

Council Ref: PP/2021/3/1
Doc. Ref: 21/95467

6 April 2021

Adrian Villella
Urbis
L8/123 Pitt Street
Sydney NSW 2000

Dear Adrian,

Re: Pre-lodgement Advice - Proposed Amendment to Growth Centre SEPP 2006 – South Creek West Bringelly (Sub-precinct 2)

Thank you for attending the pre-lodgement meeting held on 17 March 2021. A summary of the discussion items at the meeting and further comments from Council officers is provided below for your consideration.

The Site

The site is located within the South Creek West Urban Release Area. The subject land is approximately 189.7 ha in size and can be accessed from Bringelly Road and the Northern Road.

The northern part of the site also directly adjoins to the Dwyer Road Precinct of the Aerotropolis. The site is currently zoned RU4 Primary Production Small Lot and RU1 Primary Production with 9.5m Height of Building and Minimum Lot Size of 2ha and 40ha under the Camden LEP 2010.

A Collaborative Precinct

South Creek West Precinct 2 is identified as a 'collaborative precinct' by the Department of Planning, Industry and Environment (DPIE). In this regard, the precinct planning process can proceed via the Planning Proposal pathway to amend the Growth Centres SEPP.

The Proposal

The Planning Proposal seeks to facilitate approximately 3,200 – 3,900 dwellings by introducing new provisions under the Growth Centre SEPP 2006, including rezoning the land from RU4 Primary Production Small Lots and RU1 Primary Production to a mix of commercial, residential, public recreation, and environmental conservation zones within the precinct.

It is acknowledged that the Proposal includes a summary of proposed land use planning provisions. No detailed comments on the proposed amendments and its supporting technical studies were provided during the pre-lodgement meeting.

Prior to lodgement of a Planning Proposal, the strategic planning merit should be further justified in consideration of the potential impacts and connections to the broader South West Growth Area (SWGA) within Camden LGA. Some of the key considerations are discussed below.

- Investigate potential for regional/district social infrastructure

A structure plan is critical in guiding orderly development within the SWGA assists Council to identify appropriate types/locations of social infrastructure/facilities needed to service the current and future community. Assessing a precinct planning proposal without the overall guidance of a structure plan poses a range of potential risks including compromising the community's need for social infrastructure (i.e. schools, community centres, regional/district open space and sport fields) at the right locations.

Consideration should be given to this proposal to investigate a potential area within the precinct for regional/district social infrastructure. Early consultation is also recommended with School Infrastructure NSW on proposed school location and school type in the area prior to lodgement of the Planning Proposal.

- Connection to future Growth Area within Camden LGA

Convenient access to public transport, public open space, community facilities and amenities is essential to ensure the success of the Precinct and the wider SWGA.

Considerations should be given to maximise the opportunities to improve connectivity to the rest of the SWGA, including connection of public transport, community facilities and the green and blue grid.

In addition, due to the Precinct's distance to the Western Sydney Aerotropolis, consideration should be given to the potential flow on traffic impacts from the Aerotropolis with further consultation with Transport for NSW, if it has not already occurred.

- Consultation with utilities and service providers

It is recommended that the proponent consult with utilities and service providers (particularly with Sydney Water) on confirmation of the updated timing on servicing the precinct prior to lodging the Planning Proposal.

- Community Engagement

The precinct contains a high concentration of fragmented land ownership. Engagement with other landowners plays a critical role to ensure the success of the area. In this regard, a collaborative approach in engaging with local landowners within the South Creek West precinct and the wider community is needed.



Specialist Studies

The list of technical reports provided at pre-lodgement meeting is considered sufficient for the purpose of proceeding the lodgement of a Planning Proposal. Detailed assessment of the technical studies will be commenced once the Proposal formally lodged with Council.

Please note additional studies and peer review on some technical studies may be required subject to further assessment.

Framework for the management of Significant Planning Proposals

Council's draft Planning Proposal Policy establishes a consistent approach and framework to manage significant planning proposals, including the requirements for preparation of:

- a project plan,
- communication plan, and
- probity plan.

Subject to the lodgement of the Proposal, above key documents will be prepared by Council officers and used to help guide the planning process and ensure that it proceeds in an orderly, efficient, and transparent manner.

Fees and Charges / Funding Agreement

Council received the pre-lodgement fee of \$1,500 on 17 March 2021.

A processing fee of **\$4,900.00** is required to be paid when submitting a Planning Proposal to Council. This fee is non-refundable.

Full Cost Recovery

Council's Planning Proposal Policy and Schedule of Fees and Charges (Schedule) specify that processing fees for significant planning proposals are to be calculated at a full cost recovery rate. This is consistent with Part 2 Clause 11 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

A funding agreement between Council and the proponent is required and will enable negotiation of a fee quotation and outline cost payment options for significant Planning Proposals. A funding agreement could cover direct and indirect costs including (but not limited to):

- a. administration;
- b. staff resourcing/ salary;
- c. preparation of specialist studies (including peer-review studies) required to progress the proposal;
- d. preparation of a Contributions Plan and/or Voluntary Planning Agreement;
- e. notification/advertisement costs; and
- f. overhead costs.

Lodgement Forms

Should the proponent proceed with this Planning Proposal, the following will be required at lodgement:

- Planning Proposal Lodgement Checklist;
- Application Form (includes owners' consent); and
- Declaration of Interest and /or any gifts or political donations

Should you have any questions please contact me on 4654 7607 or alternatively via email at joyce.jiang@camden.nsw.gov.au

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Joyce Jiang", written over a light blue horizontal line.

Joyce Jiang
Strategic Planner

