Planning Proposal)
- Appendix 10: Draft Camden Growth Centre Precincts Development Control Plan – Schedule 6 Lowes Creek Maryland (Appendix as provided in the Proponent's Draft Planning Proposal)
- Appendix 11: Revised Indicative Layout Plan (ILP) (Appendix as provided in the Proponent's Draft Planning Proposal)
- Appendix 12: Proposed Medium Density Site Amenity Analysis (Appendix as provided in the Proponent's Draft Planning Proposal)
- Appendix 13: Initial Notification - Summary of Agency Submissions and Officer Response

## Table of Figures

Figure 1: Site Location Map (Source: Nearmap) .....	1
Figure 2: Locality Context (source: Camden Council) .....	4
Figure 3: Current Site Zoning, SEPP (Precincts - Western Parkland City) 2021 .....	5
Figure 4: Current Heritage Mapping, SEPP (Precincts - Western Parkland City) 2021 .....	5
Figure 5: Existing Zoning Map, SEPP (Precincts - Western Parkland City) 2021 .....	7
Figure 6: Proposed Zoning Map, SEPP (Precincts - Western Parkland City) 2021 .....	7
Figure 7: Existing Zoning Map, SEPP (Precincts - Western Parkland City) 2021 .....	7
Figure 8: Proposed Zoning Map, SEPP (Precincts - Western Parkland City) 2021 .....	7
Figure 9: Existing Heritage Curtilage Map, SEPP (Precincts - Western Parkland City) 2021 .....	7
Figure 10: Proposed Heritage Curtilage Map, SEPP (Precincts - Western Parkland City) 2021 .	7
Figure 11: Existing Minimum Lot Size Map, SEPP (Precincts - Western Parkland City) 2021 ....	8
Figure 12: Proposed Minimum Lot Size Map, SEPP (Precincts - Western Parkland City) 2021 .	8
Figure 13: Existing Land Reservation and Acquisition Map, SEPP (Precincts - Western Parkland City) 2021 .....	8
Figure 14: Proposed Land Reservation and Acquisition Map, SEPP (Precincts - Western Parkland City) 2021 .....	8
Figure 15: Existing Additional Permitted Uses Map, SEPP (Precincts - Western Parkland City) 2021 .....	8
Figure 16: Proposed Additional Permitted Uses Map, SEPP (Precincts - Western Parkland City) 2021 .....	8
Figure 17: Existing Height of Buildings Map, SEPP (Precincts - Western Parkland City) 2021 ...	9



Figure 18: Proposed Height of Buildings Map, SEPP (Precincts - Western Parkland City) 2021 9

Figure 19: Existing Dwelling Density Map, SEPP (Precincts - Western Parkland City) 2021 ..... 9

Figure 20: Proposed Dwelling Density Map, SEPP (Precincts - Western Parkland City) 2021 ... 9

## List of Tables

Table 1: Project Timeline..... 18

## Executive Summary

The subject site for this Draft Planning Proposal (the proposal) is land at 955, 965 and 975 The Northern Road, Bringelly (Lot: 4 DP:1218798, Lot: 121 DP: 1284706 and Lot: 120 DP: 1284706) as shown in **Figure 1**.



**Figure 1: Site Location Map (Source: Nearmap)**

The site forms part of the Lowes Creek Maryland Precinct which was rezoned for residential development on 16 July 2021.

This Draft Planning Proposal seeks to amend Schedule 5 – Camden Growth Centre Precincts of State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP), which applies to the site by:

- Amending Heritage mapping to extend the Birling 1937 Heritage Curtilage;
- Amending the Open Space layout across the site with subsequent amendments to the Land Reservation Acquisition and Land Zoning Maps;
- Introducing new Additional Permitted Uses and amending the Height of Building and Minimum Lot Size Maps applying to the Birling 1937 Heritage Curtilage, and
- Amending the Dwelling Density Map and Height of Buildings Map to redistribute the Residential Density Bands across the site and include the addition of land within a 35-60 dwellings/hectare density band.

The Draft Planning Proposal demonstrates sufficient strategic and site-specific merit to proceed to Public Exhibition.

The intended outcomes of the Draft Planning Proposal are to:

- Provide a more functional and connected local road network;
- Provide an enhanced open space network with improved amenity and functionality, ecology, and heritage connections;
- Diversify the range and amend the distribution of residential densities, and
- Provide a more adaptive and practical heritage precinct.

## Introduction

### Background

In December 2021, a Draft Planning Proposal was lodged by Cameron Brae Properties (the proponent) seeking to amend the northern portion of the Lowes Creek Maryland ILP applying to the subject site.

The subject site for this Draft Planning Proposal (the proposal) is land at 955, 965 and 975 The Northern Road, Bringelly (Lot: 4 DP:1218798, Lot: 121 DP: 1284706 and Lot: 120 DP: 1284706) as shown in **Figure 1** above.

It is noted that following the lodgement of original Draft Planning Proposal by the proponent, the subject site was subdivided to create one additional allotment. The property addresses and lot/DP numbers outlined above include this additional allotment.

This proposal included subsequent amendments to the relevant maps and provisions of the Precincts SEPP including:

- Amending Heritage mapping to extend the existing Birling 1937 Heritage Curtilage;
- Amending the Open Space layout across the site with subsequent amendments to the Land Reservation Acquisition and Land Zoning Maps;
- Introduce new Additional Permitted Uses and amend the Height of Building and Minimum Lot Size Maps applying to the Birling 1937 Heritage Curtilage, and;
- Amending the Dwelling Density Map and Height of Buildings Map to redistribute the Residential Density Bands across the site and include the addition of land within a 35-60 dwellings/hectare density band.

As outlined above, the proposed amendments include a redistribution of residential densities across the site, and changes to the road and open space network to better reflect the topography of the site. The proposal also includes amendments to the heritage curtilage, height of buildings mapping, and permitted uses for the Birling 1937 heritage item. It is noted that this proposal does not result in an increased dwelling yield for the subject site.

### Camden Local Planning Panel

On 18 July 2023, the Camden Local Planning Panel (the Panel) considered the draft proposal and supported the Council officer's recommendations. A copy of the Closed Panel Minutes is provided as **Appendix 6**. The Panel was supportive of the proposal and concluded that it demonstrates sufficient strategic and site-specific merit to proceed to Gateway Determination.

### Pre-Gateway Council Report

The Draft Planning Proposal was reported to Council on 10 October 2023. At this meeting, Council resolved to endorse the Draft Planning Proposal and to forward it to the Department of Planning and Environment (DPE) for Gateway Determination. A copy of the Pre-Gateway Council Meeting Report and Minutes are provided as **Appendix 7**.

It is noted that Council is also in receipt of a related request to amend Schedule 6 – Lowes Creek Maryland Precinct of the Camden Growth Centre Precincts Development Control Plan

The subject site is located within the northern portion of the Lowes Creek Maryland Precinct which was rezoned by the DPE in July 2021. The Lowes Creek Maryland Precinct forms part of the South West Growth Area (SWGA) as shown in **Figure 2** below.

**SWGA Planning Status**

- South West Growth Area (SWGA) boundary
- Precinct status - Zoned
- Precinct status - Released
- Precinct status - draft zoned
- Precinct status- planning underway
- Precinct status - not released
- Major collector roads - existing
- Major collector roads - indicative
- Rickard Road proposed upgrade (Transport for NSW)
- Rail station - existing
- Rail line - existing
- Rail station - proposed
- Rail line - proposed
- Rail line tunnel - proposed
- Metropolitan cluster
- Strategic centre
- Town centre
- Local centre
- Neighbourhood centre
- Camden Local Government Area (LGA) boundary
- Subject Site

The site is currently zoned a mix of B1 Neighbourhood Centre, B5 Business Development, C2 Environmental Conservation, C4 Environmental Living, R2 Low Density Residential, R3 Medium Density Residential, RE1 Public Recreation, RE2 Private Recreation and SP2 Infrastructure, under the Precincts SEPP. This is shown in **Figure 3** below.



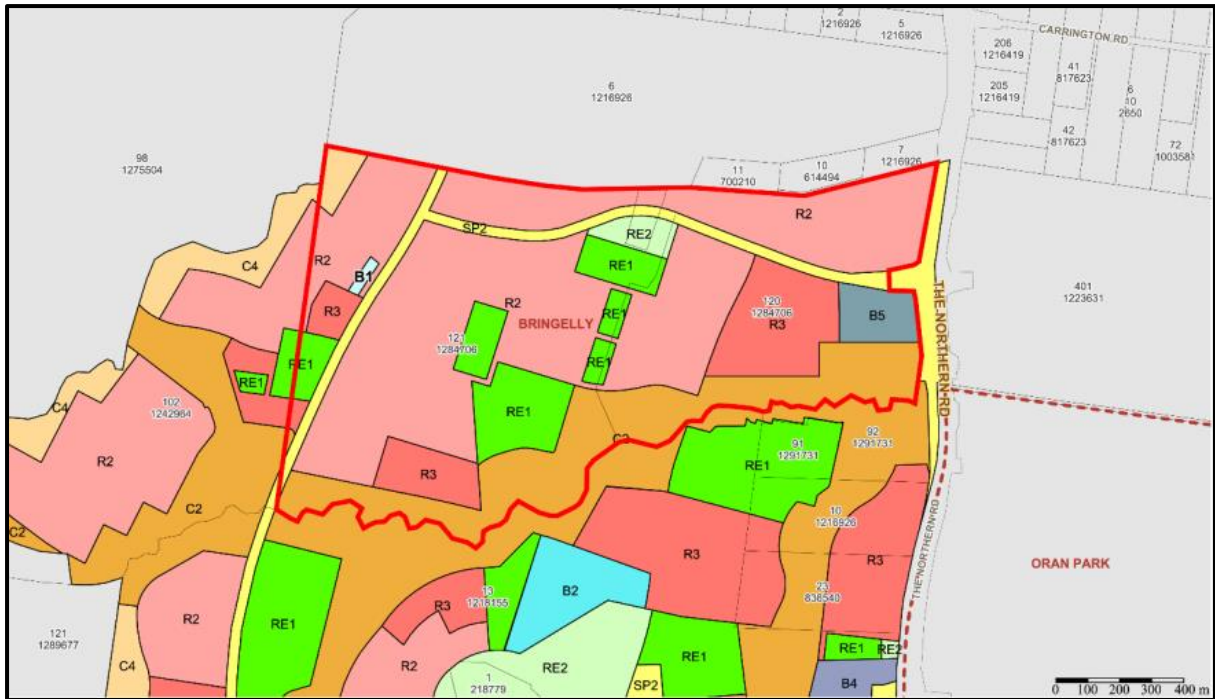


Figure 3: Current Site Zoning, SEPP (Precincts - Western Parkland City) 2021

The site contains two local heritage items (refer **Figure 4**), the “Birling 1812” archaeological site and the “Birling 1937” homestead. These items are known as Local Items 23 and 24 within Schedule 5 - Environmental Heritage of **Appendix 5** within the Precincts SEPP.

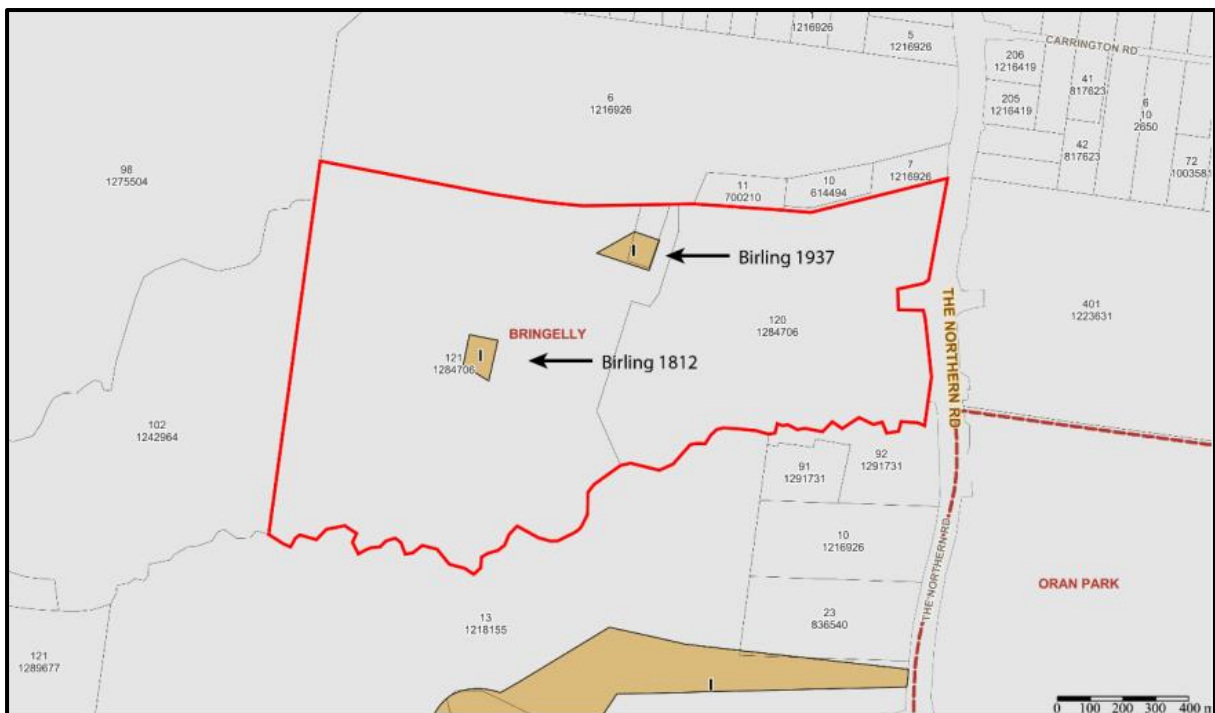


Figure 4: Current Heritage Mapping, SEPP (Precincts - Western Parkland City) 2021

### **Initial Notification**

The proposal was placed on Initial Notification from 8 to 21 July 2022. Two submissions were received during this period from Heritage NSW and Transport for NSW. A summary of these submissions, with Council officer responses, is provided as **Appendix 13**. The submissions received from both agencies noted the intent of the proposal and did not raise any concerns. No public submissions were received during the initial notification period.

### **Part 1 – Objectives and intended outcomes**

The objective of the Draft Planning Proposal is to amend the portion of the Lowes Creek Maryland Indicative Layout Plan (ILP) applying to the subject site by introducing changes to the mapping and provisions within **Appendix 5** of SEPP (Precincts – Western Parkland City) 2021 (the Precincts SEPP).

The intended outcomes for the Proposal are:

1. An amended local road network that provides more functionality aligning with site topography, and that improves permeable pedestrian and transport movement. This will be achieved via an additional green link road (movement corridor) approximately 150 metres to the south of Birling 1937 which will link Birling 1937 and Birling 1812 and the commercial and recreational spaces on the site.
2. An amended open space network that enhances open space amenity and functionality, ecology, heritage view lines and appreciation.
3. A diversified range and amended distribution of Residential Densities that reduces heritage impacts and places a higher density living precinct near services and transport infrastructure.
4. A revised heritage curtilage and planning controls associated with the Birling 1937 heritage precinct and heritage carriageway and its interpretation.

### **Part 2 – Explanation of provisions**

The Draft Planning Proposal seeks to amend specific elements of Schedule 5 Camden Growth Centre Precincts of the Precincts SEPP as follows:

- Amend the Land Zoning map that applies to the Birling property to:
  - reflect changes to the open space layout including the rezoning of land from RE2 Private Recreation to RE1 Public Recreation whereby Council accepts the acquisition role; and
  - reflect the proposed relocation of Residential Density Bands, by making adjustments to the spatial distribution of land zoned R2 Low Density Residential and R3 Medium Density Residential;



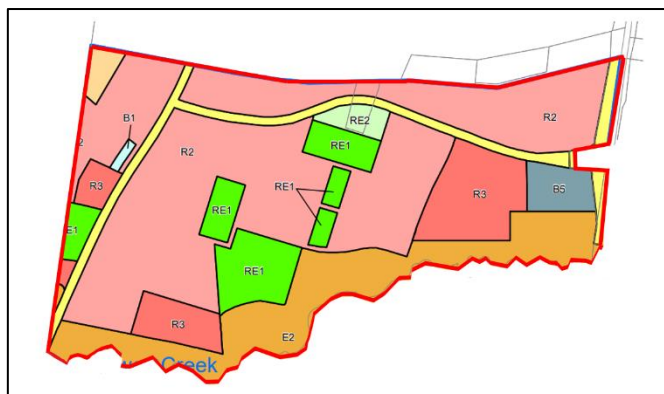


Figure 5: Existing Zoning Map, SEPP (Precincts - Western Parkland City) 2021

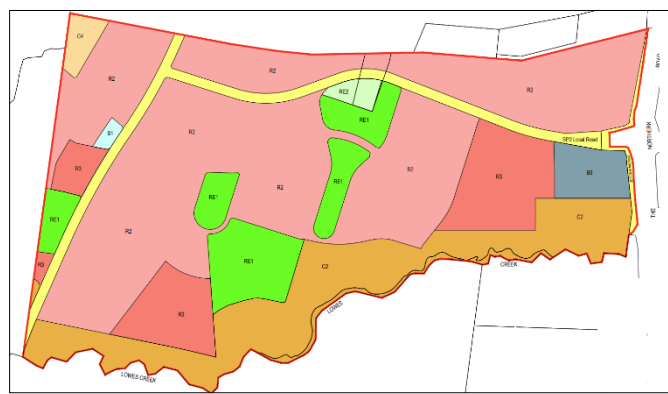


Figure 6: Proposed Zoning Map, SEPP (Precincts - Western Parkland City) 2021

- reconfigure the boundaries of land zoned B1 Neighbourhood Centre, associated with the revision of the proposed location of local roads;

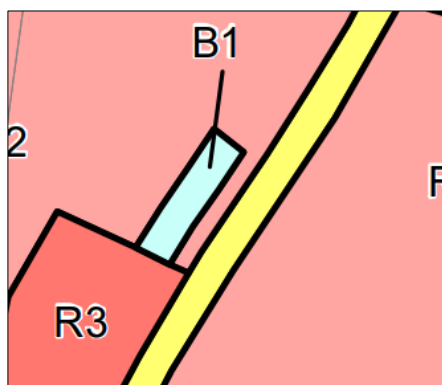


Figure 7: Existing Zoning Map, SEPP (Precincts - Western Parkland City) 2021

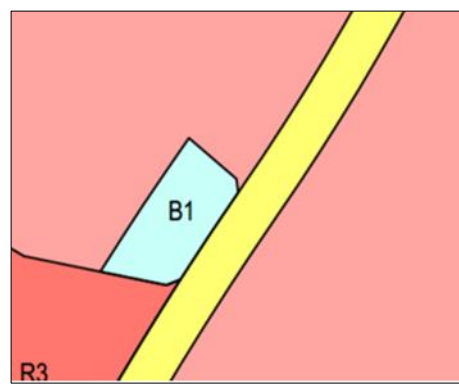


Figure 8: Proposed Zoning Map, SEPP (Precincts - Western Parkland City) 2021

- amend the Heritage Mapping to adjust the Birling 1937 Heritage Curtilage; and the Minimum Lot Size map to change the Minimum Lot Size applying to the Birling 1937 Heritage Curtilage from 2 hectares (Z) to 1 hectare (Y);

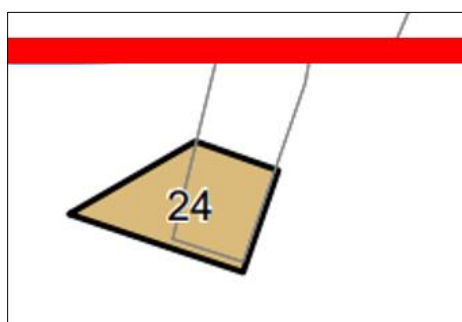


Figure 9: Existing Heritage Curtilage Map, SEPP (Precincts - Western Parkland City) 2021

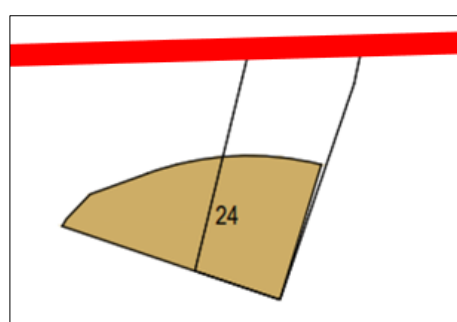
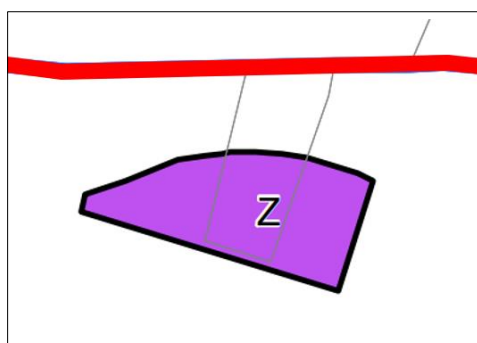
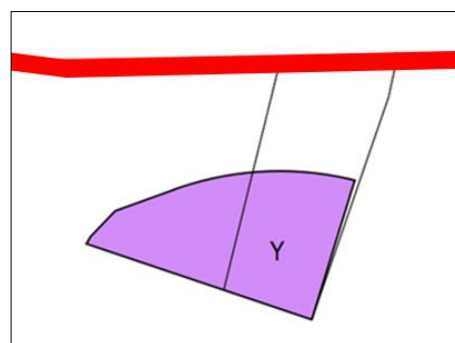


Figure 10: Proposed Heritage Curtilage Map, SEPP (Precincts - Western Parkland City) 2021

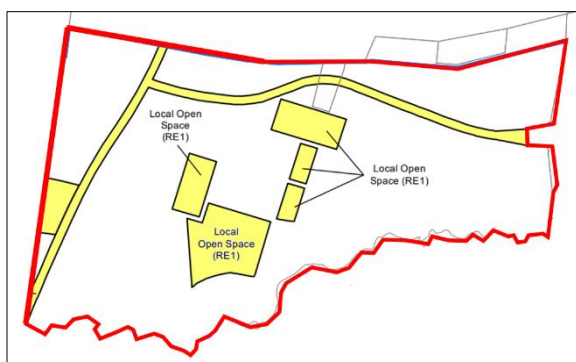


**Figure 11: Existing Minimum Lot Size Map, SEPP (Precincts - Western Parkland City) 2021**



**Figure 12: Proposed Minimum Lot Size Map, SEPP (Precincts - Western Parkland City) 2021**

- amend the Land Reservation and Acquisition map to reflect the amended open space layout and amended Birling 1937 Heritage Curtilage and RE2 zoning;

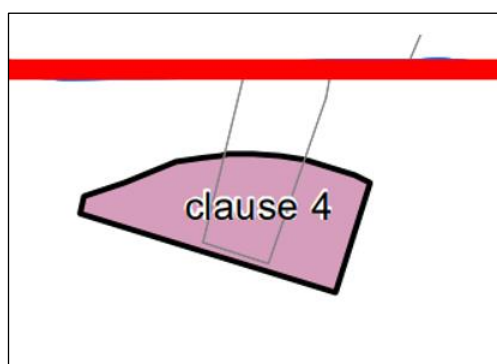


**Figure 13: Existing Land Reservation and Acquisition Map, SEPP (Precincts - Western Parkland City) 2021**

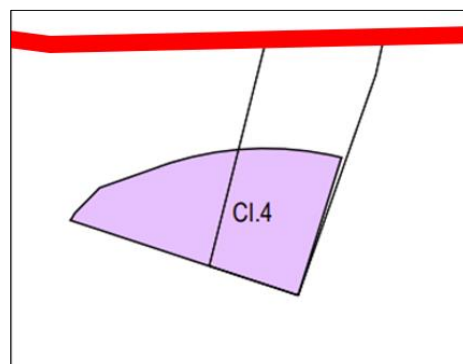


**Figure 14: Proposed Land Reservation and Acquisition Map, SEPP (Precincts - Western Parkland City) 2021**

- Amend the Additional Permitted Uses map to reflect the revised Birling 1937 Heritage Curtilage and RE2 zoning;



**Figure 15: Existing Additional Permitted Uses Map, SEPP (Precincts - Western Parkland City) 2021**

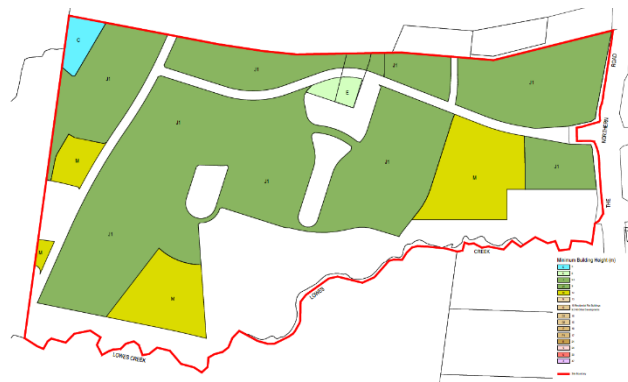


**Figure 16: Proposed Additional Permitted Uses Map, SEPP (Precincts - Western Parkland City) 2021**

- Amend Clause 4 of Schedule 1 to include Additional Permitted Uses applying to the Birling 1937 Heritage Item being:
  - o Commercial Premises;
  - o Centre Based Childcare Facility; and
  - o Medical Centre.
- Amend the Height of Buildings map;
  - o applying to the Birling 1937 Heritage Item to increase the maximum permissible height from 5m (C) to 6m (E) in line with existing building ridge heights; and
  - o to align mapping of building heights with the proposed amendments to the Residential Density Map.

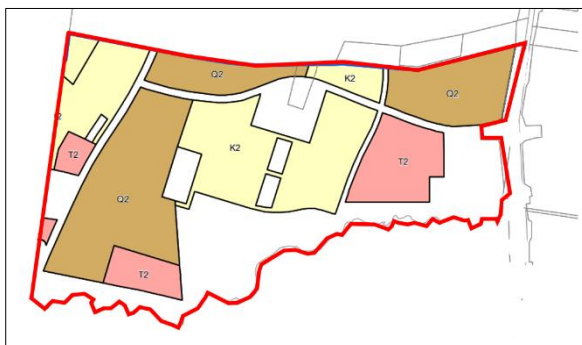


**Figure 17: Existing Height of Buildings Map, SEPP (Precincts - Western Parkland City) 2021**

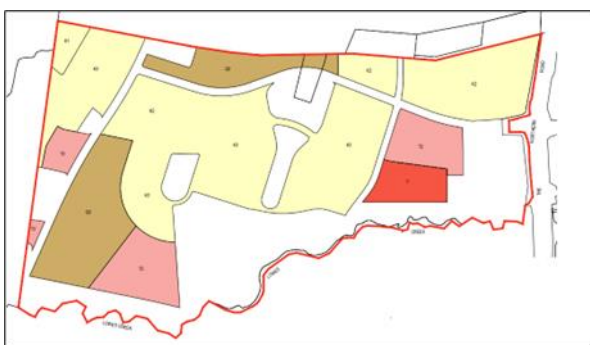


**Figure 18: Proposed Height of Buildings Map, SEPP (Precincts - Western Parkland City) 2021**

- Amend the Residential Density map to;
  - o redistribute the Residential Density Bands across the site and include some land within a 35-60 dwellings/hectare density band; and
  - o align mapping of residential density with the amended boundaries of land zoned B1 Neighbourhood Centre as outlined above.



**Figure 19: Existing Dwelling Density Map, SEPP (Precincts - Western Parkland City) 2021**



**Figure 20: Proposed Dwelling Density Map, SEPP (Precincts - Western Parkland City) 2021**

## Part 3 – Justification of strategic and site-specific merit

### Strategic Merit

#### 3.1 Section A – Need for the Planning Proposal

***Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?***

This Draft Planning Proposal is not the result of any strategic study or report. The need for the planning proposal is the result of a proponent-led request to review the portion of the Lowes Creek Maryland Indicative Layout Plan (ILP) applying to the subject site and subsequent amendments to provisions and mapping within the Precincts SEPP. The intent of this review is to improve future development outcomes on the subject site.

The strategic analysis of the current ILP and planning controls (see **Appendix 8**), provides an assessment of the objectives for future development of the precinct against the current ILP. The analysis outlines how this review has resulted in the proposed changes to the Precincts SEPP.

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

A Planning Proposal is required to amend the Precincts SEPP. It is the best means of achieving the objectives and intended outcomes, having regard to the following:

- The proposed amendments to the open space network, and subsequent amendments to the underlying zoning applying to the site, will improve the open space outcomes of future development through the protection of additional vegetation, increasing the appreciation of heritage buildings and view lines, and improving open space functionality.
- The proposed amendments to the Residential Density Map will improve future development outcomes on the site by providing greater diversity of dwelling typologies throughout the Lowes Creek Maryland Precinct. This will create opportunities for increased density in areas of high amenity, while providing for more appropriate larger lot sizes around the periphery of the Birling 1812 Heritage Item.
- The proposed amendment to the Heritage Map will improve the heritage outcomes of future development by providing a greater heritage curtilage for protection of the Birling 1937 Heritage Item. Associated amendments to the Additional Permitted Uses applicable to the Birling 1937 Heritage Item will provide greater opportunities for adaptive reuse of the heritage item.

### 3.2 Section B – Relationship to the Strategic Planning Framework

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

Yes. The objectives and directions of the Greater Sydney Region Plan and Western City District Plan applicable to the Draft Planning Proposal have been addressed at **Appendix 1** of this report.

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

This Draft Planning Proposal is consistent with Council's local strategies as summarised below. Consistency against these strategies is provided in greater detail in **Appendix 1**.

#### **Camden Community Strategic Plan**

The Connecting Camden Community Strategic Plan (CSP) 2036 acknowledges that Camden's urban landscape is changing and that there is a need to ensure that everyone has access to quality environments that are well planned and designed, maintained, and built to last for future generations. The CSP also acknowledges that the green spaces, natural and rural landscapes, and waterways are special spaces with cultural and heritage values to the community.

The proposal is consistent with the relevant directions and strategies of the CSP and has particular relevance to the following Key Directions:

- Key Direction 1 – Liveable
- Key Direction 2 – Prosperous
- Key Direction 3 – Balanced

#### **Camden Local Strategic Planning Statement**

The Local Strategic Planning Statement (LSPS) was adopted by Council on 14 April 2020. The LSPS is a 20-year planning vision, and includes land use, transport, and sustainability objectives to demonstrate how the Camden LGA will change to meet the community's needs over the next 20 years.

The proposal is consistent with the relevant Local Priorities and Actions of the LSPS, with specific focus on the following Local Priorities:

- Infrastructure and Collaboration
  - Priority 1: Aligning Infrastructure Delivery with Growth.
  - Priority 2: Connecting Camden through integrated transport solutions.
  - Priority 3: Planning for the delivery of the North South Rail and South West Rail Link Extension.
  - Priority 4: Working in partnership to deliver a more liveable, productive, and sustainable Camden.

- Liveability
  - Priority 1: Providing housing choice and affordability for Camden's growing and changing population.
- Productivity
  - Priority 1: Increasing the quantity and diversity of local jobs and improving access to jobs across the Western City District.
  - Priority 2: Creating a network of successful centres.
- Sustainability
  - Priority 1: Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space.
  - Priority 2: Protecting and enhancing the health of Camden's waterways and strengthening the role and prominence of the Nepean River.
  - Priority 6: Improving Camden's resilience to hazards and extreme weather events.

### **Camden Local Housing Strategy**

The Camden Local Housing Strategy (LHS) sets out a plan for housing in the Camden LGA over the next 10 to 20 years. It draws on a body of evidence to create a set of housing priorities and objectives specific to the Camden LGA, with associated implementation actions and timeframes.

The proposal has been assessed against the Priorities, Objectives and Actions of the Strategy. The specific priorities this proposal is considered against are as follows:

- Priority 1: Providing Housing capacity and coordinating growth with infrastructure.
  - Objective 1: There is sufficient planning capacity to meet forecast housing demand.
  - Objective 2: Precincts in the SWGA are planned and released to align with enabling infrastructure provision.
- Priority 2: Delivering resilient, healthy, and connected communities.
  - Objective 3: Housing is well-designed and environmentally sustainable.
  - Objective 4: Neighbourhood design supports healthy and connected communities that are better placed.
  - Objective 5: Increase Camden LGA's green canopy cover and urban tree canopy.
- Priority 3: Delivering the right housing in the right location.
  - Objective 6: Housing density is strategically located to activate town centres, promote walkability, and optimise infrastructure.
- Priority 4: Increasing housing choice and diversity.
  - Objective 9: The mix of housing types matches the changing needs and preferences of the community.



### **Camden Centres and Employment Lands Strategy**

The Centres and Employment Land Strategy (CELS) sets out Council's vision for centres and employment land in the Camden LGA over the next 20 years. It draws on a body of evidence to create a set of priorities and objectives specific to the Camden LGA, with associated implementation actions and timeframes.

The proposal has been assessed against the Priorities, Objectives and Actions of the CELS. The specific priorities this proposal is considered against are as follows:

- Direction 1: A network of successful, integrated, and attractive retail centres.
- Direction 2: A network of productive industrial and urban services land.
- Guiding Criteria for Planning Proposals
  - 3: Proposed centres in greenfield areas should be established early in the development process.
  - 4: Planning Proposals should demonstrate a net community benefit and contribute to vibrant centre activities.
  - 5: Planning Proposals for new centres should demonstrate maximised pedestrian, public transport, and bicycle usage to and within the centre and minimise conflict with vehicles.
  - 7: Planning Proposals should adopt environmental sustainability and Water Sensitive Urban Design (WSUD) principles.

### **Greener Places, Healthier Waterways: A Vision for the Camden Green and Blue Grid**

The Greener Places, Healthier Waterways: A Vision for the Camden Green and Blue Grid (vision) outlines Council's approach to join and enhance green open spaces, biodiversity corridors, riparian areas, and natural bushland (the Green Grid) using creeks, rivers, lakes, and streams (the Blue Grid) as the backbone for these connections.

The proposal has been assessed against the vision and is considered to be consistent.

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

No other State and regional studies or strategies are applicable to this Planning Proposal.

#### ***Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?***

The relevant SEPPs, including deemed SEPPs, have been addressed at **Appendix 2** to this report. The Draft Planning Proposal is considered consistent with these SEPPs and deemed SEPPs.

#### ***Q7. Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?***



The s9.1 Directions applicable to the Draft Planning Proposal have been addressed at **Appendix 3** of this report. This Draft Planning Proposal is considered consistent with the applicable Directions.

### **Site-Specific Merit**

#### **3.3 Section C – Environmental, Social and Economic Impact**

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

No. The site has previously received Biodiversity Certification under the Biodiversity Certification Act 2016. Mapped areas for existing native vegetation and riparian areas are also in place within the Precincts SEPP. The proposal does not impact upon these areas established as part of the original rezoning of the Lowes Creek Maryland Precinct in 2021. The proposed amendments only impact the layout within urban areas and not any areas zoned for environmental conservation.

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

No. The land has been previously rezoned as part of the Lowes Creek Maryland Precinct in 2021, which included various assessments to determine and manage environmental effects. There are no increased impacts from natural hazards as the footprint of residential areas has not changed.

To assess the effectiveness of the changes to the local road network, a Traffic Memorandum has been prepared by GHD and is provided as **Appendix 9**. The Traffic Memorandum concludes that the proposal is unlikely to impact the traffic performance previously reported in the original traffic assessment prepared for the rezoning of the Lowes Creek Maryland Precinct.

The Draft Planning Proposal also includes various proposed amendments relating to the Birling 1937 and Birling 1812 Local Heritage Items located within the site. It is considered that these amendments will improve the heritage outcomes of future development.

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

The Draft Planning Proposal is not supported by a social or economic study; however, these studies were conducted for the original rezoning of the Lowes Creek Maryland Precinct. This proposal will not cause any additional social and economic effects to those identified as part of the original rezoning of the precinct.

## Social Effects

### Open Space and Community Facilities

The Draft Planning Proposal does not increase the number of dwellings within the precinct; however, it will provide a slight increase in the provision of open space across the subject site and further enhance the usability of open space.

It is considered that the proposed amendments to open space will improve the open space outcomes of future development through the protection of additional vegetation, increasing the appreciation of heritage buildings and view lines, and improving the functionality of the open space network.

## Economic Effects

No change to the existing B5 Business Development zoned area on the site is proposed. This ensures that the local employment generating opportunities, established by the original rezoning of the Lowes Creek Maryland Precinct, are retained.

A minor mapping amendment to land zoned B1 Neighbourhood Centre is proposed as part of this Planning Proposal because of the realignment of local roads within the ILP. This is considered as being of minor nature, as existing provisions within the Precincts SEPP (cl6.6A of Appendix 5) limit the floorspace of development of land zoned B1 Neighbourhood Centre in the Lowes Creek Maryland Precinct for food and drink premises or shops to a GFA of 600 square metres, and for business premises or community facilities to a GFA of 1,000 square metres.

### 3.4 Section D – Infrastructure (Local, State and Commonwealth)

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

The Draft Planning Proposal does not propose to increase the number of dwellings or expected future population within the Lowes Creek Maryland Precinct and therefore does not impact upon demand and planning for infrastructure. The site is serviced by the upgraded The Northern Road. Commitment to sewer, water, electricity, and telecommunications infrastructure was provided by relevant State government agencies at the time of the rezoning of the Lowes Creek Maryland Precinct.

### 3.5 Section E – State and Commonwealth Interests

#### ***Q11. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?***

Council placed the Draft Planning Proposal on a period of initial notification from 8 July to 21 July 2022 during which government agencies were notified of the proposal. Submissions were received from Transport for NSW and Heritage NSW. Neither submission raised concerns regarding the draft Planning Proposal. A summary of both submissions with initial officer comments is provided as **Appendix 13**.

The Gateway Determination outlined consultation is required with the following public authorities and under section 3.34(2)(d) of the Act and/or to comply with the requirements.

of applicable directions of the Minister under section 9 of the EP&A Act:

- Heritage NSW,
- Transport for NSW, and
- Sydney Water

## Part 4 – Maps

The proposed draft amendments to the Precincts SEPP maps for the subject site are listed below, and are provided at **Appendix 4**.

- Land Zoning Map – Sheet LZN\_003.
- Residential Density Map – RDN\_003.
- Height of Buildings Map – HOB\_003.
- Land Reservation Acquisition Map – LRA\_003.
- Heritage Map – HER\_003.
- Lot Size Map – Sheet LSZ\_003.
- Additional Permitted Uses Map – APU\_003.

Amended provisions in relation to the proposed additional permitted uses for the Birling 1937 Heritage Item are included at **Appendix 5**.

## Part 5 – Community Consultation

### **Prior to Gateway Determination**

The original Draft Planning Proposal was placed on initial notification from 8 to 21 July 2022. Two submissions were received during this period from Heritage NSW and Transport for NSW.

The submissions received from both agencies noted the intent of the proposal and did not raise any concerns. No public submissions were received during the initial notification period.

### **Post Gateway Determination/Public Exhibition**

In accordance with the conditions of the Gateway Determination, the Draft Planning Proposal will be placed on public exhibition in accordance with Council's Community Participation Plan from 9 February 2024 to 11 March 2024.

On 14 September 2021, Council endorsed the Camden Community Participation Plan 2021 (CPP). The CPP identifies that where a Draft Planning Proposal demonstrates strategic merit, the Gateway report to Council will recommend the community participation methods for the public exhibition period. At its meeting on 10 October 2023, Council resolved to endorse the Draft Planning Proposal (**Appendix 7**). The following community engagement methods will be undertaken at public exhibition of the Planning Proposal:

- Notification letters to surrounding properties;
- Site signage, including at The Northern Road entrance to the site; and
- Social media posts directing the community to Council's YourVoice Camden website for further information on the proposal.

## Part 6 – Project Timeline

Anticipated commencement date (date of Gateway Determination)	January 2024
Anticipated timeframe to finalise the infrastructure studies/plan	February 2024
Anticipated timeframe for completion of any additional technical studies, not completed prior to Gateway	February 2024
Timeframe for public agency consultation	February 2024
Anticipated dates of public exhibition and, if required, a public hearing	February 2024
Timeframe for submissions to be considered	March – April 2024
Timeframe for consideration of a proposal after the exhibition	May – June 2024
Date of submission to the Department to finalise the LEP	June – July 2024
Date of notification	July – August 2024

**Table 1: Project Timeline**

## Part 7 – Conclusion

This Draft Planning Proposal seeks to amend the SEPP (Precincts – Western Parkland City) 2021. The proposed amendments specifically relate to mapping and provisions required to give effect to an amended Indicative Layout Plan for the portion of the Lowes Creek Maryland Precinct which contains the subject site.

The Draft Planning Proposal demonstrates strategic and site-specific merit as:

- The proposal will result in benefits in relation to protection of heritage items and view lines throughout the Lowes Creek Maryland Precinct;
- The proposal will provide for greater opportunities for housing diversity and typologies through the redistribution of density bands across the site;
- The proposal will improve the open space network and pedestrian/cycle connections throughout the precinct and will allow for greater connectivity and access; and
- The proposal will improve the road layout through the precinct by responding to the topography of the site.

This Draft Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and aims to improve future development outcomes on the site. These improvements will be achieved through an improved open space network which retains additional vegetation and enhances connectivity, and the protection and appreciation of heritage items within the site and across the broader Lowes Creek Maryland Precinct.

## Part 8 – Appendices

**Appendix 1:** Assessment against Key Strategic Documents

**Appendix 2:** Consistency against State Environmental Planning Policies

**Appendix 3:** s9.1 Directions

**Appendix 4:** Existing and Proposed SEPP maps

**Appendix 5:** Proposed Amendment – Precincts SEPP, Appendix 5 Camden Growth Centres, Schedule 1 Additional Permitted Uses, Clause 4

**Appendix 6:** Camden Local Planning Panel Minutes – 18 July 2023

**Appendix 7:** Camden Council Meeting Report and Minutes – 10 October 2023

**Appendix 8:** Strategic Analysis of Current LCM Precinct objectives, ILP and Opportunities for improvement (Extract from the Proponent's Draft Planning Proposal)

**Appendix 9:** Birling Traffic Assessment reference 12573453, dated 16th March 2023 GHD (Appendix as provided in the Proponent's Draft Planning Proposal)

**Appendix 10:** Draft Camden Growth Centre Precincts Development Control Plan - Schedule 6 Lowes Creek Maryland (Appendix as provided in the Proponent's Draft Planning Proposal)

**Appendix 11:** Revised Indicative Layout Plan (ILP) (Appendix as provided in the Proponent's Draft Planning Proposal)

**Appendix 12:** Proposed Medium Density Site Amenity Analysis (Appendix as provided in the Proponent's Draft Planning Proposal)

**Appendix 13:** Initial Notification – Summary of Agency Submissions and Officer Response



## Appendix 1: Assessment Against Key Strategic Documents

### Greater Sydney Region Plan

Greater Sydney Region Plan		
Objective	Consistency	Comment
<b>Infrastructure and Collaboration</b>		
<b>Objective 1:</b> Infrastructure supports the three cities	YES	The Draft Planning Proposal will provide for local infrastructure which will support the Western City District. Infrastructure delivery was committed to by agencies as part of the rezoning of the Lowes Creek Maryland Precinct in July 2021. The Draft Planning Proposal does not create additional pressure on servicing requirements.
<b>Objective 2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact	YES	Infrastructure delivery was committed to by agencies as part of the rezoning of the Lowes Creek Maryland Precinct in July 2021. The Draft Planning Proposal does not create additional servicing requirements.
<b>Objective 3:</b> Infrastructure adapts to meet future needs	YES	The proposal will facilitate a variety of transport options adaptable to changing future needs.
<b>Objective 4:</b> Infrastructure use is optimised	YES	Infrastructure delivery was committed to by agencies as part of the rezoning of the Lowes Creek Maryland Precinct in July 2021. The Draft Planning Proposal does not create additional pressure on servicing requirements. Upgrades to The Northern Road have assisted in promoting access to the precinct and surrounding networks.
<b>Objective 5:</b> Benefits of growth realised by collaboration of governments, community, and business	YES	The proposal will provide residential housing and greater diversity of housing options within the SWGA to meet future demand. The delivery of this housing would provide further justification for the committed infrastructure through the 'Western Sydney City Deal'.
<b>Liveability</b>		
<b>Objective 6:</b> Services and infrastructure meet communities' changing needs	YES	The proposal provides sufficient social and community infrastructure to meet the demands of the future population across the entirety of the Lowes Creek Maryland Precinct. No changes to community and social infrastructure are proposed.
<b>Objective 7:</b> Communities are healthy, resilient, and socially connected	YES	The proposal will provide opportunities for different forms of travel including pedestrian and cycling. Amendments to open space will enhance connectivity throughout the precinct.
<b>Objective 8:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods	YES	The proposal will ensure communities are culturally rich by enhancing connections to local heritage items throughout the precinct. Greater diversity in housing

Greater Sydney Region Plan		
Objective	Consistency	Comment
		options will also assist in facilitating diverse neighbourhoods.
<b>Objective 9:</b> Greater Sydney Celebrates the arts and supports creative industries and innovation	YES	The proposal provides sufficient social and community infrastructure to meet the demands of the future population across the entirety of the Lowes Creek Maryland Precinct. No changes to community and social infrastructure are proposed.
<b>Objective 10:</b> Greater housing supply	YES	The proposal will contribute to providing greater housing supply and diversity within the South West Growth Area as part of the Lowes Creek Maryland Precinct.
<b>Objective 11:</b> Housing is more diverse and affordable	YES	The proposal includes amendments to increase housing diversity, which will provide more affordable housing options within the Lowes Creek Maryland Precinct.
<b>Objective 12:</b> Great Places that bring people together	YES	The proposal will ensure connectivity by enhancing connections to local heritage items throughout the precinct. Amendments to open space will enhance connectivity throughout the precinct. No changes to community and social infrastructure provision are proposed.
<b>Objective 13:</b> Environmental heritage is conserved and enhanced	YES	The proposal will enhance the protection of environmental heritage on the site including greater protection of Local Heritage Items and views to Maryland (State Item)
<b>Productivity</b>		
<b>Objective 14:</b> A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	YES	The proposal is consistent with this objective by ensuring the surrounding transport network including roads, active transport options and public transport forms an integrated road network. The proposal will facilitate localised walkability and improve connectivity throughout the Lowes Creek Maryland Precinct. The road network provides opportunities for connectivity through to South Creek West Precinct 2 to the north and connectivity to the Aerotropolis, Oran Park and Narellan via The Northern Road.
<b>Objective 17:</b> Regional connectivity is enhanced	YES	
<b>Objective 20:</b> Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	YES	The proposal is consistent with this objective by providing urban development to support the future Western Sydney Airport and Aerotropolis. The proposal retains employment land included in the rezoning of the Lowes Creek Maryland Precinct to support the economic activity of the Aerotropolis.
<b>Objective 23:</b> Industrial and urban services land is planned retained and managed	YES	The proposal retains bulky goods land which was included in the rezoning of the Lowes Creek Maryland Precinct, and as such is considered consistent with this objective.

Greater Sydney Region Plan		
Objective	Consistency	Comment
<b>Sustainability</b>		
<b>Objective 25:</b> The coast and waterways are protected and healthier	YES	The proposal is consistent with this objective as protection of Lowes Creek adjoining to the south is retained.
<b>Objective 26:</b> A cool and green parkland city in the South Creek corridor	YES	The proposal is consistent with these objectives by providing, conserving, and rehabilitating the riparian corridors, and open space within the precinct.
<b>Objective 27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced	YES	
<b>Objective 28:</b> Scenic and cultural landscapes are protected	YES	The proposal is consistent with this objective by enhancing the existing heritage landscape and visual connections between the heritage items within the precinct.
<b>Objective 30:</b> Urban tree canopy cover is increased	YES	The proposal is consistent with this objective by relocating open space to allow for additional retention of vegetation.
<b>Objective 31:</b> Public open space is accessible, protected and enhanced	YES	The proposal includes enhancements to open space networks to ensure that open space is accessible, protected and enhanced.
<b>Objective 32:</b> The Green Grid links parks, open spaces, bushland, and walking and cycling paths	YES	The Green Grid opportunities identified within the Region Plan do not identify land subject to the proposal. However, the proposed riparian corridors will assist in enhancing walking and cycling links for transport, leisure and recreational trips that connect to The Northern Road and through Lowes Creek Maryland and South Creek.

## Western City District Plan

Western City District Plan		
Priority	Consistency	Comment
<b>Infrastructure and Collaboration</b>		
<b>Planning Priority W1:</b> Planning for a city supported by infrastructure. <ul style="list-style-type: none"> <li>• <b>Objective 1:</b> Infrastructure supports the three cities.</li> <li>• <b>Objective 2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact.</li> <li>• <b>Objective 3:</b> Infrastructure adapts to meet future needs.</li> <li>• <b>Objective 4:</b> Infrastructure use is optimised.</li> </ul>	YES	<p>The proposal is located within the Lowes Creek Maryland Precinct rezoned by DPE in July 2021.</p> <p>The site is accessed via The Northern Road with connections servicing to both Penrith and Liverpool LGAs, and access through to Narellan Road to Campbelltown.</p> <p>The site is also serviced by surrounding established social infrastructure including the Narellan Sports Complex, Oran Park, and Harrington Park facilities.</p> <p>Alongside these existing facilities, the draft ILP includes social and community infrastructure as provided in the Lowes Creek Maryland Precinct rezoning.</p>
<b>Planning Priority W2:</b> Working through collaboration. <ul style="list-style-type: none"> <li>• <b>Objective 5:</b> Benefits of growth realised by collaboration of governments, community, and business.</li> </ul>	YES	<p>The proposal is consistent with this priority. The Lowes Creek Maryland Precinct was rezoned through a collaborative process between proponents, landowners, Council and State Government Agencies.</p> <p>Council has undertaken initial notification of the Draft Planning Proposal to adjoining landowners with no public submissions being received.</p>
<b>Liveability</b>		
<b>Planning Priority W3:</b> Providing services and social infrastructure to meet people's changing needs. <ul style="list-style-type: none"> <li>• <b>Objective 6:</b> Services and infrastructure meet communities' changing needs.</li> </ul>	YES	<p>The proposal is consistent with this priority. The draft ILP does not propose changes to the social and community infrastructure as provided in the Lowes Creek Maryland Precinct rezoning.</p>
<b>Planning Priority W4:</b> Fostering healthy, creative, culturally rich, and socially connected communities. <ul style="list-style-type: none"> <li>• <b>Objective 7:</b> Communities are healthy, resilient, and socially connected.</li> <li>• <b>Objective 8:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods.</li> <li>• <b>Objective 9 -</b> Greater Sydney celebrates the arts and supports creative industry and innovation</li> </ul>	YES	<p>The proposal is consistent with this priority by enhancing open space connectivity throughout the site and Lowes Creek Maryland Precinct.</p>

Western City District Plan		
Priority	Consistency	Comment
<b>Planning Priority W5:</b> Providing housing supply, choice, and affordability, with access to jobs, services, and public transport. <ul style="list-style-type: none"> <li>• <b>Objective 10:</b> Greater housing supply.</li> <li>• <b>Objective 11:</b> Housing is more diverse and affordable.</li> </ul>	YES	<p>The proposal is consistent with this priority by providing housing near Oran Park, the Aerotropolis and Narellan as provided within the original rezoning of the Lowes Creek Maryland Precinct.</p> <p>The proposal will provide an increase in diversity of housing options throughout the precinct through redistribution of density bands.</p>
<b>Planning Priority W6:</b> Creating and renewing great places and local centres and respecting the district's heritage. <ul style="list-style-type: none"> <li>• <b>Objective 12:</b> Great places that bring people together.</li> <li>• <b>Objective 13:</b> Environmental heritage is identified, conserved, and enhanced.</li> </ul>	YES	<p>The proposal is consistent with this priority by providing opportunities to celebrate Aboriginal Cultural Heritage and European Heritage through passive and active recreation spaces.</p>
<b>Productivity</b>		
<b>Planning Priority W7:</b> Establishing the land use and transport structure to deliver a liveable, productive, and sustainable Western Parkland City <ul style="list-style-type: none"> <li>• <b>Objective 14:</b> <i>A Metropolis of Three Cities</i> – integrated land use and transport creates walkable and 30-minute cities.</li> <li>• <b>Objective 15:</b> The Eastern, GOP and Western Economic Corridors are better connected and more competitive.</li> <li>• <b>Objective 16:</b> Freight and logistics network is competitive and efficient.</li> <li>• <b>Objective 17:</b> Regional connectivity is enhanced.</li> </ul>	YES	<p>The proposal ensures that surrounding roads, active transport, and public transport are integrated into Lowes Creek Maryland and the surrounding locality.</p> <p>This includes facilitating sub-arterial road connections to The Northern Road and South Creek West Precincts 2 and 5 to the north and south.</p>
<b>Sustainability</b>		
<b>Planning Priority W12:</b> Protecting and improving the health and enjoyment of the district's waterways. <ul style="list-style-type: none"> <li>• <b>Objective 25:</b> The coast and waterways are protected and healthier.</li> </ul>	YES	<p>The proposal is consistent with the objectives by protecting and enhancing the identified riparian corridors within the original Lowes Creek Maryland Precinct.</p>
<b>Planning Priority W14:</b> Protecting and enhancing bushland and biodiversity. <ul style="list-style-type: none"> <li>• <b>Objective 27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced.</li> </ul>	YES	<p>The proposal is consistent with the objectives by protecting and enhancing the identified bushland and biodiversity within the original Lowes Creek Maryland Precinct.</p> <p>Amendments to Open Space will also provide additional opportunities to protect and enhance bushland.</p>
<b>Planning Priority W15:</b> Increasing urban tree canopy cover and delivering Green Grid connections.	YES	<p>The proposal seeks to increase urban canopy through amendments to the open space network.</p>

Western City District Plan		
Priority	Consistency	Comment
<ul style="list-style-type: none"> <li><b>Objective 30:</b> Urban tree canopy cover is increased.</li> <li><b>Objective 32:</b> The Green Grid links parks, open spaces, bushland, and walking and cycling paths.</li> </ul>		
<b>Planning Priority W16:</b> Protecting and enhancing scenic and cultural landscapes. <ul style="list-style-type: none"> <li><b>Objective 28:</b> Scenic and cultural landscapes are protected.</li> </ul>	YES	The proposal is consistent with this priority by enhancing the existing heritage landscape and visual connections between the heritage items within the precinct.
<b>Planning Priority W18: Delivering high quality open space.</b> <ul style="list-style-type: none"> <li><b>Objective 31:</b> Public open space is accessible, protected and enhanced.</li> </ul>	YES	The proposal is consistent with the priority as it seeks to improve open space connections throughout the precinct.



## Connecting Camden Community Strategic Plan 2036

Camden Community Strategic Plan		
Objective	Consistency	Comment
<b>Key Direction - Liveable</b>		
<b>LB2</b> Our public spaces and places are vibrant and accessible. <ul style="list-style-type: none"> <li><b>LB2.1</b> Ensure homes, infrastructure and facilities are well planned, delivered and maintained to create high quality urban and rural environments that meet our diverse needs and respond to our climate.</li> <li><b>LB2.2</b> Enhance town centres and public spaces.</li> <li><b>LB2.3</b> Identify and maintain city heritage and culture.</li> </ul>	YES	<p>The proposal will ensure connectivity by enhancing connections to local heritage items throughout the precinct.</p> <p>Amendments to open space will enhance connectivity throughout the precinct.</p> <p>No changes to community and social infrastructure provision are proposed.</p>
<b>Key Direction – Prosperous</b>		
<b>P2</b> Our LGA provides diverse local job opportunities, supported by skills and training pathways to employment. <ul style="list-style-type: none"> <li><b>P2.1</b> Strengthen education, training, and career pathways.</li> <li><b>P2.2</b> Partner with industry and NSW Government to build a strong and diverse local economy.</li> </ul>	YES	<p>The draft Planning Proposal does not propose any amendments to Employment areas or Local and Neighbourhood Centres as included in the original Lowes Creek Maryland Precinct rezoning.</p>
<b>Key Direction – Balanced</b>		
<b>B1</b> Our natural environment and waterways are protected, well maintained and enhanced for community enjoyment. <ul style="list-style-type: none"> <li><b>B1.1</b> Invest in environmental protection, restoration, and urban greening.</li> <li><b>B1.2</b> Maintain, protect, and increase Camden's tree canopy.</li> <li><b>B1.3</b> Manage the impact and integration of population growth responsibly within our natural environment.</li> <li><b>B1.4</b> Facilitate community education and citizen science programs to foster appreciation and understanding of the natural environment.</li> <li><b>B1.5</b> Maintain and enhance the natural environment</li> </ul>	YES	<p>The Draft Planning Proposal will ensure connectivity by enhancing open space connections to local heritage items and environmental features throughout the precinct.</p> <p>Retention of additional existing vegetation in the open space network will assist in achieving positive outcomes to reduce urban heat and mitigate the impacts of climate change.</p>
<b>B2</b> Our environment is integrated into the design of our towns, villages, suburbs, and places.	YES	

Camden Community Strategic Plan		
Objective	Consistency	Comment
<ul style="list-style-type: none"> <li>• <b>B2.1</b> Preserve and enhance the natural assets of the city.</li> <li>• <b>B2.2</b> Embed sustainability principles in the design, construction and maintenance of our buildings and places</li> </ul>		
<b>B3</b> Climate impacts and risks in Camden are well managed. <ul style="list-style-type: none"> <li>• <b>B3.1</b> Build community resilience to climate change impacts.</li> <li>• <b>B3.2</b> Deliver effective climate mitigation and adaption measures</li> </ul>	YES	
<b>B4</b> Our community is resourced, efficient and able to meet our vision and objectives. <ul style="list-style-type: none"> <li>• <b>B4.1</b> Develop a pathway to net zero carbon.</li> <li>• <b>B4.2</b> Collect and manage waste effectively and efficiently.</li> <li>• <b>B4.3</b> Encourage energy and resource efficiency opportunities</li> </ul>	YES	

## Camden Local Strategic Planning Statement

Camden Local Strategic Planning Statement		
Local Priority	Consistency	Comment
Infrastructure		
Local Priority I1: Aligning infrastructure delivery with growth.	YES	Infrastructure delivery was committed to by agencies as part of the rezoning of the Lowes Creek Maryland Precinct in July 2021. The Draft Planning Proposal does not create additional pressure on servicing requirements as there is no increase in dwelling yields.
Local Priority I2: Connecting Camden through integrated transport solutions	YES	The proposal will provide opportunities for different forms of travel including pedestrian and cycling. Amendments to open space and road networks will enhance connectivity throughout the precinct.
Local Priority I3: Planning for the delivery of the North and South Rail and Southwest Rail Link Extension	YES	The Lowes Creek Maryland Precinct provides sub-arterial road connections to The Northern Road which will provide direct access for future residents to the North South Rail line.
Local Priority I4: Working in partnership to deliver a more liveable, productive, and sustainable Camden	YES	The proposal is consistent with this priority. The Lowes Creek Maryland Precinct was rezoned through a collaborative process between proponents, landowners, Council and State Government Agencies. Council has undertaken initial notification of the Draft Planning Proposal to adjoining landowners with no public submissions being received. The proposal will provide liveability, productivity, and sustainability outcomes through amendments to the open space and road networks.
Liveability		
Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population.	YES	The Draft Planning Proposal includes amendments to the distribution of density across the site, creating greater opportunities for increasing housing diversity.
Productivity		
Local Priority P1: Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District	YES	The Draft Planning Proposal does not propose any amendments to Employment areas or Local and Neighbourhood Centres as included in the original Lowes Creek Maryland Precinct rezoning.
Local Priority P2: Creating a network of successful centres	YES	
Sustainability		
Local Priority S1: Improving accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space	YES	The Draft Planning Proposal includes amendments to the open space network to increase connectivity and relationships with State and local heritage items.
Local Priority S2: Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River	YES	The Draft Planning Proposal does not result in any impact on riparian corridors within the Lowes Creek Maryland Precinct.

Camden Local Strategic Planning Statement		
Local Priority	Consistency	Comment
<b>Local Priority S6:</b> Improving Camden's resilience to hazards and extreme weather events	YES	The Draft Planning Proposal will not affect the ability of the Lowes Creek Maryland Precinct to be resilient to hazards and extreme weather.

## Camden Local Housing Strategy

Camden Local Housing Strategy 2020		
Objective	Consistency	Comment
<b>Priority 1 – Providing housing capacity and coordinating growth with infrastructure</b>		
<b>Objective 1:</b> There is sufficient planning capacity to meet forecast housing demand	YES	The Draft Planning Proposal contributes to Council's commitment to meet planning capacities for housing growth and demand, which will contribute to the 6-10 year housing target of 12,700 to 15,200 dwellings.
<b>Objective 2:</b> Precincts in the SWGA are planned and released to align with infrastructure provision	YES	Infrastructure servicing was committed to by agencies as part of the rezoning of the Lowes Creek Maryland Precinct in July 2021. The Planning Proposal does not create additional pressure on servicing requirements.
<b>Priority 2 – Delivering resilient, healthy, and connected communities</b>		
<b>Objective 3:</b> Housing is well-designed and environmentally sustainable	YES	The Draft Planning Proposal seeks to increase housing diversity through adjustments to distribution of density across the site.
<b>Objective 4:</b> Neighbourhood design supports healthy and connected communities that are better placed	YES	Amendments to the open space network and local road network will facilitate improved open space connections and relationships with local and State heritage items.
<b>Objective 5:</b> Increase Camden LGA's green cover and urban tree canopy	YES	Amendments to the open space network and local road network will facilitate improved canopy cover in specific locations.
<b>Priority 3 – Delivering the right housing in the right location</b>		
<b>Objective 6:</b> Housing density is strategically located to activate town centres, promote walkability, and optimise infrastructure	YES	The Draft Planning Proposal seeks to increase housing diversity through adjustments to distribution of density across the site to reflect areas of higher amenity and access to infrastructure.
<b>Priority 4 – Increasing housing choice and diversity</b>		
<b>Objective 9:</b> The mix of housing types matches the changing needs and preferences of the community	YES	The Draft Planning Proposal seeks to increase housing diversity through adjustments to distribution of density across the site.

## Camden Centres and Employment Land Strategy

Principle	Consistency	Comment
Direction 1 – A network of successful and attractive retail centres		
Principle 1: A defined centres hierarchy	YES	The Draft Planning Proposal does not propose any amendments to Employment areas or Local and Neighbourhood Centres as included in the original Lowes Creek Maryland Precinct rezoning.
Principle 2: Retail centres are vibrant, accessible, and distinctive		
Principle 3: Retail centres are innovative, environmentally sustainable and planned to mitigate natural hazards		
Principle 4: A planning framework that supports retail centres		
Direction 2 – A network of productive industrial and urban services land		
Principle 5: Industrial and urban services land is values and protected	YES	The Draft Planning Proposal does not propose any amendments to Employment areas or Local and Neighbourhood Centres as included in the original Lowes Creek Maryland Precinct rezoning.
Principle 6: Industrial and urban services land is productive and functional		
Principle 7: A planning framework that supports industrial and urban services land		
Principle 8: A pipeline of industrial and urban services land supply		
Principle 9: Industrial and urban services land is environmentally sustainable and planned to mitigate natural hazards.		



## Camden Green and Blue Grid Vision

Camden Green and Blue Grid Vision		
Principles	Consistency	Comment
<b>Principle 1:</b> Place-based – Being relevant to the community and designed to care for and connect with Country	Yes	The Draft Planning Proposal will not impact the future Green and Blue Grid Connections and proposes no change to existing riparian corridors and waterways. Amendments to the open space are proposed to improve connectivity.
<b>Principle 2:</b> Holistic & Integrated – Being part of a larger network that integrates natural systems	Yes	
<b>Principle 3:</b> Creative & Innovative – Thinking differently about design of open space environments	Yes	
<b>Principle 4:</b> Natural & Sustainable – Embracing a river generated landscape	Yes	
<b>Principle 5:</b> Relevant & Inclusive – Playing a core role in everyone's day to day lives	Yes	
<b>Principle 6:</b> Beautiful & Engaging – Engendering respect and appreciation for the landscape and environment	Yes	
<b>Principle 7:</b> Healthy & Active – Encouraging healthy lifestyles and sense of wellbeing	Yes	

## South West Growth Area Structure Plan and Guidelines

South West Growth Area Structure Plan and Guidelines		
Principle and Theme	Consistency	Comment
<b>Starting with Country</b>		
Understanding of Cultural Values	YES	The proposal is consistent with the Aboriginal Cultural Heritage Assessment and objectives of the July 2021 rezoning of the Lowes Creek Maryland Precinct.
Masterplanning	YES	<p>The proposal is consistent with the Aboriginal Cultural Heritage Assessment and objectives of the July 2021 rezoning of the Lowes Creek Maryland Precinct. The proposal seeks to enhance cultural connections and connections to local and State heritage items through amendments to the open space network and road layout.</p> <p>Riparian corridors will be protected as identified in the original Lowes Creek Maryland Precinct rezoning.</p>
Future Community outcomes	YES	The proposal will facilitate greater community connection through amendments to the open space network and road layout.

South West Growth Area Structure Plan and Guidelines		
Principle and Theme	Consistency	Comment
Deliver housing supply and choice		
Housing Supply	YES	The Draft Planning Proposal addresses housing supply in accordance with the District Plan, LSPS and LHS. The proposal includes the redistribution of residential density across the site to provide additional housing diversity.
Housing Affordability	YES	The Draft Planning Proposal will provide additional housing diversity (and therefore potential affordability) through the redistribution of density bands across the site.
Provide opportunities for jobs closer to home		
Local and Neighbourhood Centres	YES	The Draft Planning Proposal does not propose any amendments to Local and Neighbourhood Centres as included in the original Lowes Creek Maryland Precinct rezoning.
Deliver high quality public open space		
Overall open space	YES	The Draft Planning Proposal does not include a reduction in open space from the original Lowes Creek Maryland Precinct rezoning and provides sufficient open space for the future community.
Local Parks		
District Parks		
Sports Fields		
Sports courts/multicourt		
Improve riparian corridor and waterway health and biodiversity connectivity		
Biodiversity Certification	YES	Land subject to the Draft Planning Proposal is bio-certified. No specific land within the precinct is identified to achieve the target of 2,000ha of protected ENV within the Growth Areas, as identified by the Structure Plan Guide.
Connectivity – Blue Green Grid	YES	The Draft Planning Proposal includes connectivity through the central open spine created by the proposed riparian corridor and both active and passive recreation opportunities. This provides regional connectivity to the blue and green grid including significant vegetation in the Lowes Creek Corridor.
Be resilient to Climate Change		
Tree Canopy Cover	YES	The Draft Planning Proposal will enhance tree canopy cover through amendments to open space and the local road network.
Plan for connected communities		
Local and Regional	YES	The Draft Planning Proposal is subject to the existing Lowes Creek Maryland Contributions Plan and any future VPA or WKA offers.
Plan for Social Infrastructure		
Education	YES	The Draft Planning Proposal does not include any change to the social

South West Growth Area Structure Plan and Guidelines		
Principle and Theme	Consistency	Comment
Ambulance, Police and Fire and Rescue		infrastructure proposed in the original Lowes Creek Maryland Precinct rezoning and provides sufficient open space for the future community.
Community Facilities		

## Appendix 2: Consistency against State Environmental Planning Policies

SEPP/SREP/ Chapter Title	Assessment of Consistency with
<b>State Environmental Planning Policy (Biodiversity and Conservation) 2021</b>	The site is biodiversity certified under the Biodiversity Certification Act 2016. The proposal seeks to retain vegetation as identified in the original rezoning of the Lowes Creek Maryland Precinct.
Chapter 2 Vegetation in non-rural areas	Does not apply to this Planning Proposal.
Chapter 3 Koala Habitat Protection 2020	Does not apply to the Camden LGA.
Chapter 4 Koala Habitat Protection 2021	Does not apply to the Camden LGA.
Chapter 5 River Murray Lands	Does not apply to the Camden LGA.
Chapter 6 Water Catchments	Does not apply to this Planning Proposal.
Chapter 13 Strategic Conservation Planning	Does not apply to this Planning Proposal.
<b>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</b>	Detailed compliance with the BASIX SEPP mandated levels of energy and water efficiency requirements will be demonstrated within all future DAs relating to residential uses on the site.
<b>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</b>	The provisions of the SEPP may be relevant for future developments on the site.
<b>State Environmental Planning Policy (Housing) 2021</b>	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.
<b>State Environmental Planning Policy (Industry and Employment) 2021</b>	Not applicable at this stage. Compliance with the relevant provisions in relation to advertising or signage will be considered at the DA stage.
Chapter 2 Western Sydney Employment area	Does not apply to Camden LGA.
Chapter 3 Advertising and Signage	Does not apply to this Planning Proposal.
<b>State Environmental Planning Policy No 65- Design Quality of Residential Apartment Development</b>	Detailed compliance with the Apartment Design Guide and SEPP 65 will be demonstrated within any future DAs relating to residential flat buildings on the site.
<b>State Environmental Policy (Planning Systems) 2021</b>	The application of the Planning Systems SEPP is dependent on the context of future development applications on the site. Specifically, development for the purposes of convention centres, exhibition centres and entertainment facilities with a CIV of more than \$30 million and development for other tourist related purposes with a CIV of more than \$100 million is identified as State Significant Development (SSD). Future applications will either be progressed through the DPIE SSD approval pathway if relevant, or alternatively through the Camden Council traditional approval pathway.
Chapter 2 State and Regional Development	Does not apply to this Planning Proposal.
Chapter 3 Aboriginal Land	Does not apply to the Camden LGA.
Chapter 4 Concurrences and Consents	Consistent. The Draft Planning Proposal will not change the way the SEPP applies to the land.

SEPP/SREP/ Chapter Title	Assessment of Consistency with
<b>State Environmental Planning Policy (Precincts- Western Parkland City) 2021</b>	The site is currently zoned under Appendix 5 of the Precincts SEPP following the rezoning of the Lowes Creek Maryland Precinct in July 2021. It is the intent of the Draft Planning Proposal to make minor amendments to the zoning of the land, and residential density bands, and to the height of building, land acquisition, heritage, minimum lot size and additional permitted uses maps to reflect the revised ILP.
Chapter 2 State Significant Precincts	Does not apply to this Planning Proposal
Chapter 3 Sydney Region Growth Centres	The site is currently zoned under Appendix 5 of the Precincts SEPP following the rezoning of the Lowes Creek Maryland Precinct in July 2021. It is the intent of the Draft Planning Proposal to make minor amendments to the zoning of the land, and residential density bands, and to the height of building, land acquisition, heritage, minimum lot size and additional permitted uses maps to reflect the revised ILP.
Chapter 4 Western Sydney Aerotropolis	Does not apply to this Planning Proposal.
Chapter 5 Penrith Lakes scheme	Does not apply to the Camden LGA.
Chapter 6 St Marys	Does not apply to the Camden LGA.
Chapter 7 Western Sydney Parklands	Does not apply to the Camden LGA.
<b>State Environmental Planning Policy (Primary Production) 2021</b>	Not applicable. The proposal does not result in any: <ul style="list-style-type: none"> <li>▪ Primary production and rural development;</li> <li>▪ State significant agricultural land; or</li> <li>▪ Marine waters or oyster aquaculture.</li> </ul>
Chapter 2 Primary production and rural development	N/A
Chapter 3 Central Coast plateau areas	Does not apply to the Camden LGA.
<b>State Environmental Planning Policy (Resilience and Hazards) 2021</b>	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. Contamination was considered during the rezoning of the Lowes Creek Maryland Precinct. The proposed amendments are not considered significant in nature to warrant a re-assessment of contamination potential.
Chapter 2 Coastal Management	Does not apply to the Camden LGA.
Chapter 3 Hazardous and Offensive Development	Does not apply to this Planning Proposal.
Chapter 4 Remediation of land	Contamination was considered during the rezoning of the Lowes Creek Maryland Precinct. The proposed amendments are not considered significant in nature to warrant a re-assessment of contamination potential.
<b>State Environmental Planning Policy (Resources and Energy) 2021</b>	Not applicable. The proposal does not result in any mining, petroleum production and/or extractive industries.
Chapter 2 Mining, petroleum production and extractive industries	N/A

SEPP/SREP/ Chapter Title	Assessment of Consistency with
Chapter 3 Extractive Industries in Sydney Area	N/A
<b>State Environmental Planning Policy (Transport and Infrastructure) 2021</b>	The provisions of this SEPP will be relevant to the future development of the site. The broader Lowes Creek Maryland Precinct Proposal facilitated the rezoning of land 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.
Chapter 2 Infrastructure	See above response.
Chapter 3 Educational Establishments and childcare facilities	The broader Lowes Creek Maryland Precinct Proposal facilitated the rezoning of land for a future educational facility to meet the services needs of the community.
Chapter 4 Major Infrastructure corridors	See above response.
Chapter 5 Three ports- Port Botany, Port Kembla, and Newcastle	Does not apply to the Camden LGA.
Chapter 6 Moorebank Freight Intermodal Precinct	Does not apply to the Camden LGA.



### Appendix 3: s9.1 Directions

S9.1 Direction Title	Assessment of Consistency
<b>Focus Area 1: Planning Systems</b>	
<b>1.1</b> Implementation of Regional Plans	The Draft Planning Proposal is consistent with the overall intent of the Western City District Plan, and will contribute to the achievement of its vision, land use strategy, policies, outcomes, or actions. See above tables for the detailed assessment. The Draft Planning Proposal is consistent with the objectives of this direction.
<b>1.2</b> Development of Aboriginal Land Council Land	The Draft 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.
<b>1.3</b> 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 DAs to a Minister or public authority and do not incorporate designated development.
<b>1.4</b> Site Specific Provisions	The Draft Planning Proposal and associated mapping has been prepared in accordance with the provisions of the Standard Instrument and in a manner consistent with the Precincts SEPP.
<b>Focus Area 1: Planning Systems-Place-based</b>	
<b>1.5</b> Paramatta Road Corridor Urban Transformation Strategy	Not applicable to the Camden LGA.
<b>1.6</b> Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable to the Camden LGA.
<b>1.7</b> Implementation of Greater Paramatta Priority Growth Area Interim Land Use and Infrastructure Implantation Plan	Not applicable to the Camden LGA.
<b>1.8</b> Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to the Camden LGA.
<b>1.9</b> Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to the Camden LGA.
<b>1.10</b> Implementation of the Western Sydney Aerotropolis Plan	The Draft Planning Proposal is not inconsistent with this direction.
<b>1.11</b> Implementation of Bayside West Precincts 2036 Plan	Not applicable to the Camden LGA.
<b>1.12</b> Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable to the Camden LGA.
<b>1.13</b> Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable to the Camden LGA.
<b>1.14</b> Implementation of Greater Macarthur 2040	Not applicable to this Draft Planning Proposal as the subject site is not identified in the Greater Macarthur 2040 plan.
<b>1.15</b> Implementation of the Pyrmont Peninsula Place Strategy	Not applicable to the Camden LGA.
<b>1.16</b> North West Rail Link Corridor Strategy	Not applicable to the Camden LGA.
<b>1.17</b> Implementation of the Bays West Place Strategy	Not applicable to the Camden LGA.
<b>1.18</b> Implementation of the Macquarie Park Innovation Precinct	Not applicable to the Camden LGA.

S9.1 Direction Title	Assessment of Consistency
1.19 Implementation of the Westmead Place Strategy	Not applicable to the Camden LGA.
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable to the Camden LGA.
1.21 Implementation of South West Growth Area Structure Plan	The Draft Planning Proposal is consistent with the objectives of this direction. A further assessment of the South West Growth Area Structure and Guidelines is provided in Appendix 1.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable to the Camden LGA.
<b>Focus Area 2: Design and Place</b>	
<b>Focus Area 3: Biodiversity and Conservation</b>	
3.1 Conservation zones	No amendments to conservation zones are proposed as part of the Draft Planning Proposal.
3.2 Heritage Conservation	The site contains two Local Heritage Items under SEPP (Precincts - Western Parkland City) 2021, being Birling 1812 (Archaeological Site) and Birling 1937 (Homestead). It is considered that the proposed amendments will further enhance and protect the heritage items within the site, and will further enhance heritage view lines to and from Maryland (State Heritage Item).
3.3 Sydney Drinking Water Catchments	Not applicable to the Camden LGA.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs 26	Not applicable to the Camden LGA.
3.5 Recreation Vehicle Areas	The proposal is consistent with this objective as it will not enable land within a recreation zone to be developed for the purpose of a recreation vehicle area.
3.6 Strategic Conservation Planning	Not applicable to this Draft Planning Proposal, the draft Planning Proposal does not apply to land that is identified as avoided land or strategic conservation area.
3.7 Public Bushland	The Draft Planning Proposal is consistent with this direction as it does not impact on existing public bushland.
3.8 Willandra Lakes Region	Not applicable to the Camden LGA.
3.9 Sydney Harbour Foreshores and Waterways Area	Not applicable to the Camden LGA.
3.10 Water Catchment Protection	Not applicable to this Draft Planning Proposal, as it does not affect land within a regulated catchment.
<b>Focus Area 4: Resilience and Hazards</b>	
4.1 Flooding	Flooding was considered by the original Lowes Creek Maryland Precinct rezoning. The proposed amendments are not considered significant in nature to warrant a re-assessment of flooding.
4.2 Coastal Management	Not applicable to the Camden LGA.
4.3 Planning for Bushfire Protection	The site is identified as Bushfire Prone Land on Council's published Bushfire Prone Land Map and will be managed as per the requirements of the Lowes Creek Maryland rezoning.
4.4 Remediation of Contaminated Land	In the event of a change of land use, the planning authority must consider whether the

S9.1 Direction Title	Assessment of Consistency
	land is contaminated, and if the land can be suitably remediated for the proposed use. Contamination was considered during the rezoning of the Lowes Creek Maryland Precinct. The proposed amendments are not considered significant in nature to warrant a re-assessment of contamination potential.
4.5 Acid Sulphate Soils	Acid Sulphate Soils were considered during the rezoning of the Lowes Creek Maryland Precinct. The proposed amendments are not considered significant in nature to warrant a re-assessment of Acid Sulphate Soils potential.
4.6 Mine Subsidence and Unstable Lands	Not applicable to the Camden LGA. 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.
<b>Focus Area 5: Transport and Infrastructure</b>	
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. By providing a residential community within proximity to the proposed transport infrastructure, including the north-south rail extension, the proposal aligns with the objectives of Direction 5.1. The proposal will also facilitate local transport routes including opportunities for an expanded bus network.
5.2 Reserving Land for Public Purposes	The Draft Planning Proposal is consistent with this direction in that it does not create, alter, or reduce existing zonings or reservations of land for public purposes that have not been agreed to by the relevant agencies. Further consultation with public authorities will occur at the public exhibition stage.
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. 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.
<b>Focus Area 6: Housing</b>	
6.1 Residential Zones	<p>The Draft Planning Proposal will be supported by the Camden Growth Centre Precincts DCP (including Schedule 6 – Lowes Creek Maryland) which will:</p> <ul style="list-style-type: none"> <li>▪ broaden the diversity of dwelling types and locations available in the housing market;</li> <li>▪ make more efficient use of existing infrastructure and services;</li> <li>▪ reduce the consumption of land for housing and associated urban development on the urban fringe; and</li> <li>▪ be of good design.</li> </ul>

S9.1 Direction Title	Assessment of Consistency
6.2 Caravan Parks and Manufactured Home Estates	Not applicable.
<b>Focus Area 7: Industry and Employment</b>	
7.1 Business and Industrial Zones	The Draft Planning Proposal does not propose any amendments to employment areas or local and neighbourhood centres as included in the original Lowes Creek Maryland Precinct rezoning.
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable to the Camden LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to the Camden LGA.
<b>Focus Area 8: Resources and Energy</b>	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable. This proposal does not propose mining, petroleum production and/or extractive Industries.
<b>Focus Area 9: Primary Production</b>	
9.1 Rural Zones	The site is within the South West Growth Centre and has been identified as a Future Urban Growth Area. The direction is not applicable to this Planning Proposal.
9.2 Rural Lands	Not applicable to the Camden LGA.
9.3 Oyster Aquaculture	Not applicable to the Camden LGA. 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	Not applicable to the Camden LGA.

## **Appendix 4: Existing and Proposed SEPP Maps**

**Appendix 5: Proposed Amendment – Precincts SEPP, Appendix 5 Camden Growth Centres, Schedule 1 Additional Permitted Uses, Clause 4**



**Appendix 6: Camden Local Planning Panel Minutes – 18 July 2023**

**Appendix 7: Camden Council Meeting Report and Minutes – 10 October 2023**

**Appendix 8: Strategic Analysis of Current LCM Precinct Objectives, ILP and Opportunities for Improvement (Extract from the Proponent's Draft Planning Proposal)**

**Appendix 9: Birling Traffic Assessment reference 12573453, dated 16<sup>th</sup> March 2023, prepared by GHD (Appendix as provided in the Proponent's Draft Planning Proposal)**

**Appendix 10: Draft Camden Growth Centre Precincts Development Control Plan – Schedule 6 Lowes Creek Maryland (Appendix as provided in the Proponent's Draft Planning Proposal)**

**Appendix 11: Revised Indicative Layout Plan (ILP) (Appendix as provided in the Proponent's Draft Planning Proposal)**



**Appendix 12: Proposed Medium Density Site Amenity Analysis (Appendix as provided in the Proponent's Draft Planning Proposal)**

**Appendix 13: Initial Notification - Summary of Agency Submissions and Officer Response**



# camden

council



 70 Central Ave,  
Oran Park NSW 2570

 PO Box 183, Camden 2570

 4654 7777

 DX 25807

 [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

 [camden.nsw.gov.au](http://camden.nsw.gov.au)

 4654 7829

 ABN: 31 117 341 764