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**URBIS**

# **BELMORE ROAD PRECINCT PLANNING PROPOSAL**

South Creek West Release Area

Prepared for  
**CKDI PTY LTD**  
November 2024

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# EXECUTIVE SUMMARY

This Planning Proposal has been prepared by Urbis on behalf of CKDI Pty Ltd (CKDI, **the proponent**) and seeks to amend the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (**Precincts SEPP**) for the site located on The Northern Road, forming part of Sub-Precinct 2 in the South Creek West Land Release Area and is referred to as the **Belmore Road Precinct**.

The Belmore Road Precinct comprises 190ha of land and will accommodate up to approximately 10,700 people and builds on the NSW Government's vision and aspirations under the Western Sydney Growth Area program. In line with the NSW Government's vision, a diverse range of housing typologies will be planned, targeted for and delivered to meet the residential market desire in South West Sydney. In addition, the Precinct will integrate the delivery of a high amenity environment, focused around the principles of achieving a distribution of open space, community facilities, retail and other related non-residential land uses that directly correlates with the needs for the incoming population, but also responsive to the constraints and opportunities of the site. It will promote pedestrian walkability and connectivity to public places and spaces across the precinct, and fundamentally build on the green and blue grid objectives.

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

It is noted that this Planning Proposal is seeking an amendment to the Precincts SEPP, however, informed by pre-lodgement discussions with Camden Council this Planning Proposal has been prepared in accordance with the DPHI's *Local Environmental Plan Making Guideline* (August 2023).

## PROJECT HISTORY

The Belmore Road Precinct is located within the broader South Creek West Land Release Area (**SCW**), which is one of the largest greenfield precincts in Sydney. SCW comprises of five distinct precincts across approximately 1,500 hectares, including Sub-Precinct 2. CKDI and its team of technical consultants have worked closely with Camden Council to ensure broader strategic inputs relating both directly and indirectly to the release area have been considered and where appropriate, addressed under this Planning Proposal.

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

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

- Lowes Creek Maryland: Gazetted in July 2021, updates to the SEPP zoning for the land within the Precinct known as Birling has been endorsed by Council for Gateway Determination in October 2023.
- Western Sydney Aerotropolis: The Aerotropolis Planning Package and supporting technical studies for the initial precincts was finalised on 25 March 2022.
- Tranche 41 (Part Pondicherry): Gazetted in March 2022.
- Pondicherry has progressed to Gateway Determination

In December 2022, DPHI released the updated SWGA Structure Plan and the accompanying Guide to the SWGA which replaced the previous 'explanatory notes'. A Section 9.1 Ministerial Direction has also been issued which requires planning proposals within the SWGA to demonstrate consistency with the 2022 Structure Plan and accompanying guide.

The site is strategically located under 2 km south-west of the Western Sydney Aerotropolis. The Aerotropolis is planned to accommodate approximately 200,000 new jobs. The proximity of the Belmore Road Precinct to the Aerotropolis will provide housing choice and diversity for the future employees in the Western Parkland City.

## Pre-Lodgement Consultation with Camden Council

Throughout the preparation of this Planning Proposal and the key supporting technical investigations, an ongoing dialogue has been maintained with Camden Council.

A Pre-lodgement meeting was held with Camden Council on 17 March 2021 to discuss the imminent lodgement of the application. Minutes prepared by Council following this meeting are enclosed in **Appendix T**. The key areas of discussion included the potential impacts and connections to the broader South West Growth Area (**SWGA**) within Camden LGA and the following considerations:

Council Comment	Planning Proposal Reference
<p><u>Investigate potential for regional/district social infrastructure</u></p> <p>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.</p>	<p><b>Section 3.1.2</b> of this report identifies current social infrastructure in the SWGA including future infrastructure proposed as part of Lowes Creek Maryland.</p> <p>Details of consultation undertaken with relevant stakeholders relating to educational establishments in the region is included Demographic, Social Infrastructure and Community Needs Assessment (<b>Appendix E</b>).</p>
<p><u>Connection to future Growth Area within Camden LGA</u></p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The draft Indicative Layout Plan has been designed to provide a highly connected, permeable network with convenient access to public transport, public spaces and facilities, and amenities.</p> <p>Consideration of the Aerotropolis has been incorporated into the Traffic, Transport and Access Assessment (<b>TTAA</b>) was undertaken by SCT Consulting (<b>Appendix T</b>).</p>
<p><u>Consultation with utilities and service providers</u></p> <p>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</p>	<p>Infrastructure &amp; Development Consulting (<b>IDC</b>) have prepared an Infrastructure Servicing Strategy (<b>Appendix Q</b>) for the Precinct which identifies the existing services within the site's vicinity, reviews current and planned projects and provides potential servicing strategies for the Precinct.</p> <p>While the site is not currently serviced by the Sydney Water Potable water network, Sydney Water are in the advanced stages of design and the Precinct is planned to be serviced via the proposed Oran Park reservoirs which are currently scheduled for delivery in 2024.</p>



Council Comment	Planning Proposal Reference
<p><u>Community Engagement</u></p> <p>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.</p>	<p>This Planning Proposal acknowledges the importance of community engagement as part of the precinct planning process.</p> <p>The Planning Proposal package was placed on initial public notification from 22 August - 3 October 2022. Following public exhibition, ongoing discussions have occurred with Council and the project team to ensure that the ILP considers comments from government agencies and the public.</p> <p>The updated ILP was reviewed by the Local Planning Panel on 18 July 2023. The Panel recommended that Council proceed to gateway determination following minor updates which have been incorporated into this package.</p>

## Vision Statement

Through a virtual and interactive workshop attended by representatives from Camden Council, DPHI, and the proponent's team of technical advisors, a vision for the Belmore Road Precinct was developed. The agreed vision states:

*The Belmore Road Precinct is Camden's Gateway to the Aerotropolis. The Belmore Road Precinct will reflect best practice in design and environmental outcomes to promote a leading precinct in greenfield communities. This creates a place where the natural environment integrates seamlessly with the built environment providing a direct link to the existing landscape character of Camden. This new neighbourhood will provide a sustainable living space and local jobs, which are close to the important high order jobs and services in the Aerotropolis. This new neighbourhood will promote the western parkland city planning principals set in State and local strategic plans by placing residents close to jobs, education and health facilities, services and great places.*

*The Belmore Road Precinct celebrates its natural environment through conservation of trees and riparian corridors. The precinct will provide open space opportunities connecting the precinct and broader green and blue grid. This precinct will create a sustainable place which protects residents from urban heat island effects, promotes resilience to climate change, and encourages an active, healthy and engaged community.*

*The Belmore Road Precinct exemplifies a community where residents live in healthy neighbourhoods served by well-maintained public spaces and facilities, schools and recreation areas, all within walking distance. Residents can choose from a variety of housing typologies that account for varying income levels and lifestyles. The neighbourhood centre anchors the community and provides goods and services for convenient local shopping. The centre creates a focal point for the community and encourages sociability within the Precinct.*

*The Belmore Road Precinct has a highly connected, permeable network with convenient access to public transport, public open spaces and facilities, and amenities. Cycleways and footpaths will connect across the Precinct to enable residents easy access to amenities. The road network has been designed to be capable of responding to all forms of public transport investment over time. This allows the precinct to evolve and respond as the Aerotropolis (i.e. employment land and agriculture precinct) and surrounding communities, such as Lowes Creek Maryland, develop.*

*Environmental heritage within the Belmore Road Precinct will be identified, protected and interpreted for its social, economic, aesthetic, historical and environmental value.*

The above vision statement has informed the preparation of the Planning Proposal, and importantly the development of a draft ILP and concurrent draft site-specific development control plan.

## Draft Indicative Layout Plan

This Planning Proposal is supported by a Draft Indicative Layout Plan (**Draft ILP**) prepared by Urbis which is underpinned by detailed technical investigations and the precinct vision development in collaboration with Camden Council and DPHI. The Draft ILP has been guided by the following four key design principles:

1. Seamless integration with the blue, green and ochre grids – enhancing distinctiveness of the place through the grids, whilst promoting a healthier, liveable, and sustainable environments for future communities.
2. A well-defined and active community hub – designing a local centre that supports lifestyle convenience, leisure and entertainment, through a vibrant mix of land uses, services and facilities
3. Series of interconnected neighbourhood hubs – dividing the precinct into a series of smaller, walkable, and interconnected neighbourhood, each with their own unique place characteristics and local amenity.
4. Housing diversity – catering to variety of household types and needs by providing housing diversity and choice.

The Draft ILP informs the possible amendments to the Precincts SEPP, and the precinct-specific Development Control Plan (**DCP**) sought to be adopted as part of this Planning Proposal.

## Planning Proposal

The Belmore Road Precinct Planning Proposal was formally lodged with Camden Council on 14 April 2021.

Since lodgement, meaningful discussions have occurred with Camden Council through monthly Project Working Group (**PWG**) meetings, site visits and workshops on specific matters. PWG meetings are also attended by DPHI where required.

Following the RFI (**RFI 1**) provided in December 2021, a draft package was prepared by the project team and sent to Council on 8 March 2022. This package informed an initial briefing to the Camden Council councillors in late March 2022. Following this meeting, further discussions were required regarding the overall densities achieved across the Precinct with comments provided in a second RFI (**RFI 2**) in May 2022. A site visit with Council was also undertaken on 1 June 2022.

In response to the two RFIs an updated Planning Proposal package was issued to Council on 18 July 2022. Minor updates were made to the package prior to initial notification from 22 August - 3 October 2022. During the initial notification period, workshops were held by Council with landowners within the Precinct.

Following notification, Council prepared an RFI to reflect comments received during the public notification of the proposal and internal comments from Council. Key updates to the scheme include the relocation of the future educational establishment onto CKDI's landholdings. A meeting with SINSW to discuss the relocation of the future educational establishment also occurred on 20 December 2022. The location of the site on CKDI's landholdings was supported in-principle. A summary of how the current Planning Proposal package responds to initial notification comments from the public and government agencies is appended in **Appendix V**.

A workshop was also held on 7 December 2022 with Council's statutory planning team and open space teams in relation to updates to open space proposed in public submissions.

Based on the initial notification and the site visit, two RFIs were issued by Council – the first on 23 December 2022, and the second on 5 February 2023. A response to these RFIs and a response to public submissions was provided to Council in March 2023.

## Role of the Master Planner

In March 2023, a 'Master Planner' was engaged by Council provide Council Officers with an independent review of the Planning Proposal package. This review provided an independent assessment against relevant strategies and policies, to recommend various amendments to improve the key vision and principles within the site.

## Local Planning Panel

Concurrently with the Master Planner process, the draft ILP was reviewed by the Camden Local Planning Panel on 18 July 2023. The Local Planning Panel is an advisory group who will assess if the Planning

Proposal demonstrates strategic and site specific merit. The Panel recommended that Council proceed to gateway determination. Based on this meeting, the Panel provided a range of recommendations for consideration by the project team.

## Draft ILP Revision H

Based on comments received from public submissions, Council officers, Camden Local Planning Panel and the Master Planner, the following changes have been made to the draft ILP since the initial notification in August 2022:

- Updates to the road network including:
  - Introduction of additional green streets into the ILP
  - Replacement of the landscape buffer along The Northern Road with a new street typology
  - Additional north-south lots across the Precinct
  - Removal of collector road between the two southern playing fields
  - Introduction of laneways west of the northern playing fields
  - Removal of sub-arterial road to reflect Lowes Creek Maryland gazetted proposal
- Updates to the Wentworth Road Investigation Area including:
  - Introduction of employment uses surrounding the local heritage item
  - Introduction of Low Density Band 1 residential
  - Introduction of an 8,000sqm local park
- Updates to open space including:
  - Introduction of a new open space category – tree retention (where tree retention is prioritised)
  - Introduction of a local park on the RMS landholdings north of Belmore Road
  - Relocate and increase the size of Local Park 7 from 4,000sqm to 5,000sqm
  - Increase the size of Local Park 8 from 6,000sqm to 7,000sqm
  - Introduction of a linear park in the south-west portion of the site, connecting the ridgeline to the riparian corridor
- Changes to residential areas including:
  - Removal of any residential land from the PMF flood level
  - Introduction of additional medium density on the RMS landholdings south of Belmore Road
  - Replacement of Low Density Band 2 with Medium Density Band 1 north of the northern playing fields
  - Introduction of Environmental Living on the south-west ridgeline
- Relocation of the future educational establishment onto the proponent's landholdings
- Introduction of a small scale neighbourhood centre within the south-west portion of the site

## Rezoning Review

On 19 February 2024, a Rezoning Review was requested by the Proponent on the grounds that Camden Council failed to indicate support for the proposal within 115 days, or failed to submit the proposal after indicating its support.

The Rezoning Review was considered by the Strategic Planning Panel of the Sydney Western City Planning Panel (**the Panel**) at a meeting and site visit held on 7 June 2024. On 28 June 2024, the Panel recommended that the proposed instrument **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit. Camden Council declined the Planning Porposal

Authority (PPA) role. In accordance with Section 3.32(1) of the EP&A Act, the Planning Panel as delegate of the Minister for Planning has determined to appoint itself as the PPA for this Planning Proposal.


As such, DPHI will manage and prepare documentation with the Panel to be considered. The Panel recommended that prior to submitting the Planning Proposal for a Gateway determination, the Planning Proposal is to be revised to address the following:

Panel Recommendation	Response
<p>1. Resolution of the proposed zoning on the ridge line land in the western most portion of the site to ensure that:</p> <ul style="list-style-type: none"> <li>no urban development should occur on the ridgeline on the land with slope of 25% or greater, nor on the top of this area;</li> <li>it responds appropriately to surrounding zones, including to the south; and</li> <li>an appropriate implementation and/or management mechanism be provided to address any proposed open space and/or conservation zoning(s).</li> </ul>	<p>The amended design introduces large lot (&gt;1,000sqm) community title lots on the ridgeline with 1.11HA of open space located on the top of the ridgeline to be managed by the community title. The private ownership would not be evident for a user of the parkland. The embellishment is intended to be minimal and the responsibilities of the association would be limited to vegetation and weed management and upkeep of footpaths and fencing.</p> <p>Public access to privately owned land is common and in Sydney is most commonly found in higher density harbour foreshore master planned communities.</p> <p>Building envelope plans with a depth of 30 metres will be nominated in the lower parts of the lots and building design controls will address matters including design, roofscape, materials, colours, tree retention and associated outbuildings. These controls can also be reinforced in a S.88B instrument appended to the lot title.</p> <p>The indicative zoning structure is:</p> <ul style="list-style-type: none"> <li>C4/E4 Environmental Living for community title residential lots</li> <li>C2/E2 Environmental Conservation for the community title open space</li> <li>RE1 Public Recreation for the public open space to be dedicated to Council</li> </ul>
<p>2. The Panel also recommends that a contribution plan and a development control plan be prepared and exhibited concurrently with the Planning Proposal. A VPA involving the proponent and possibly other land owners in the precinct might be involved in funding the necessary infrastructure.</p>	<p>Discussions have continued with Council on the Contributions Plan. A VPA offer has been made by the proponent to Council which is enclosed in <b>Appendix W</b>.</p>
<p>3. Camden Council has been given the opportunity to accept the role of Planning Proposal Authority (PPA) for this planning proposal, however Council has declined the PPA role. In accordance with Section 3.32(1) of the Environmental</p>	<p>This is acknowledged and discussions have continued between the Proponent, Urbis, Council and DPHI.</p>

Panel Recommendation	Response
Planning and Assessment Act 1979, the Planning Panel as delegate of the Minister for Planning has determined to appoint itself as the PPA for this Planning Proposal.	
4. The Panel requires confirmation from the proponent, within two weeks from the date of this determination, that they agree to update the Planning Proposal consistent with the Panel's recommendations and pay the alternate PPA fee.	This has been completed.
5. Should the proponent fail to revise the Planning Proposal or pay the PPA fee by the designated date, then the Panel will no longer proceed with the Planning Proposal and the making of a local environmental plan amendment.	N/A
6. Camden Council advised that prior to reporting the draft planning proposal to Council for its consideration, Council officers intend to engage with all landowners within the Precinct to inform these owners of the proposal. Further consultation should be undertaken during the assessment of the planning proposal with all landowners.	This is acknowledged. The proponent will continue to work with Council to ensure that consultation with other landowners in the precinct is undertaken at suitable times.
7. The Panel noted that timing for the provision of infrastructure (water and waste water) to service the land and encourages Council and the proponent to work together.	This is acknowledged. The proponent has continued discussion with Sydney Water via IDC, the technical consultant who prepared the Infrastructure Servicing

Following the Rezoning Review, Council were given the opportunity to provide additional comments from DPHI's consideration.

Council Recommendation	Response
<p><u>Ridgeline Options</u></p> <p>Council officers acknowledge the work previously undertaken by the proponent regarding the ridgeline land.</p> <p>It is requested that the 'ridgeline land' is publicly exhibited as an 'investigation area'</p>	<p>While this comment is acknowledged, it is considered that the work to date on the ridgeline park is adequate and should be included in the Indicative Layout Plan moving forward.</p> <p>It is intended that the mechanism to deliver this open space will be via a future planning agreement between the proponent and Council. This process will be required</p>

Council Recommendation	Response
<p>as shown in Attachment 1, given the ongoing work on this issue and the opportunity for future strategic ridgeline links to adjoining precincts (i.e. South Creek West Precinct 1).</p> <p>It is also requested that further information is provided regarding the geotechnical assessment within the ridgeline area, as a gateway condition.</p>	<p>to ensure the biodiversity values, geotechnical requirements and ongoing maintenance outcomes can be achieved and will confirm the level of intervention required by the proponent prior to handover to Council.</p>
<p><u>Open Space</u></p> <p>Following the preliminary review of the ridgeline area, Council officers note that the documentation (p.13) identifies that there would be a surplus of 0.02ha. This open space calculation assumes that Council would accept the ridgeline park as passive open space. Due to the nature of this ridgeline 'park', P1(a) (11,142sqm) and P1(b) (5,008sqm) need to be removed from the open space calculations.</p> <p>Council officers acknowledge that this would reduce the amount of open space below the 2.83ha required under the Spaces and Places Strategy. Any potential future acceptance of this shortfall would be on the basis of further negotiations about dedicating the ridgeline land (including monetary contributions) and additional embellishment of open space across the precinct.</p> <p>The open space P2 (23,939sqm) is supported. However, there are concerns regarding the overland flow over the site and it is requested that this be addressed as part of the gateway condition.</p>	<p>Figure 1 Proponent's indicative layout for ridgeline</p>  <p>The applicant has proposed that the ridgetop park be privately owned and maintained via a community title arrangement. Public access in perpetuity would be granted over the land and the area would be recognised as a contribution to open space for the purposes of master planning. P1(a) and P1(b) refer to the community title open space and P2 refers to the public open space.</p> <p>Updates to the ILP provides 2.89 hectares of open space zoned RE1. P1(a) and P1(b) will count towards open space calculations as this space has significant public benefit and will act as open space but not managed by Council.</p> <p>Updates to the technical reports post-Gateway will consider overflow and any impacts on the current stormwater network.</p>

Council Recommendation	Response
<p><u>Infrastructure Servicing Strategy Report</u></p> <p>It is noted that the proponent has submitted an updated version of the Infrastructure Servicing Strategy report prepared by Infrastructure and Development Consulting, dated August 2024. Comments have been provided to the proponent based on previous versions of this report. The following provides a summary of outstanding information regarding infrastructure servicing.</p> <p>a) Potable Water</p> <p>The proponent should provide written correspondence from Sydney Water confirming that the Oran Park reservoirs and trunk mains along The Northern Road will have sufficient capacity for the precinct.</p> <p>b) Sewer</p> <p>The report identifies several servicing strategies for sewer infrastructure. There is minimal information demonstrating how fragmented portions of the precinct will be serviced, and how access will be provided from this area to critical trunk infrastructure (including the Lowes Creek pumping station and Thompsons Creek carrier). To ensure that coordinated planning is undertaken for the entirety of the precinct, it is critical that the proponent considers this and provides written confirmation from Sydney Water that the entirety of the precinct can be serviced by required infrastructure.</p> <p>c) Electricity</p> <p>A number of upcoming precincts are reliant on spare capacity at Oran Park and Bringelly Zone substations prior to the Maryland zone substation being constructed. Available capacity and servicing ability should be confirmed with Endeavour Energy, and staging of development of the precinct should be linked to the availability of infrastructure.</p> <p>d) Gas</p>	<p>There are no known utility barriers to the servicing of the Precinct.</p> <p>Potable water is available to service the Precinct and Sydney Water is progressing its construction of the sewer network that will service the site including the recent granting of a contract to construct the sewer to the north.</p> <p>The applicant's civil consultants will work with Sydney Water to address the comments raised in this point.</p> <p>Endeavour Energy is progressing the augmentation of power to service the Precinct from its Substations at Greendale Road and Oran Park.</p> <p>Jemena has elected not to invest in the construction of the feeder domestic gas supply network to the Precinct. This position is now common and many greenfield housing estates in Western Sydney no longer have access to gas (e.g. Lowes Creek Maryland, South Campbelltown and Wilton).</p>

Council Recommendation	Response
<p>Clarity is sought regarding why gas is no longer being considered for this precinct. Most other recently developed areas have access to natural gas.</p>	
<p><u>Infrastructure Schedule</u></p> <p>The land to which the 'Belmore Road' planning proposal applies is currently not subject to a contributions plan. Council's Contributions Team are proposing to amend the Growth Areas Contributions Plan (GACP) to include this land. The amendment will be referred to as GACP - Amendment 5. The GACP is an IPART reviewed plan and once Amendment 5 is complete, it will be resubmitted to IPART to remove the infrastructure cap.</p> <p>Council's Contributions Team met with CKDI and Urbis on 18 September 2024. Further to these discussions, an updated infrastructure schedule and corresponding works maps are to be provided at a later date. CKDI have also advised that they will be offering to enter into a voluntary planning agreement (VPA) to deliver infrastructure within their land holdings.</p> <p>CKDI will enter into an agreement with Council to fund preparation of the contributions plan amendment. However, it is important to Council that the amendment to the GACP be exhibited with the draft Planning Proposal to ensure that the infrastructure required to support the precinct can be delivered via the plan. It is also requested that the requirement for a VPA 'Letter of Offer', for the CKDI owned land, form part of any gateway determination.</p>	<p>This is acknowledged and an arrangement has been made between the proponent and Council.</p>
<p><u>Connecting with Country</u></p> <p>It is noted that the draft planning proposal is accompanied by a Preliminary Aboriginal Cultural Heritage Assessment (ACHA) report. Further work is required to be undertaken by the proponent, including detailed consultation with Aboriginal stakeholders regarding the indicative layout plan (ILP) and development control plan</p>	<p>Consultation with Aboriginal stakeholders has continued during the assessment of the Planning Proposal. The current ILP and DCP controls have been prepared in consultation with Niche, who have managed consultation with Registered Aboriginal Parties.</p>



Council Recommendation	Response
(DCP), to inform the finalisation of a full ACHA report. It is requested that any gateway determination include this as a condition to be completed prior to public exhibition of the draft Planning Proposal.	
<p><u>Development Control Plan (DCP)</u></p> <p>Council officers request that an updated draft DCP is prepared which responds to the revised ILP. The additional work required is requested to be facilitated by the Department in consultation with Council's strategic planning officers. The updated draft DCP needs to be placed on public exhibition as part of the planning proposal package.</p>	A draft DCP has been prepared and will be updated to reflect the latest ILP and technical reports post Gateway and prior to public exhibition.
<p><u>Public Exhibition</u></p> <p>It is requested that a minimum 6 - 8 week public exhibition period is provided. This will allow time for the community and Council to review the draft planning proposal package and provide submissions.</p>	<p>Notification in accordance with statutory requirements is recommended by the Proponent group.</p> <p>Changes prior to public notification will address the comments raised and any matters associated with the updated ridgeline design.</p>

## Draft ILP Revision K

In response to the recommendations of the Panel, the portion of the draft ILP west of the western sub-arterial has been updated including:

- Introduction of community title lots on the ridgeline and associated open space which will remain on community title.
- Updates to open space including replacement of the 1.2 hectare park connecting the ridgeline with the riparian corridor providing 2.89 hectares of open space
- Re-orientation of residential areas and road network to reflect changes to open space network.

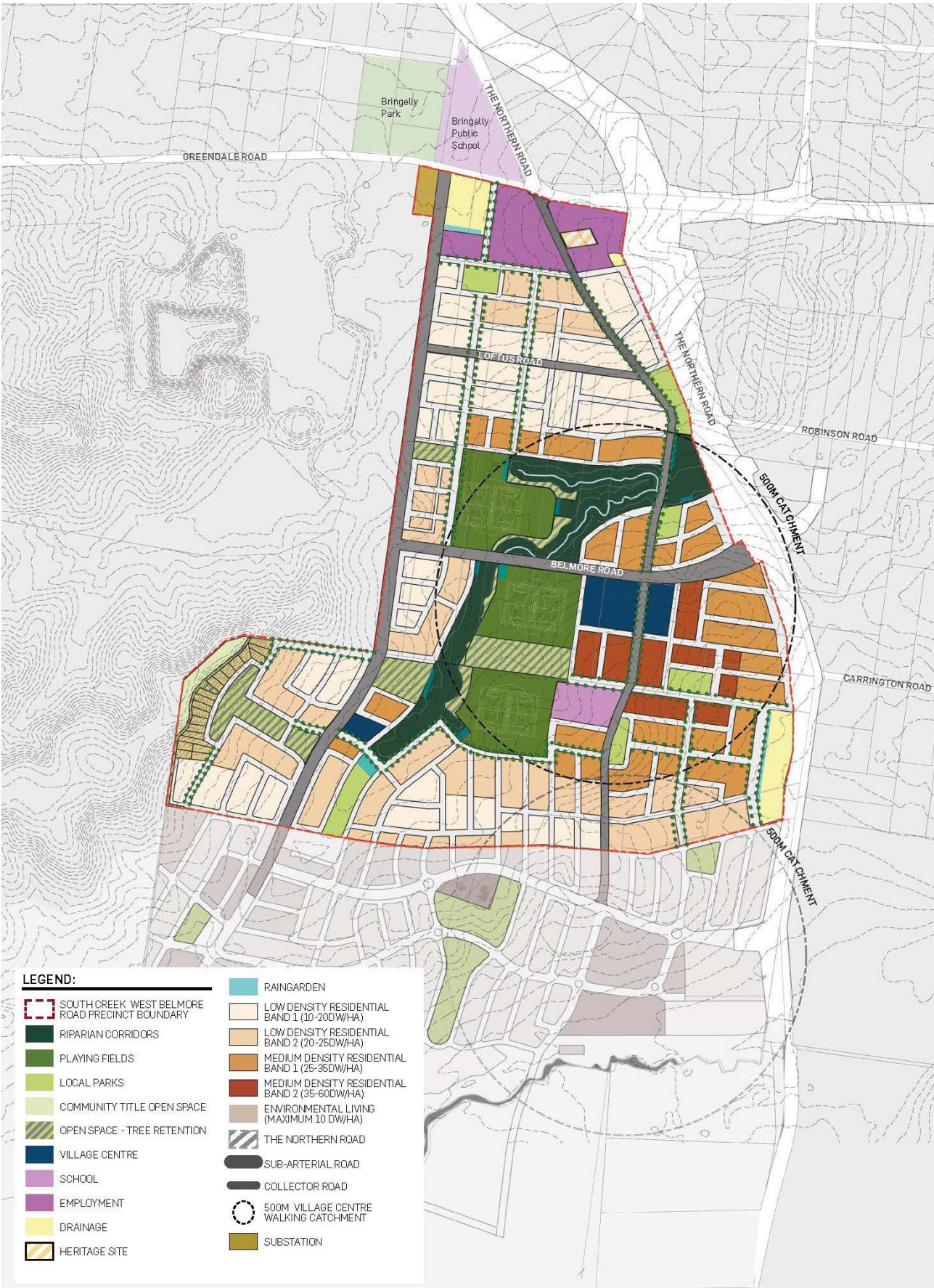
The current Planning Proposal and associated technical reports will be updated to reflect this ILP prior to public exhibition post-Gateway. Technical documentation required to be updated to reflect changes to the ridgeline area and associated land to the west of the western sub-arterial road including:

Technical Input	Consultant	Current Reference	Change Required
Draft Indicative Layout Plan	Urbis	November 2024	No change required
Urban Design Report	Urbis	October 2023	To reflect ILP updates, updates to yield and other technical inputs
Draft Development Control Plan – Schedule 7 Belmore Road Precinct	Urbis	July 2022	To reflect ILP updates and other technical inputs

Technical Input	Consultant	Current Reference	Change Required
Landscape Masterplan	Urbis	September 2023	To reflect ILP updates and other technical inputs
Demographic, Social Infrastructure and Community Needs Assessment	WSP	October 2023	To reflect updates to yield
Housing Market Needs and Economic Impact Assessment	Atlas Urban Economics	September 2023	To reflect updates to yield
Retail Demand Analysis	Urbis	September 2023	To reflect updates to yield
Preliminary Geotechnical and Salinity Assessment	Douglas Partners	September 2023	To reflect ILP updates and include addendum assessment within larger report
Addendum Geotechnical and Salinity Assessment	Douglas Partners	March 2024	No change required – will be included in other inputs
Preliminary Site Investigation (Contamination)	Douglas Partners	September 2023	To reflect ILP updates
Preliminary Aboriginal Cultural Heritage Assessment Report	Niche Consulting	March 2021	Ongoing work continuing
Addendum Preliminary Aboriginal Cultural Heritage Assessment Report	Niche Consulting	September 2023	Ongoing work continuing
Historical Heritage Study	Eco Logical Australia	28 September 2023	To reflect ILP updates and include addendum assessment within larger report
Addendum Heritage Impact Statement	Eco Logical Australia	8 June 2023	No change required – will be included in other inputs
Watercycle Management Report	J Wyndham Prince	October 2023	To reflect ILP updates
Biodiversity Assessment	Eco Logical Australia	6 October 2023	To reflect ILP updates
Riparian Assessment	Eco Logical Australia	19 October 2023	To reflect ILP updates

Technical Input	Consultant	Current Reference	Change Required
Strategic Bushfire Study	Peterson Bushfire	27 September 2023	To reflect ILP updates
Infrastructure Servicing Strategy	Infrastructure & Development Consulting	September 2023	To reflect ILP updates and updates to yield
Air Quality Assessment (Stage 1)	SLR Consulting	July 2022	No change required
Noise and Vibration Impact Assessment	Marshall Day	25 March 2021	No change required in relation to ILP updates
Addendum Acoustic Assessment in relation to the Wentworth Investigation Area	Marshall Day	15 June 2023	No change required
Traffic, Transport and Access Assessment	SCT Consulting	22 September 2023	To reflect ILP updates and updates to yield
Planning Proposal Pre-Lodgement Meeting Minutes	Camden Council	6 April 2021	No change required
Urban Heat Report	Urbis	September 2023	To reflect ILP updates and updates to yield

Figure 2 Indicative Layout Plan (Revision K)



Source: Urbis

## INFRASTRUCTURE FUNDING

The Belmore Road Precinct forms part of the SWGA and will be subject to the Growth Centres State Infrastructure Contributions (**SIC**) to support regional infrastructure. Local developer contributions could be delivered prior to the finalisation of a formal contributions plan for the Belmore Road Precinct, through a Planning Agreement arrangement to be negotiated with Council following the initial review of and acceptance of the Planning Proposal and Draft ILP. Notwithstanding, it is understood that Council will aim to prepare a Precinct specific Local Contributions Plan concurrent with this planning proposal process.

## ECONOMIC IMPACTS OF THE PROPOSAL

Based on a high-level forecast of the expected take-up of residential and non-residential uses within a 10 year modelling period (i.e. up to 2031), carried out by Atlas Urban for the Belmore Road Precinct, and informed by historic take-up rates observed elsewhere within the SWGA, as well as current market conditions and the future economic outlook, it is estimated that the rezoning of this Precinct will:

- Result in a net increase in economic activity during the construction phase through a mix of direct and indirect (flow-on) activity, including supporting approximately 6,800 full-time equivalent jobs (including over 3,000 direct jobs):
- When operational, the Proposal is estimated to result in an annual net increase in economic activity by 2031 with:
  - \$688.3 million in output (including \$403.0 million in direct activity).
  - \$319.8 million contribution to GRP (including \$172.6 million in direct activity).
  - \$173.0 million in incomes and salaries paid to households (including \$104.4 million in direct income).
  - 1,867 FTE jobs (including 1,125 FTE directly related to activity on the Site).
- Additional local retail expenditure associated with the estimated delivery of approximately 2,700 new residential dwellings (*only part of the full estimated development yield for the Precinct*) are estimated to support significant economic activity through direct and flow-on impacts (per annum) by 2031, including:
  - \$263.6 million in output (including \$161 million in direct activity).
  - \$151.2 million in contribution to GRP (including \$95 million in direct activity).
  - \$80.1 million in incomes and salaries paid to households (including \$54 million in direct activity).
  - 974 FTE jobs (including 688 FTE jobs directly).

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

- **Supporting Housing Affordability:** increasing housing supply that ultimately will support housing affordability within the South West Region
- **Providing Significant Local Infrastructure:** delivering open space in addition to road and educational infrastructure to support the growth of the local community, as well as unlocking essential utility services.
- **Supporting Economic Diversification:** the Proposal will support a range of employment uses, helping to improve the diversity and resilience of the Camden economy.
- **Create a Buffer of Housing Supply:** as Belmore Road is held in majority ownership, the issues of land fragmentation observed elsewhere across the SWGA are to a degree mitigated within this precinct, therefore providing greater certainty in regard to the on the ground delivery of housing.
- **Increase in Rates and Taxation Revenues:** along with greatly increased economic activity, the Proposal will support significant taxation revenues to all levels of government including Council rates, payroll tax, stamp duty, and income tax.



## CONCLUSION

This Planning Proposal is underpinned by a strong strategic context, which is confirmed by the sites position within the South Creek West Precinct of the SWGA. South Creek West is currently undergoing rezoning through the State Government's Precinct Planning Process, with this report relating only to a part of the South Creek West Precinct referred to as the **Belmore Road Precinct**. This Planning Proposal is seeking a rezoning through a Council led rezoning process in pursuit of a fast-tracked outcome to meet the housing demand within the SWGA.

A draft ILP (**Appendix A**) has been developed to support the Planning Proposal and is informed by detailed technical investigations and an iterative workshop process that was held in collaboration with Camden Council which established the vision and design principles that underpin the Draft ILP.

The Planning Proposal is consistent with the intent, objectives and principles of the Greater Sydney Region Plan, the Western City District Plan, SWGA Structure Plan and the Camden Council Local Strategic Planning Statement and local strategies. The proposed rezoning will deliver an 190ha residential community with a population of approximately 10,700 people offering a diverse living options, open space, a village centre, school, community facilities, and employment opportunities.

Informed by the undertaking of a detailed review of the site's strategic context and land capability to accommodate future urban land uses, it is evidenced that the site is suitable for the proposed rezoning.

# 1. INTRODUCTION

## 1.1. OVERVIEW

This Planning Proposal has been prepared by Urbis on behalf of CKDI Pty Ltd (CKDI, **the proponent**) and seeks to amend the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (**Precincts SEPP**) for the site located on The Northern Road, forming part of Bringelly Sub-Precinct 2 in the South Creek West Land Release Area, and is referred to as the '**Belmore Road Precinct**'. The intended outcome of this Planning Proposal is to amend the Precincts SEPP as follows:

- Rezoning the land to part:
  - B1 Neighbourhood Centre / E1 Local Centre
  - B6 Enterprise Corridor / E3 Productivity Support
  - E2 Environmental Conservation / C2 Environmental Conservation
  - E4 Environmental Living / C4 Environmental Living
  - RE1 Public Recreation
  - R2 Low Density Residential
  - R3 Medium Density Residential
- Inclusion of dwelling density bands for residential uses across the Precinct;
- Introduce Floor Space Ratio (FSR) provisions where required within the local centre; and
- Introduce Height of Building controls where appropriate across the precinct ranging from 9.5m to 16m with bonuses for affordable housing in Medium Density Band 2.
- Introduce an Additional Permitted Use of 'residential accommodation' on the western portion of the local centre to allow for residential accommodation at ground floor if required.
- Introduce a Local Provision requiring minimum affordable housing provisions for any residential development in Medium Density Band 2.
- Introduce a Local Provision relating to Urban Heat to ensure that new development incorporates effective design and ongoing operation to reduce and remove urban heating from the environment and protect community health and wellbeing.

The proposed amendments seek to transition the existing rural landscape into a new residential community, which importantly builds on the NSW Government's vision and aspirations under the Western Sydney Growth Areas program. In line with the NSW Government's vision, a diverse range of housing typologies will be delivered, planned and targeted to meet the residential market needs of south west Sydney. In addition, the precinct will integrate the delivery of a high amenity environment, focused around the principles of achieving an even distribution of open space, community facilities, retail and other related non-residential land uses. It will promote pedestrian walkability and connectivity to public places and spaces across the precinct, and fundamentally build on the green, blue and ochre grid objectives.

CKDI has engaged a suite of technical experts to guide and inform the preparation of this planning proposal to assist in creating a liveable and viable new community within the Camden Local Government Area (**LGA**).

The Belmore Road Precinct is within the South Creek West Land Release Area (**SCW**), which is one of the largest greenfield precincts in Sydney. SCW comprises of five distinct precincts across approximately 1,500 hectares, including the Belmore Road Precinct.

## 1.2. REPORT STRUCTURE

This report has been split into two parts:

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

It is noted that this Planning Proposal is seeking an amendment to the Precincts SEPP, however, based on feedback from Camden Council this Planning Proposal is consistent with DPHI's *Local Environmental Plan Making Guideline* (August 2023).

The Planning Proposal is structured as follows:

- **Chapter 2: Site and Planning History** – provides a description of the site and context.
- **Chapter 3: Site Investigations and Master Planning Approach** – provides a summary of the technical investigations and how the findings have been implemented into the precinct master planning.
- **Chapter 4: Planning Framework** – provides a summary of the relevant strategic planning policies and directions and statutory planning legislation controls.
- **Chapter 5: Indicative Layout Plan** – provides a description of the proposed Indicative Layout Plan
- **Chapter 6: Community and Stakeholder Engagement** – provides a summary of the engagement processes undertaken to date and outcomes.
- **Chapter 7: Planning Proposal**, including:
  - Part 1 – A statement of the objectives and intended outcomes of the proposed instrument.
  - Part 2 – An explanation of the provisions that are to be included in the proposed instrument.
  - Part 3 – The justification for those objectives, outcomes and the process for their implementation.
  - Part 4 – Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies.
  - Part 5 – Details of the community consultation that is to be undertaken on the planning proposal.
  - Part 6 – A project timeline to detail the anticipated timeframe for the plan making process.

The Planning Proposal is supported by the technical documentation listed in **Table 1** overleaf.



Table 1 Supporting Documentation

Technical Input	Consultant	Appendix Reference
Draft Indicative Layout Plan	Urbis	Appendix A
Urban Design Report	Urbis	Appendix B
Draft Development Control Plan – Schedule 7 Belmore Road Precinct	Urbis	Appendix C
Landscape Masterplan	Urbis	Appendix D
Demographic, Social Infrastructure and Community Needs Assessment	WSP	Appendix E
Housing Market Needs and Economic Impact Assessment	Atlas Urban Economics	Appendix F
Retail Demand Analysis	Urbis	Appendix G
Preliminary Geotechnical and Salinity Assessment	Douglas Partners	Appendix H
Preliminary Site Investigation (Contamination)	Douglas Partners	Appendix I
Preliminary Aboriginal Cultural Heritage Assessment Report	Niche Consulting	Appendix J
Historical Heritage Study	Eco Logical Australia	Appendix K
Watercycle Management Report	J Wyndham Prince	Appendix L
Biodiversity Assessment	Eco Logical Australia	Appendix M
Riparian Assessment	Eco Logical Australia	Appendix N
Strategic Bushfire Study	Peterson Bushfire	Appendix O
Infrastructure Servicing Strategy	Infrastructure & Development Consulting	Appendix P
Air Quality Assessment (Stage 1)	SLR Consulting	Appendix Q
Noise and Vibration Impact Assessment	Marshall Day	Appendix R
Traffic, Transport and Access Assessment	SCT Consulting	Appendix S
Planning Proposal Pre-Lodgement Meeting Minutes	Camden Council	Appendix T
Urban Heat Report	Urbis	Appendix U
Response to Submissions	Urbis	Appendix V
VPA Offer	Inspire Planning	Appendix W

## 2. SITE AND PLANNING HISTORY

### 2.1. REGIONAL CONTEXT

The site is located within the Camden Local Government Area (**LGA**) and within the South West Growth Area (**SWGA**). It is located approximately 40km south west of Parramatta CBD and 60km south west of Sydney CBD. The site is in proximity to the Western Sydney Aerotropolis (**Aerotropolis**) and city shaping infrastructure, such as the Western Sydney Airport. The Aerotropolis is 4km north of the site and is projected to deliver 28,000 jobs by 2031.

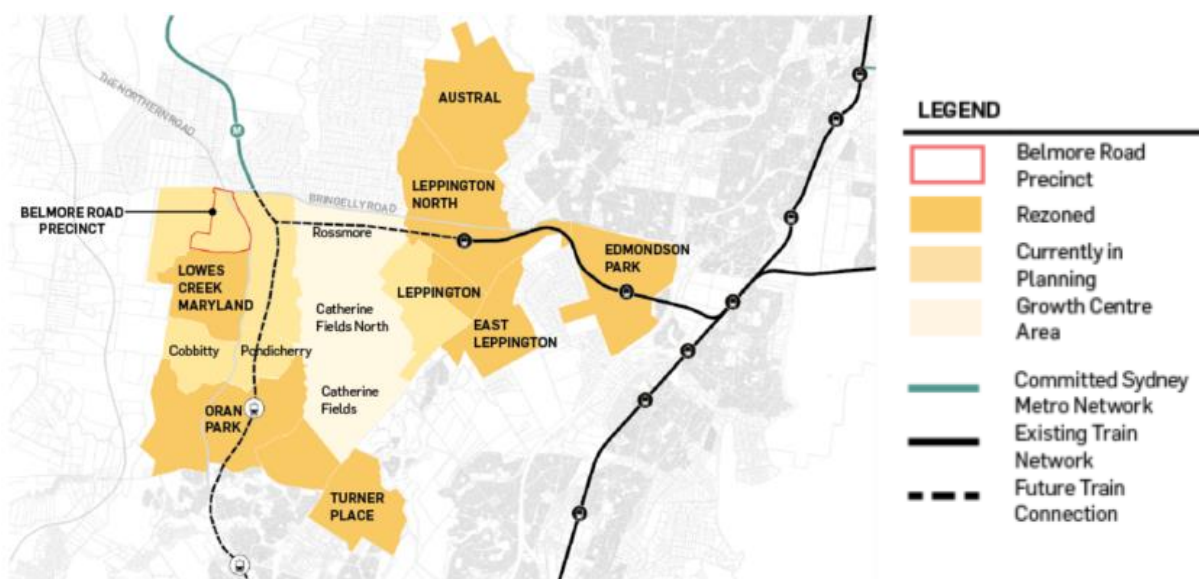
#### 2.1.1. South West Growth Area

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

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

The SWGA is divided into 14 precincts, of which eight (8) have been rezoned under the Precincts SEPP for urban development. The precincts which have been rezoned for urban land uses have undergone significant development such as Oran Park, Catherine Fields (Part), Turner Road, East Leppington, Edmondson Park, Leppington, Austral and Leppington North. These precincts are supported by investment in infrastructure including road upgrades, South West Rail Link and utilities including water, sewer and electricity.

Figure 3 SWGA status of precinct planning with Belmore Road Precinct outlined in red



Source: Urbis

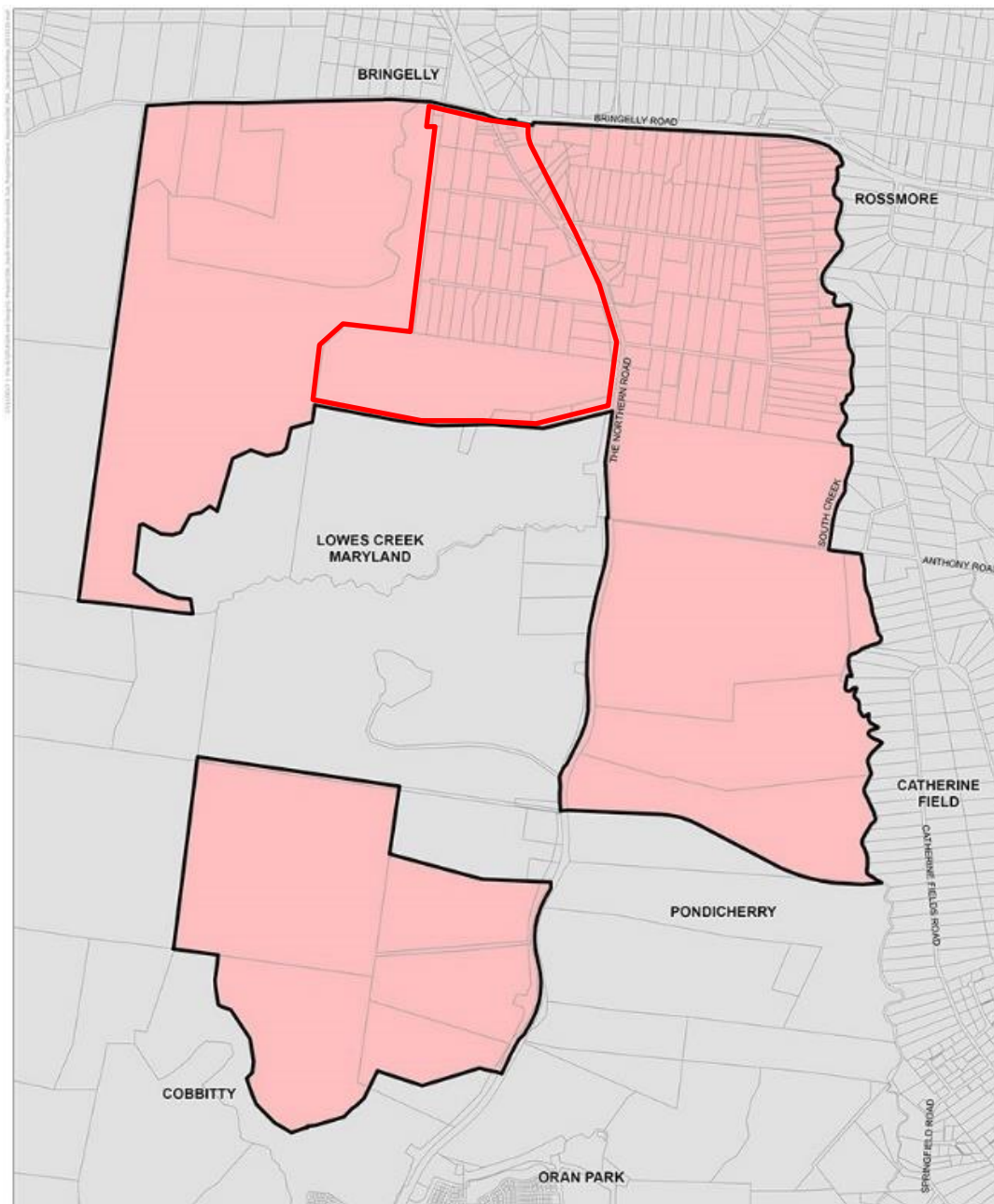
## 2.1.2. South Creek West Land Release Area

The South Creek West Land Release Area is one of 14 precincts in the SWGA.

Given the scale of the release area, the DPHI have divided it into five distinct precincts numbered 1 – 5. The land to which this Planning Proposal relates to is referred to as *Bringelly Sub-Precinct 2*, also known as the Belmore Road Precinct. It totals approximately 190 hectares and is comprised of 55 lots. The precinct is characterised by rural residential and small-scale agricultural land uses and activities.

The precinct was released by the Minister for Planning on 24 November 2017 for urban development. The release formally commenced the rezoning process for land within the precinct, including the subject site. As part of the planning process, DPHI intended to develop a structure plan to provide a high-level framework outlining road connections, green grid opportunities and integration with rezoned and exhibited precincts adjacent to the release area. At the time of preparing this Planning Proposal the structure plan has not yet been released to the public.

Figure 4 South Creek West Land Release Area



Source: DPHI

### 2.1.3. New Approach to Precinct Planning

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

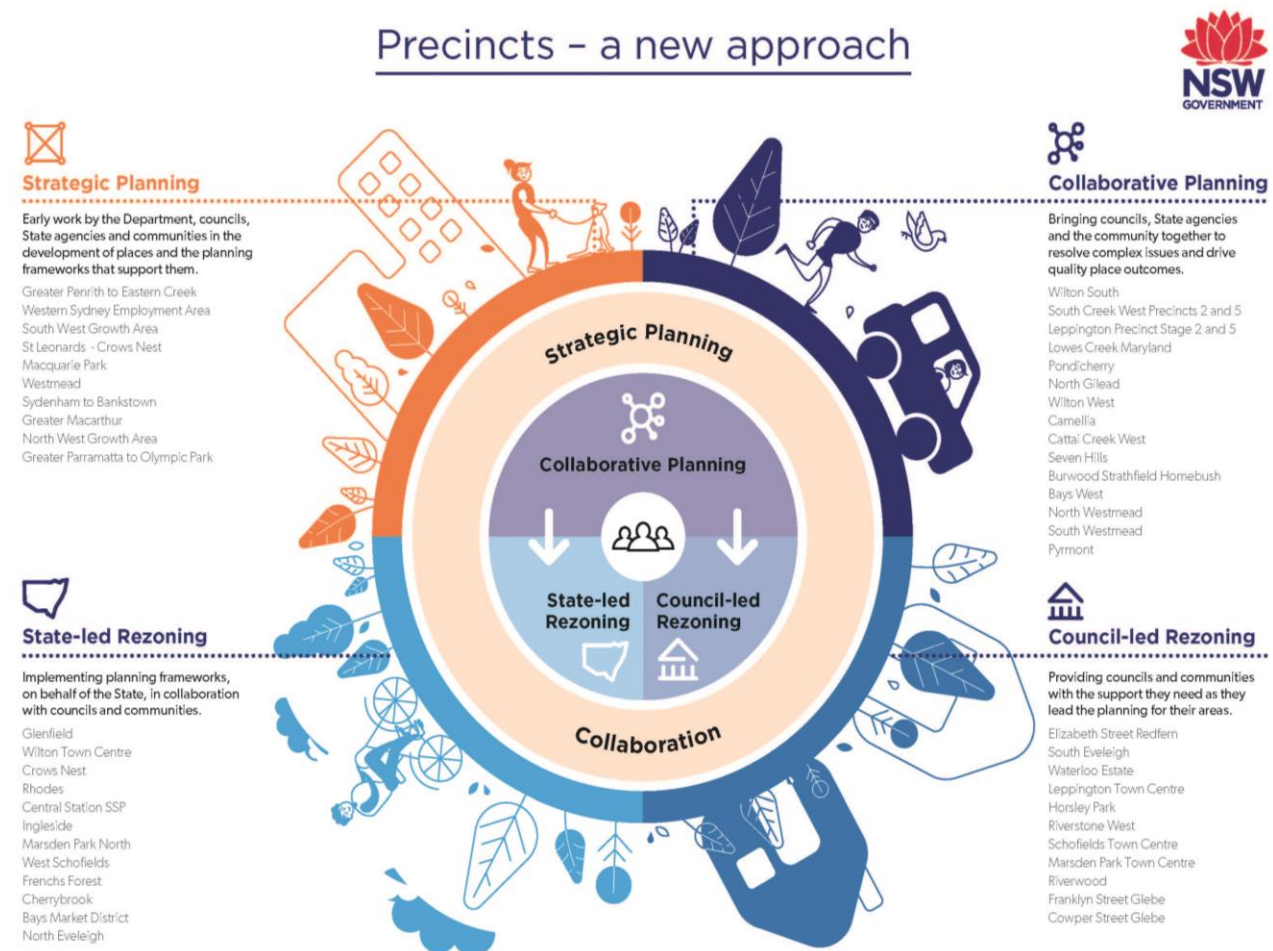
The new approach has allocated all existing precincts in Greater Sydney four planning pathways as shown in **Figure 5**. The two pathways of relevance to this Planning Proposal are:

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

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

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

Figure 5 DPHI's New Approach to Precinct Planning



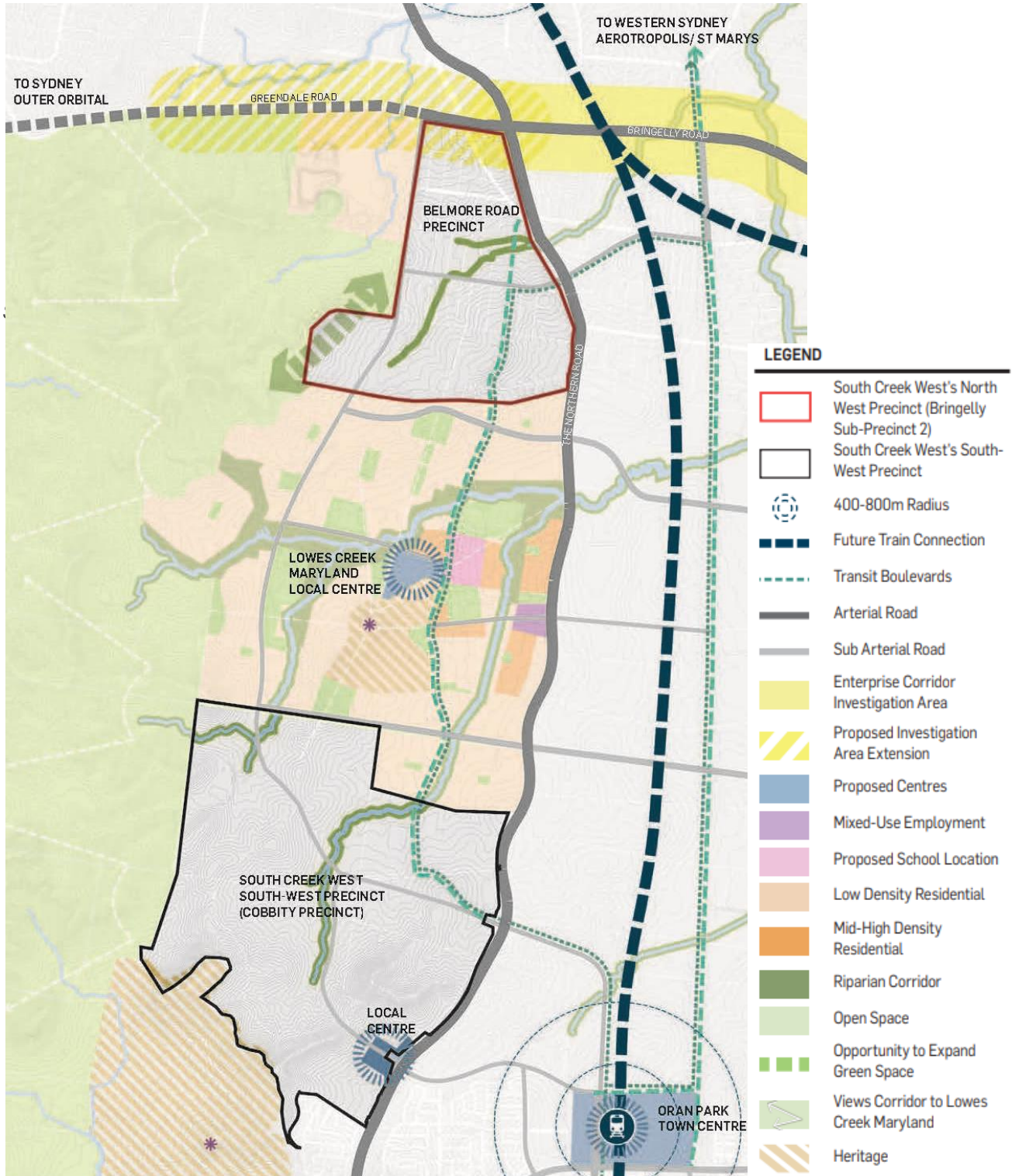
Source: DPHI



## 2.2. BELMORE ROAD PRECINCT

The Belmore Road Precinct is located within the north-west portion of the South Creek West Land Release area within the suburb of Bringelly in the Camden LGA. The Precinct adjoins the Lowes Creek Maryland Precinct to the south and Rossmore Precinct to the east. **Figure 6** indicates the site located north of the Lowes Creek Maryland Precinct and the indicative location of proposed major infrastructure.

Figure 6 South Creek West Land Release Area – Indicative Structure Plan



## 2.3. SITE AND SURROUNDS

The Belmore Road Precinct (identified in **Figure 7**) totals approximately 190 hectares and is located within the Camden Local Government Area (**LGA**). The precinct has an irregular shape and is legally comprised of 55 lots. The site is bound by Greendale Road to the north, The Northern Road to the east, the Lowes Creek Maryland Precinct to the south and PGH Bricks factory to the west.

The southern portion of the precinct is predominately zoned RU1 Primary Production and the northern portion is zoned RU4 Primary Production Small Lots. The north-eastern corner is currently zoned as B1 Neighbourhood Centre. The site comprises of large areas of existing rural residential and small-scale agricultural land use activities.

Existing land uses within the precinct comprise of the following:

- Small rural residential and agricultural lots with sheds and other ancillary structures make up most of the site.
- A large, consolidated lot is located at the southern end of the site, which currently accommodates Carwyn Park Agistment & Equestrian Centre.
- Bringelly Village centre at the corner of The Northern Road and Greendale Road which comprises a mix of retail operators.

Approximately 76 hectares (40%) of the precinct is in single ownership, with the remainder being made up of a series rural lots owned by individual landowners. CKDI, as the major landholder in the precinct seeks to initiate the preparation of a planning proposal for the rezoning of the entire precinct, consistent with the Draft ILP (**Appendix A**) to facilitate an orderly redevelopment of the Belmore Road Precinct into a residential community.

The fragmented land ownership is located in the northern portion of the precinct. Typically, land fragmentation creates development and infrastructure coordination issues, and limits the ability to facilitate the early development of key local infrastructure. Through this Planning Proposal, early engagement processes have been adopted, along with the programmed delivery of infrastructure services and the clear understanding that a contribution framework will need to be established. This will ensure that future housing delivery is not hindered by the fragmented land.

Further discussion on the level of engagement undertaken as part of this Planning Proposal to date is provided within **Section 8**.

Table 2 Summary of Lots that form the Belmore Road Precinct

Address	Lot / DP	Address	Lot / DP	Address	Lot / DP
20 Greendale Rd Bringelly	4/7/DP2650	48 Loftus Rd Bringelly	6/7/DP2650	15 Loftus Rd Bringelly	41/DP805926
10 Greendale Rd Bringelly	3/7/DP2650	38 Loftus Rd Bringelly	7/7/DP2650	5 Loftus Rd Bringelly	3/8/DP2650
1197 The Northern Road Bringelly	51/DP746911	1167 The Northern Road Bringelly	8/7/DP2650	1 Loftus Rd Bringelly	100/DP826948
1197 The Northern Road Bringelly	52/DP746911	16 Loftus Rd Bringelly	9/7/DP2650	1115 The Northern Road Bringelly	500/DP1219184
1193 The Northern Road Bringelly	1/DP1111775	55 Loftus Rd Bringelly	8/8/DP2650	-	501/DP1219184

Address	Lot / DP	Address	Lot / DP	Address	Lot / DP
1191 The Northern Road Bringelly	1/DP936272	47 Loftus Rd Bringelly	7/8/DP2650	108 Belmore Rd Bringelly	90/DP864637
1187 The Northern Road Bringelly	22/DP531414	37 Loftus Rd Bringelly	6/8/DP2650	98 Belmore Rd Bringelly	10/8/DP2650
1185 The Northern Road Bringelly	21/DP531414	27 Loftus Rd Bringelly	5/8/DP2650	88 Belmore Rd Bringelly	11/8/DP2650
54 Loftus Rd Bringelly	5/7/DP2650	68 Belmore Rd Bringelly	42/DP805926	78 Belmore Rd Bringelly	12/8/DP2650
58 Belmore Rd Bringelly	1/DP612995	42 Belmore Rd Bringelly	22/DP810113	48 Belmore Rd Bringelly	21/DP810113
1089 The Northern Road Bringelly	B/DP414758	73 Belmore Rd Bringelly	96/DP864637	1041 The Northern Road Bringelly	2/DP1216926
107 Belmore Rd Bringelly	91/DP864637	67 Belmore Rd Bringelly	97/DP864637	1 Belmore Rd Bringelly	3/DP1216926
97 Belmore Rd Bringelly	92/DP864637	63 Belmore Rd Bringelly	98/DP864637	1041 The Northern Road Bringelly	4/DP1216926
93 Belmore Rd Bringelly	93/DP864637	55 Belmore Rd Bringelly	99/DP864637	1041 The Northern Road Bringelly	5/DP1216926
87 Belmore Rd Bringelly	94/DP864637	47 Belmore Rd Bringelly	6/9/DP2650	The Northern Road Bringelly	19/DP1216926
83 Belmore Rd Bringelly	95/DP864637	37 Belmore Rd Bringelly	1/DP1216926	-	18/DP1216926
-	17/DP1216926	-	16/DP1216926	-	15/DP1216926
1011 The Northern Road Bringelly	7/DP1216926	1013 The Northern Road Bringelly	10/DP614494	1015 The Northern Road Bringelly	11/DP700210
1037 The Northern Road Bringelly	6/DP1216926	30A Greendale Road Bringelly	1//DP733115		

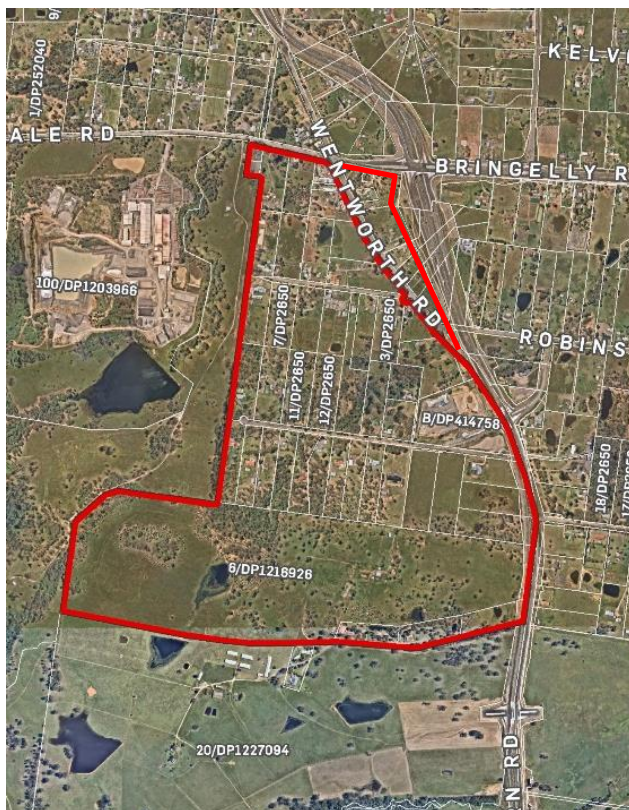
Since the preparation of the original Planning Proposal documentation in 2021, Council has requested the land between Wentworth Road and The Northern Road south of Bringelly Road is incorporated into the

Belmore Road Precinct. This area is referred to in some technical reports as the **Wentworth Road Investigation Area** and comprises of the following 8 additional lots.

Table 3 Summary of Lots that form the Wentworth Road Investigation Area

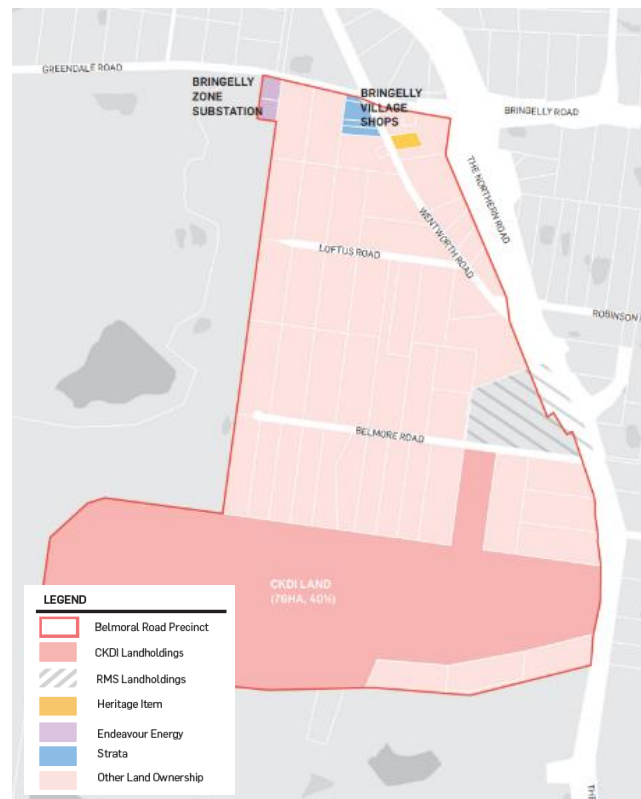
Address	Lot / DP	Address	Lot / DP	Address	Lot / DP
1146 The Northern Road Bringelly	2/DP1280952	1178 The Northern Road Bringelly	17/DP1222679	993 Bringelly Road Bringelly	14/DP1222679
1152 The Northern Road Bringelly	2/DP1280952	1186 The Northern Road Bringelly	4/DP173593		
1160 The Northern Road Bringelly	18/DP1222679	991 Bringelly Road Bringelly	15/DP1222679		

Figure 7 Belmore Road Precinct



Picture 1 Site Aerial

Source: Urbis



Picture 2 Land Ownership

Source: Urbis



### 3. SITE INVESTIGATIONS AND MASTERPLANNING APPROACH

CKDI have commissioned an extensive suite of technical investigations directed at undertaking detailed research and assessment to determine the suitability and capacity of the site to accommodate future urban purposes, and ultimately to inform the design and development of a Draft ILP.

The following sections provide a summary of the key findings of the technical investigations and commentary demonstrating how the Draft ILP design and master planning approach has responded to the studies. A copy of the Draft ILP is included at **Appendix A**.

#### 3.1. HOUSING MARKET ANALYSIS

Atlas Urban Economics (**Atlas Urban**) have undertaken a Housing Needs and Economic Impact Assessment (**Appendix F**) for the Precinct to identify the forecast dwelling demand and associated housing mix required to support the future community. Importantly, the work undertaken by Atlas Urban has taking into account historic take-up rates within the South West Region, but also assessed this against current market conditions post COVID-19.

##### Housing Supply

The Atlas Urban investigations examined closely supply versus demand within the South West Region. Based on anticipated growth in the LGA and existing housing supply, identified in **Figure 8**, the analysis identified that a dwelling supply of approximately 9,100 additional dwellings per annum is required over the next 20 years to meet current demand within the Region.

Figure 8 Remaining Dwelling Need, South West Region



The housing supply forecast investigations undertaken by Atlas Urban, which took into account, at a precinct level, delivery timeframes for infrastructure servicing, ownership patterns, market attitudes and the feasibility of development, indicated that circa 78,000 dwellings could be delivered across the South West Region over the next 20 years, excluding potential dwellings at South Creek West. Greenfield development is expected to account for the majority of new housing across the South West Region over the coming decades to 2041, accounting for 52% of all forecast new dwellings.

The market investigations undertaken by Atlas Urban as part of their analysis have identified strong demand for dwellings throughout the SWGA. Affordability issues in conjunction with lifestyle reasons is seeing a continuing trend towards owner occupier purchasers favouring smaller, denser product. Detached housing typologies remain the preferred product of choice for most prospective purchasers across the SWGA, although the popularity and acceptance of medium-density and high-density typologies is undoubtedly growing.

##### Market Densities

The market analysis and investigations carried out by Atlas Urban indicate a strong and sustained demand for dwellings across the SWGA. Detached housing typologies were identified as the preferred product of choice, however there are indicators to suggest growing interest and acceptance of medium-density and high-density typologies as well as smaller lot sizes to maintain detached dwellings.

Informed by a market review of on the ground density in neighbouring precincts within the SWGA (i.e Edmondson Park (north), Austral and Leppington North, East Leppington and Catherine Fields (part), it was evidenced that residential typologies are becoming more focused on smaller lot sizes, as the housing market acceptance of small lot housing and a denser product.

Giving consideration to the location of the Belmore Road Precinct immediately south-west of the Aerotropolis and west of the Bringelly Road Employment Investigation Corridor, Atlas Urban has identified that appropriate medium and higher density typologies could be considered within the precinct, in particular given the proximity to future employment opportunities and amenity. Subsequently, the potential market densities for the precinct identified in **Figure 9** were prepared by Atlas Urban to inform the Draft ILP. It is noted that the dominant typology remains the detached dwelling product.

Figure 9 Proposed Density Bands and Yield Mix

Dwelling Type	Density (Dw/ha)		Yield		% of Yield
	Min	Max	Min	Max	
Environmental Living	0	10	1	2	0%
Low-Density Band 1	10	20	365	731	22%
Low-Density Band 2	20	25	697	871	26%
Medium-Density Band 1	25	35	669	937	28%
Medium-Density Band 2	35	60	321	549	16%
Village Centre (2-3 storey apartments)	0	60	0	280	8%
<b>Total</b>			<b>2,054</b>	<b>3,371</b>	<b>100%</b>

## Timing and Staging

Based on the market analysis and forecasts presented by Atlas Urban, there is an immediate and sustained opportunity for the Belmore Road Precinct to positively contribute to the current market demand, prior to a significant 'lag' in housing supply that is anticipated to result in a negative economic and social impacts.

Further, and having regard to the proposed product typologies, it is understood and recognised that timing for the future redevelopment of the Belmore Road Precinct will largely be driven by the implementation and phasing of essential utilities and servicing. Notwithstanding, any future medium density housing typologies within the precinct must be located within proximity to primary open space areas, public transport, and retail facilities. That said, as retail land uses will not be entirely established until such time that a 'critical mass' of residents is established, the delivery of any medium to higher-density product will be a medium to longer-term proposition.

## 3.2. SOCIAL INFRASTRUCTURE

WSP has undertaken a detailed Demographic, Social Infrastructure and Community Needs Assessment (**Appendix E**) to inform the social infrastructure needs of the future Belmore Road Precinct population and consider the adequacy of the Draft ILP.

The assessment was conducted in the context of adjoining precincts including Lowes Creek Maryland, which sits between the Bringelly and Cobbitty site, and Austral and Leppington North to the east of the larger SCW Precinct. The future population growth and demographic characteristics expected through the delivery of the Aerotropolis and Western Parkland City has been considered as part of the assessment.

### Demographic Context

WSP have estimated the future community of the Belmore Road Precinct to comprise an average future population of approximately 10,700 people. This estimate has been informed by the following assumptions:

- The precinct planning process considers a lower and upper limit estimate of dwellings on the site. For the purposes of testing and informing the assumptions for the Social Infrastructure and Community Needs Assessment a projected average estimate of 3,371 dwellings has been applied.
- The assessment considers the possible implications of the upper yield scenario.

WSP undertook a review of the demographic context of the area to understand the potential needs for social infrastructure. WSP concluded that based on the characteristics of areas in the SWGA that are undergoing or planning similar forms of residential development, the future Bringelly population is likely to be characterised as follows:

- **Babies, pre-schoolers and primary schoolers** aged 0-11 years will account for approximately 20% of the future population and will have implications for childcare and primary school provisions, as well as open spaces, play spaces and health facilities.
- **High schoolers and young people** will require organised recreation and informal play spaces.
- **Young workforce, parents and home builders** aged 25-49 years will account for majority of the population and will require diverse passive and active open spaces, including areas for gathering, leisure and quiet spaces.
- **Empty nesters and older** will only account for a low proportion of the population. Nonetheless, accessibility and mobility for the elderly will need to be considered as well as provision of community and general spaces to promote social interaction.

Based on this assessment, WSP concluded that providing adaptable and flexible facilities that can easily be modified to adapt to evolving community needs will be essential to ensure that the infrastructure provided remains well suited.

## Existing Social Infrastructure

### Community and cultural facilities

The assessment found that there are no existing community and/or cultural facilities within the Precinct and the only community facility within 5km is the Bringelly Community Centre, situated in Bringelly Park and adjoining Bringelly Public School.

The Precinct is positioned amongst the following precincts which have proposed community and cultural facilities for the demand generated by their communities, indicated in **Table 4**. The proposed community and cultural facilities provided by these Precincts have been factored into the needs assessment for the Belmore Road Precinct.

Table 4 Future Community and Cultural Facility Provisions

Precinct	Community and cultural facility provision
Lowes Creek Maryland	Multipurpose community centre (up to 2,000sqm) with library services provision and (2) local community centres.
Austral and Leppington North	A range of community facilities, including a library.
Catherine Field	A 430sqm multipurpose community centre.

### Open spaces

There are no existing public recreation or open space within the Precinct. The closest open spaces and recreation facilities are:

- Rossmore Reserve (active, local) within 2km to the east;
- Bringelly Park and Reserve (passive, local), directly north adjoining Bringelly Park Public School; and
- Carwyn Park Agistment and Equestrian Centre (specialised recreation), directly south.

The proposed public recreation and open spaces identified in **Table 5** have been considered in conjunction with Camden Council's *Draft Spaces and Places Strategy 2020* to inform the open space demands for the Belmore Road Precinct.

Table 5 Future Public Recreation and Open Space Provisions

Precinct	Open Space Provision
Lowes Creek Maryland	Up to 59 hectares of open space, incorporating 19 local parks, 6 double playing fields and 22 courts;
Austral and Leppington North	Approximately 135 hectares of open space, 60% of which is passive (81 hectares)
Catherine Field	Up to 30 hectares of open space, including 2 double playing fields and 4 outdoor courts.
Aerotropolis (as indicated in Western Sydney Aerotropolis Plan)	District-scale open space (such as playing fields) and regional parks are provided towards the edge of centres to maximise catchment areas  Sporting fields are shared with educational institutions, wherever possible.

Based on the above, WSP made the following conclusions regarding the current provision and future demand for public recreation areas and open space:

- Camden Council's Spaces and Places Strategy (2020) continues to adopt the historical Growth Centres Development Code standard of 2.83 hectares of open space per 1,000 people, and no longer distinguishes between active and passive spaces.
- Council's Sportsground Strategy (2020) supports the delivery of clustered sports grounds, through minimum requirement of 2 sports fields in new developments and demonstrated delivery of sports hubs and multiple sports code sporting grounds which foster activation;
- The site is in proximity to existing sports fields, but Camden Council and the Camden LGA community have identified that existing sports fields are operating at capacity; and
- The Camden community value walking and walking paths, play spaces and outdoor fields and find distance and inconvenient access the greatest impediments to current use of open and recreation spaces, highlighting the importance of an equally distributed network.

## Education and childcare

There are no existing education or childcare facilities on the site. Nearby schools include Oran Park Public School, Oran Park Anglican College, Cobbitty Public School, Bringelly Public School and Leppington Public School which are expected to be at capacity subject to the projected demand of their immediate catchments/localities.

Camden Council operates Camden Family Day Care across Camden and surrounding local governments area. Other childcare options are provided by a mixture of private enterprises, not for profit and community groups.

## Health and Wellbeing

There are no existing health and wellbeing facilities within 5km of the site and the nearest hospitals are 15-20km from the site, in Camden, Campbelltown and Liverpool. The NSW Government has committed \$15 million for planning and site selection for a new public hospital in the Western Parkland City region. The project is in the early planning phase and more information will be shared as planning progresses. Emergency services currently within the vicinity of the precinct are as follows:

- Ambulance:** The site is located within the NSW Ambulance (NSWA) South Western Sydney Zone 1. There is one existing ambulance station in the South Western Sydney Zone 1 in Camden.

- **Police:** The site is located in the Camden Local Area Comman. Within this command, there are three police stations, located at Camden, Picton and Narellan (head office).

## Social Infrastructure Needs Assessment and Master Planning Approach

The demand for social infrastructure facilities and services has been generated through an analysis of the current supply, proposed infrastructure, key benchmarks, and the expected population yield and demographic as described below.

The needs assessment recommendations are summarised in **Table 6** below, and commentary on how the Draft ILP has responded to the demand is also provided.

Table 6 Social Infrastructure Needs Analysis

Social Infrastructure Category	Recommended Provision	Comment
Community and cultural facilities	<p>The population yields for the site:</p> <ul style="list-style-type: none"> <li>▪ Do not meet demand for a library or regional community centre.</li> <li>▪ Generates demand for at least 450sqm neighbourhood level community floorspace</li> </ul>	<p>Residents will have access to facilities in Lowes Creek Maryland, Austral and Leppington North and Catherine Field.</p> <p>The Draft ILP provides for a multi-purpose community centre proposed to be co-located with the Belmore Road neighbourhood centre and playing fields.</p>
Open Space and recreation	<p>Demand is generated for:</p> <ul style="list-style-type: none"> <li>▪ 30.1ha of open space (active and passive)</li> <li>▪ Up to 6 playing fields in a double configuration (e.g. 3 double playing fields)</li> <li>▪ 5 multipurpose courts</li> <li>▪ 5 playgrounds.</li> </ul>	<p>The Draft ILP provides up to 29.5 hectares of open space which is comprised of:</p> <ul style="list-style-type: none"> <li>▪ 13.48 hectares of passive open space.</li> <li>▪ 16.04 hectares active open space (including provision for sports fields within this space).</li> <li>▪ 1.1 hectares of open space to be maintained by community title.</li> </ul> <p>Additionally, the ILP provides additional open space including:</p> <ul style="list-style-type: none"> <li>▪ 14 hectares within the riparian corridor which provides connectivity to other open spaces.</li> <li>▪ 4.42 hectares of open space associated with drainage basins</li> </ul> <p>Sporting fields are located close to the riparian corridor to enhance the overall open space network and range in sizes (between 4.2 and 7.2 hectares). Double</p>

Social Infrastructure Category	Recommended Provision	Comment
		<p>playing field will be co-located with the village centre.</p> <p>Local Parks are distributed across the precinct based on every 400m radius. These local parks range between 0.5 and 5.8 hectares.</p>
Education and childcare	<p>Generated demand for:</p> <ul style="list-style-type: none"> <li>1 government primary school</li> <li>Up to 3 childcare facilities (344 places)</li> </ul>	<p>The Draft ILP provides for a 2 hectares public school which is located south of the Belmore Road neighbourhood centre. Ongoing consultation with the Department of Education/Schools Infrastructure NSW (SINSW) is required as the planning for the proposed school site progresses, particularly as it relates to the location, timing of delivery and equitable share use of spaces and facilities. A meeting was held with SINSW on 20 December 2022. In-principle support of the current location of the future educational establishment was provided in this meeting.</p> <p>Within the two local centres, 1,800sqm of non-retail convenience-based facilities is provided which can accommodate either privately or community owned childcare facilities as the demand arises. Childcare facilities are also a permissible use within the employment centre within the northern portion of the Precinct.</p>
Health and wellbeing	The population yields generate demand for up to 12 GPs and up to 2 General Team practices.	<p>Given the early stages of the precinct planning process, the Draft ILP does not indicate health and wellbeing facilities. The two neighbourhood centres or employment lands all provide reasonable flexibility to provide health and wellbeing facilities subject to further consultation with relevant public agencies.</p>

The Demographic, Social Infrastructure and Community Needs Assessment has indicated a need for a range of open space and social infrastructure within the Precinct.

The Draft ILP has been designed to support a thriving community whereby residents are supported by well-maintained public spaces and facilities, such as libraries, schools and recreation areas, all within walking



distance. It is expected that through the incremental delivery of social infrastructure as the site is developed, the Precinct will deliver high-quality, embellished open spaces along the riparian corridor and in the active open spaces as well as a co-located community facility and services within the village centre (adjoining the school and sports fields).

### 3.3. LANDSCAPE CHARACTER

Urbis have prepared a Landscape Masterplan (**Appendix D**) for the Belmore Road Precinct which has been informed by the detailed technical studies undertaken for the project to identify the site opportunities and constraints and create an open space strategy and landscape masterplan for the precinct.

#### Rural character

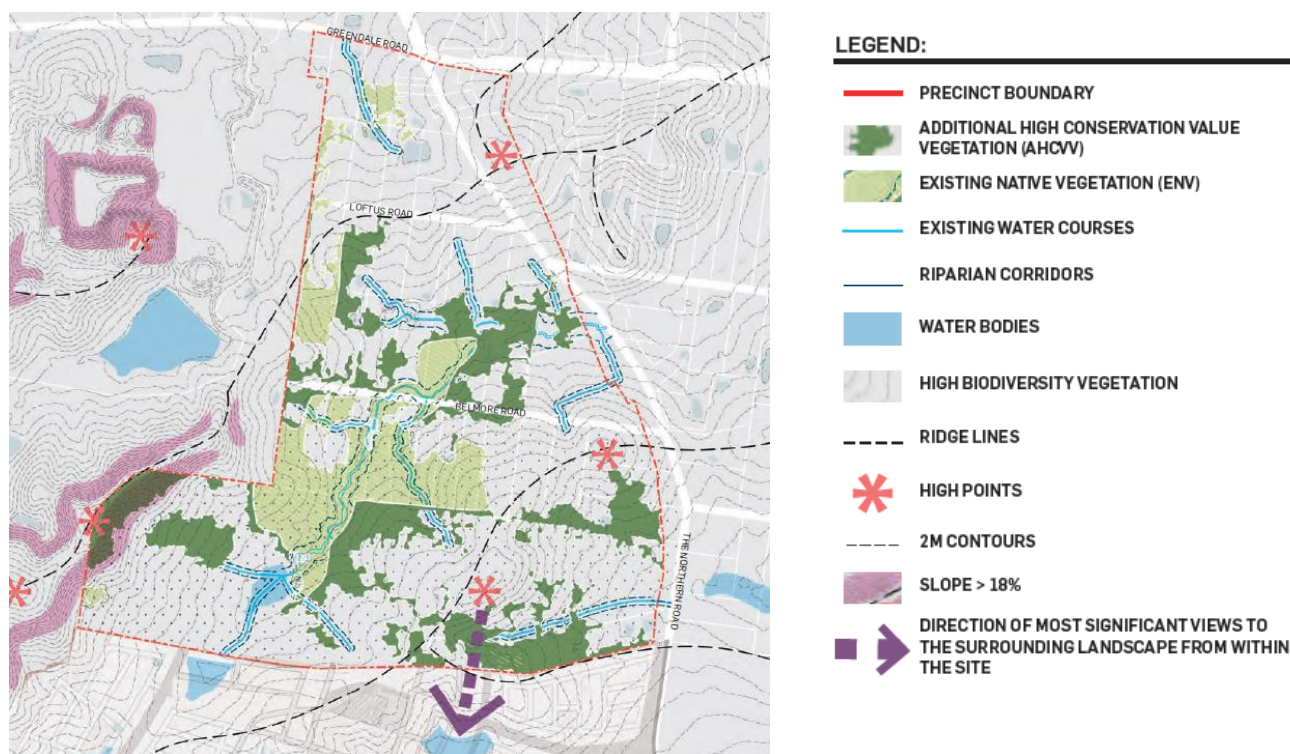
The site is surrounded by a wider visual context that is broadly semi-rural and is characterised by nearly 200 years of cultural modification. The landscape visual character has changed significantly since the early 19<sup>th</sup> Century when native vegetation across the local areas of Bringelly and Cobbitty was cleared for agricultural uses. The retained rural and historical character is defined by its rural use, undulating topography, creek, riparian corridors, woodland areas and scattered buildings. Further informed by the large allotments that form the precinct. The Northern Road is an historical access route, formerly the Cowpastures Road, which remains rural largely in character. The rural character of this road and the vistas through to historic properties and surrounding farmlands remains as a largely intact reminder of the colonial landscape character of the area.

The Landscape Masterplan defined four Landscape Character Areas (**LCA**) for the precinct, as follows:

- Area 1: Large Rural Allotments
- Area 2: Large rural allotments within woodland
- Area 3: The Northern Road Industrial Site
- Area 4: Open rural farmland

Based on the identified LCAs and existing site composition, vegetation and topography, opportunity areas were identified. The opportunity areas are identified in **Figure 8** below.

Figure 10 Landscape Features



Source: Urbis

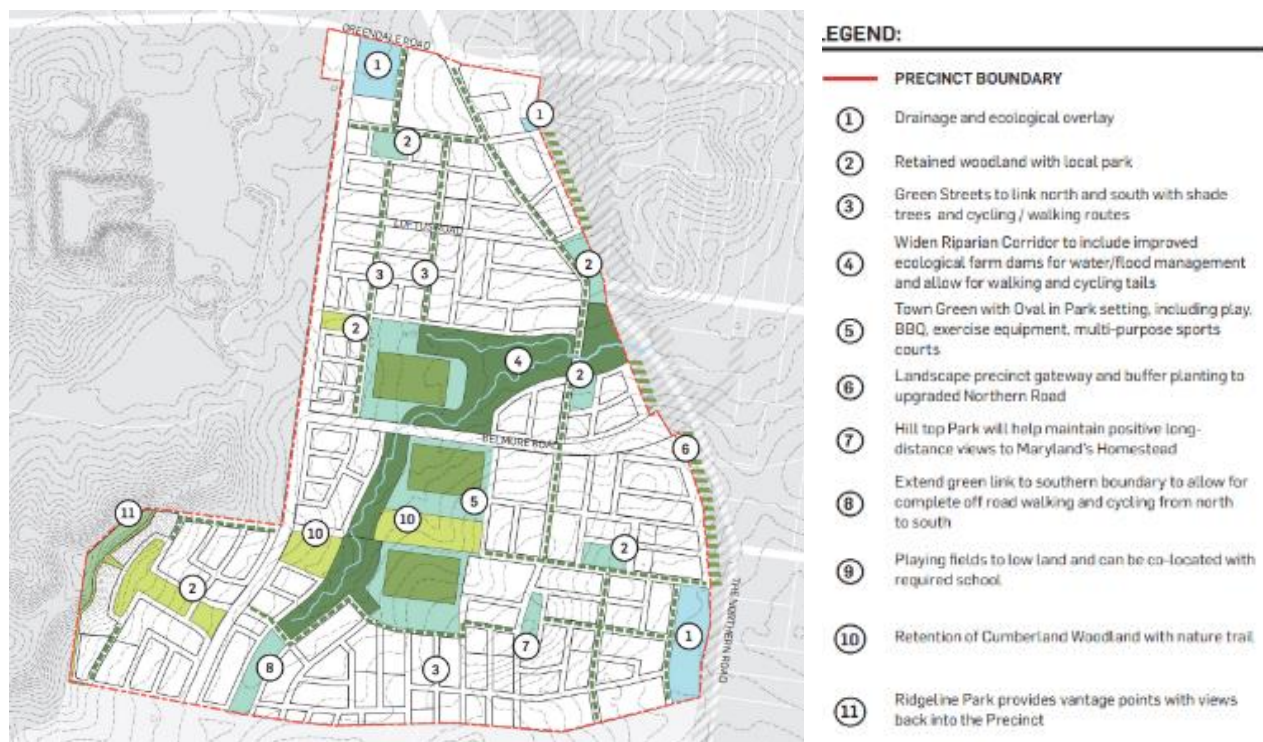
## Open Space Strategy

With consideration to the LCAs and opportunity areas and active and passive open space demand identified in the Demographic, Social Infrastructure and Community Needs Assessment (**Appendix E**) an Open Space Strategy has been designed for the precinct and is underpinned by the following principles:

- Protect Environmental Quality
- Active Lifestyles
- Connectivity within and Beyond
- A Green Heart

The Belmore Road Precinct Landscape Masterplan proposes 30.62 hectares of open space, across an extensive network of connected open space that conserves and reflects the landscape character and biodiversity of the precinct.

Figure 11 Landscape Opportunity Areas



Source: Urbis

## Street Tree Masterplan

A Street Tree Masterplan has been developed for the precinct which provides an indicative layout of street trees and landscaping. The Street Tree Masterplan will help provide shade, comfort and amenity, particularly for pedestrians and to create visual order for the streetscapes.



## 3.4. LAND CAPABILITY INVESTIGATIONS

### Soils

A Preliminary Geotechnical and Salinity Report was prepared by Douglas Partners (**Appendix I**) in support of the proposed rezoning. The report identifies the existing soil characteristics and any areas which will require further investigation.

The following soil characteristics were observed:

- Erosion potential – No obvious signs of soil erosion.
- Soil Salinity and Aggressivity – Sub-surface materials at the site are non-saline to slightly saline with non-aggressive to mildly aggressive concrete and steel.
- Site Preparation/Earthworks, Topsoil – Topsoil is relatively shallow and is unlikely to generate significant excess material.
- Site Preparation/Earthworks, Rock – The depth to top of rock was found to be variable, the southern areas seeing rock depths between 0.7m to 3m.
- Site Preparation – Silty topsoils and silty clays were observed.

With consideration of these factors, urban development can be accommodated with standard, engineering and land management practices as well as conventional earthmoving equipment. Additionally, for site preparation, conventional sediment and erosion control can be used during constructions.

Some further investigations will be required to address the following:

- Further investigations of the rock depths and rip ability required for the higher rock strength and imbedded sandstone that is found at the creek line, especially at the northern portions of the site.
- Detailed investigations will be required to identify the optimum pavement thickness, otherwise a subgrade CBR of 2% can be adopted.
- The site typically comprises of gently rolling slopes typically ranging from 1 to 5 degrees with the exception the south eastern and south western portions of the site which increases between 5 – 10 degrees and 15 – 25 degrees respectively. Further investigation will need to be undertaken to identify areas of instability and any need for remediation before development.
- Field inspections and in site testing will be required before any earthworks.
- Salinity investigations are to be undertaken prior to development application (**DA**).

Otherwise, the Preliminary Geotechnical Investigation confirms that the site is suitable for the proposed rezoning of the precinct. Some further investigations will be required during DA stages, however, conventional engineering and management methods can be used in response to the bulk of geotechnical characteristics.

### Contamination

A Site Investigation (Contamination) was prepared by Douglas Partners (**Appendix I**) in support of the proposed rezoning. The report identifies any potential for contamination and any management required for future developments. This assessment was conducted through an on-site analysis of the existing geological environment and an assessment of historical records. The desktop geotechnical assessment identified the following:

- The precinct is mapped in a region with extremely low probability for acid sulphate soils.
- The precinct and the adjacent properties have not been included in the historical list of NSW contaminated sites and no notices or orders have been made under the Contaminated Land Management Act 1997.

- A concrete and asphalt batch plant license has been issued within the precinct as part of the Northern Road and Bringelly Road upgrade Stage 2, allowing for land-base extractive activity, crushing, grinding or separating and road construction.
- A former POEO license for the regulation of composting and related reprocessing or treatment was surrendered in 2004 with notices of unlawful receipt and stockpiling of materials. POEO Licenses have been issued for the Bringelly Brickworks west of the precinct and there have been clean up issue orders outside the site.
- Otherwise, the site has been used for rural and agricultural uses with small portions being used for industrial and commercial purposes as well as temporary asphalt/concrete processing plants.

A site walkover and review of geotechnical test pits identified a number of potential areas of concern, these included in **Table 7** below.

Table 7 Source of contamination and associated CoPC

Source of Contamination	Associated Contaminant of Potential Concern (CoPC)
Ground Disturbance and Fill associated with ground disturbances (ie: composting, levelling, demolition of former and current buildings on the site) and general filling observed in dams and in parts of the site.	Metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos
Agricultural land use	OCP, OPP and metals.
Buildings and structures (including potentially stored chemicals)	Metals, TRH, BTEX, PAH, OCP, phenols, PCB and asbestos.
Timber Power Poles	Metals, TRH, BTEX and PAH.
Animal burials	Nutrients and microbiology (total coliforms)
Asbestos Impacted Fill.	Asbestos (bonded, friable and fines).
Electrical Substation	PCB, heavy metals and solvents.
Site compound and carpark	TRH, BTEX, heavy metals and phenols.
Concrete and asphalt batch plants	PAH, TRH, BTEX and heavy metals.
Septic Tanks	PAHs, Phenols, nutrients and pathogens.

Source: Douglas Partners

Receptors of these potential sources of contamination include future site users, construction workers, adjacent site users as well as surface water, groundwater and terrestrial ecology.

Otherwise, the bulk of the precinct was found to have typical PAECs for rural residential lands with agricultural uses. Further assessment on the degree of contamination and remediation works will be required, with targeted investigations including Detailed Site Investigations (**DSI**) to inform future DAs. Prior to any occupation, a hazardous building survey is recommended. Otherwise, the potential contamination at the site are considered unlikely to pose a contamination constraint and therefore the precinct is overall found to be suitable to accommodate the proposed future land use activities.

### 3.5. ABORIGINAL HERITAGE

Niche Consulting has prepared a Preliminary Aboriginal Cultural Heritage Assessment (**PACHA, Appendix J**) to inform the precinct planning process and associated Draft ILP. 30% of the site was surveyed whilst the remainder was assessed via desktop analysis.

Seventeen Aboriginal groups identified themselves as Registered Aboriginal Parties (**RAPs**) through the consultation process following the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*.

The RAPs have also identified cultural values associated with the landscape, including, that creek lines were used as thoroughfares through the country and ridgelines as lookout points. The RAPs see the entire area is a cultural landscape and that every tree and stone is a cultural item as part of the wider landscape. As such, there are opportunities to incorporate heritage protections, conservation zones, active heritage management and incorporate, respond and celebrate Aboriginal heritage values into the design of the precinct, in consultation with the local Aboriginal community.

The PACHA identified that future phases of development would impact Aboriginal cultural heritage objects or sites and values, and as such, further assessment, consultation and investigation of the Aboriginal heritage constraints within the Precinct is required prior to any development works in accordance with the *National Parks and Wildlife Act 1974* and *National Parks and Wildlife Regulation*.

The PACHA also provided a list of recommendations which have been considered and incorporated into the design of the Draft ILP, none of which prohibit the precincts rezoning from an Aboriginal Heritage point of view.

#### Master Planning Approach

The Draft ILP embeds the opportunity to further develop Connecting with Country through additional consultation with the RAPs and design treatments such as the provision of an open space connection that celebrates the indigenous heritage values of the riparian corridor and ridgeline in the south-west corner of the Precinct. Design treatments include the provision of clear visual corridors and pedestrian or cycle links which are integrated throughout the precinct, particularly framing the central riparian corridor and retention of a ridgeline park.

Aboriginal Stakeholder Engagement has also been identified as part of Council's future actions for the Belmore Road Precinct. Detailed engagement with Aboriginal stakeholders will continue post Gateway Determination. Future engagement is likely to include detailed consultation regarding the ILP and workshopping DCP controls (particularly around the design of open space and riparian lands). This will inform the future Aboriginal Cultural Heritage Assessment for the Precinct.

### 3.6. EUROPEAN HERITAGE

Eco Logical Australia (**ELA**) has prepared a Historical Heritage Study (**Appendix L**) to identify any potential impacts to archaeological heritage items on the site as well as to the existing heritage items that are in proximity to the site. This assessment was prepared in accordance with the process guided by the *Australia ICOMOS Burra Charter 1999*.

The precinct has historically been used for cattle grazing and farming since the early 1800s. No original homesteads or farming infrastructure remains on the site, with low potential for archaeological sites of the original homesteads being located within the site. The current rural residences, small farms and industrial premises at the site post-dates 1950 and are generally disturbed. A local heritage item known as Fibro House is located within the area previously identified as the Wentworth Road Investigation Area. The Fibro House is an example of a rare 20<sup>th</sup> century development.

Two local heritage items are located in the immediately surrounding the precinct including Bringelly Public School to the north and Maryland to the south. The Bringelly School is a small brick building, established in 1878 on the corner of Bringelly Road and the Northern Road, demonstrating the history of education and settlement in the area.

As the precinct does not contain any state heritage items no approval is required from the Heritage Council. Otherwise, any applicable building heights at the northern boundary will not overwhelm the Bringelly School and standard unexpected heritage find procedures can be executed during future excavation works. DCP provisions have been incorporated to ensure any future development adjoining the Fibro House is sensitive

to its local heritage qualities, particularly in terms of building heights and visual impact. Considering the minimal European heritage constraints, the proposed rezoning of the precinct is appropriate.

### 3.7. WATER CYCLE MANAGEMENT AND FLOODING

J. Wyndham Prince (**JWP**) have prepared a Watercycle Management Report (**Appendix O**) which assesses the flooding impacts at the precinct and identifies the appropriate stormwater quantity and quality management required to support its future redevelopment. The report drew from the past investigations for the Lower Creek Maryland Precinct as well the Upper South Creek Flood Study. A number of different techniques and models were used to assess the relevant water quality and quantity outcomes.

#### Water Quality Management

A Model for Urban Stormwater Improvement Conceptualisation (**MUSIC**) was used to assess the Precinct's stormwater quality. A treatment train approach is proposed for the Precinct with a number of water quality devices including rainwater harvesting and reuse, gross pollutant traps, bioretention raingarden and on-lot treatments. With these water quality management practices, it was found that the pollutant reductions would be standard for low density residential and medium density residential catchments.

A Stream Erosion Index (**SEI**) was undertaken to ensure that the bio-retention devices do not increase stream forming flows by 3.5-5 times following development (compared to pre-development flows). The assessment found that they would be typical for a medium density residential catchment and they would be no greater than 3.5 times the stream forming flow of existing conditions.

Otherwise erosion and sediment measures will be implemented in accordance with council and Landcom guidelines and a site-specific Operation and Maintenance Manual is to be prepared for future DAs to ensure long term management.

#### Water Quantity Management

A hydraulic analysis was undertaken using XP-RAFTS modelling software as to determine the required basins to restrict post-development flows at key locations. The model was used to assess existing and proposed site conditions. The proposed water management strategy includes the provision for (5) detention basins located at the precinct boundary and where existing terrain naturally grades into surrounding properties. The hydrological modelling results demonstrated that the five detention basins will ensure that the post-development flows do not exceed existing flows for the 50% and 1% AEP storm events.

#### Flood Impacts Assessment

While the precinct does not require regional flood evacuation, emergency management will be required. The existing riparian corridor and proposed basins are identified as the main methods of detention management and passive storage.

The USC TUFLOW hydraulic model was used to confirm the flood results provided by Council, with a trimmed focus on the Belmore Road Precinct. The trimmed model was compared to the larger council model and the trimmed model was also used to compare the existing and developed conditions of the precinct.

The trimmed model saw some differences from Council's model considering the inclusion of water levels with dams. Flood level increases within the riparian corridor were modelled due to the reduction in available passive storage due to the existing farm dams being filled to their spillway levels. Consequently, it was found that the existing flood behaviour saw overland flooding from an existing farm dam north of the precinct, flowing in a north-westerly direction. The central riparian corridor within the precinct saw some flood spillage from the existing farm dam locations.

The developed conditions saw the flooding external of the precinct act generally consistent with the existing flooding with some reductions behind the Bringelly Public School. The riparian corridor will contain flooding up to the 1% AEP with no evidence that 1% AEP flows will enter developable areas. There are some minor, isolated flood changes in Thompson's Creek, downstream of Greendale Road. During the PMF event there are some minor encroachments although the urban portion of the floodplain is generally safe to occupy. The design of the detention basins and further modelling will be able to manage these local, minor flood impacts.

As such, there are generally no adverse flood level impacts external to the site following development, and any local flood increases will be appropriately managed by the proposed detention basins. Additionally, considering the minimal flood encroachment following development, it is unlikely that climate change will

have an impact. It is therefore considered that the flooding impacts are acceptable in accordance with the intended precinct master plan.

### 3.8. BIODIVERSITY

ELA have undertaken a Biodiversity Assessment (**Appendix M**) to identify and assess the biodiversity values of the site including the likely presence of threatened species, endangered ecological communities, vegetation conditions and habitat values, as well as the consistency of the Draft ILP with the Growth Centres Biodiversity Certification and Strategic Assessment Program.

#### Growth Centres Biodiversity Certification

Land within the South West Growth Centre (**SWG**C) was 'biodiversity certified' by the order of the *NSW Minister for the Environment* under the *Threatened Species Conservation Act 1995*. This Act has been superseded by the *Biodiversity Conservation Act 2016* (**BC Act**) however, biodiversity certification remains in place. Biodiversity certification negates the requirement for impact assessment on threatened species under the BC Act, thus turning off the requirements for tests of significance or triggering the Biodiversity Offsets Scheme on all certified land within the North West Growth Centre and SWGC.

This strategic approach to the conservation of species and communities listed under the BC Act has been undertaken to streamline the development process and to ensure that the areas of highest conservation value have been identified and conserved. Further, the *Draft Growth Centres Conservation Plan 2007* assessed native vegetation across the entire Growth Centres area and identified areas of Existing Native Vegetation (**ENV**) which is subject to ground truthing at the time of rezoning.

The Precinct is mostly biodiversity certified and is therefore not obligated to retain any areas of ENV. As part of the Biodiversity Assessment, field surveys have been undertaken and the 'grounded truth' is provided in Section 3.8.1 below.

#### Strategic Assessment under the EPBC Act

In 2012, the Commonwealth Minister for the Environment announced that the program of development activities within the Growth Centres was approved under the EPBC Act Strategic Assessment process. Specifically, all actions associated with the development of the Western Sydney Growth Centres as described in the *Sydney Growth Centres Strategic Assessment Program Report 2010* have been assessed at the strategic level and approved in regard to their impact on the following matters of National Environmental Significance (**NES**):

- World Heritage Properties
- National Heritage Places
- Wetlands of International Importance
- Listed threatened species and communities
- Listed migratory species

These decisions indicate that the Commonwealth is satisfied that the conservation and development outcomes that will be achieved through the Western Sydney Growth Centres Program will satisfy their requirements for environmental protection under the EPBC Act. Provided that development activity proceeds in accordance with the Growth Centres requirements (such as the Biodiversity Certification Order, the Growth Centres SEPP and DCPs, Growth Centres Development Code etc.) then there is no requirement to assess the impact of urban development activities within the SWGC on the above-listed matters of NES and therefore no referral of activities to the Commonwealth Department of Environment is required.

#### 3.8.1. Flora and Fauna

Approximately 34.55 hectares of vegetation in the precinct was identified in the Draft Growth Centres Conservation Plan 2007. The desktop assessment and field survey undertaken by ELA confirmed the presence of two vegetation communities, including:

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

Furthermore, the desktop assessment and field survey validated 24.98 hectares of previously identified ENV and identified 33.87 hectares of Additional High Conservation Value Vegetation (**AHCVV**), much of which occurs on land in or adjoining riparian corridors.

The northern portion of the site has been subdivided and settled in rural lots. Whilst a native tree canopy exists throughout, the vegetation has generally been under-scrubbed and cleared. The southern portion of the site has been managed as agricultural land with large cleared areas and exotic pasture, which has reduced the structural and species diversity of some areas of remaining vegetation. Some large portions of the site are comprised of remnant patches of Cumberland Plain Woodland.

## Ecological Constraints Assessment

ELA undertook an ecological constraints assessment for the existing vegetation on the site and the following table indicates that majority of the site is of 'low' ecological constraint. Most of the vegetation is ranked as having high biodiversity value by virtue of it being Endangered or Critically Endangered Ecological community.

Table 8 Ecological Constraints Assessment

Ecological Constraint	Area (ha)
High	62.66
Medium	5.26
Low	119.39

## Threatened species habitat

The Biodiversity Assessment has identified (3) threatened flora species and (15) threatened fauna species of having the potential to occur within the site.

## Master Planning Approach

Although majority of the site is biodiversity certified, ELA have identified that there are clusters of good quality, mature trees adjoining the riparian corridors that would provide significant biodiversity and amenity outcomes if protected. Consequently, the Draft ILP has sought to protect areas of ENV through proposed environmental conservation, recreation, and infrastructure zones. The ILP will protect 8.73 ha of Cumberland Plain Woodland and 0.60 ha of River-flat Eucalypt Forest within the proposed riparian corridor. In addition, 8.18 ha of the canopy layer of Cumberland plain Woodland will be protected within the proposed 'Open Space (Tree Retention)' areas. Overall, this equates to 4.36 ha of validated ENV and 4.71 ha of validated AHCVV being protected within the proposed 'Riparian Corridor' and the canopy layer of 4.89 ha of validated ENV and 3.28 ha of validated AHCVV within the proposed 'Open Space (Tree Retention)' areas, of which 1.37 ha of AHCVV is within non-biodiversity certified land.

## 3.9. RIPARIAN CORRIDORS

ELA undertook a Riparian Lands Assessment (**Appendix N**) for the Precinct to identify key ecological and riparian land constraints to assist the design of the Draft ILP.

ELA field-validated watercourses and riparian zones along watercourses, predominately along the southern and central portions of the site. The creek lines were mostly altered from their natural state, with removal of native riparian vegetation for agricultural uses.

In total, there were (11) first order and (2) second-order watercourses that were accessible and assessed. Of the (11) first order reaches assessed, (8) did not meet the definition of a 'river' under the *Water Management Act 2000* (**WM Act**), as they had no channel with defined bed and banks. All other reaches met the definition of a 'river'.

The primary watercourse through the centre of the study area had riparian vegetation in good condition that was characteristic of *Cumberland Plain Woodland in the Sydney Basin Bioregion*, a Critically Endangered Ecological Community under the BC Act. This vegetation provided good habitat, contributed to bank stability and shaded parts of the watercourse. ELA have recommended that a Riparian Protection Area be

implemented along this primary creek line, with the riparian corridor being fully revegetated in accordance with a vegetation management plan.

Moreover, two areas within the study area were mapped on the Bureau of Meteorology Groundwater Dependant Ecosystem atlas as having high potential for terrestrial Groundwater Dependent Ecosystem (GDE). Assessment of the groundwater connectivity with these ecosystems is recommended, however it is unlikely that development activities would interfere with the groundwater table.

### **Master Planning Approach**

The Draft ILP aligns with the recommendations of the Riparian Lands Assessment as it provides 12.52 hectares of mapped riparian corridor containing the central creek system which has the highest habitat value of the assessed watercourses. 0.36 ha of this is proposed to be 'Raingardens'. In addition, retained riparian corridors in the Draft ILP would be actively managed as vegetated riparian zones under a Riparian Management Strategy, whereas currently there is no active management of riparian corridors. A total of 12.2 hectares of riparian zone is identified. This includes the first order watercourses within the northern portion of the site that is unlikely to be a watercourse, however, have not been field validated. If these do not meet the definition of a watercourse, there is 10.8 hectares of riparian zone on the site.

## **3.10. BUSHFIRE**

A Strategic Bushfire Study (**Appendix P**) was prepared by Peterson Bushfire, providing a detailed investigation into the landscape features and site influences on potential bushfire impacts within the precinct. An assessment of the vegetation, topography, fire weather, fire intensity patterns, fire history and ignition sources informed the bushfire scenario assessment.

### **Existing Site Conditions**

#### **Vegetation**

The site is identified as bushfire prone as it contains or is within 100m of vegetation that has the potential to sustain or contribute to a bushfire attack. Additionally, the wider landscape was identified as being able to influence bushfire approaches. While the areas to the north are predominantly developed and managed, the study identified potential fire paths. This includes a bushfire traveling west to east from the woodland vegetated hills towards the precinct. Additionally, fires can travel from the woodland to the south towards the agricultural lands, potentially creating fast-moving grassfire. Across the precinct the bulk of vegetation are shale plains, shale hills woodlands as well as grasslands.

#### **Topography**

In regard to topography, the bulk of the site is gently undulating with the west side being hilly.

#### **Fire Weather**

The area has a temperate climate and rainfall predominantly occurs during summer. Bushfire season runs from October to March.

### **Fire Intensity Analysis and Potential Fire Scenarios**

With consideration of the topography, vegetation and fire intensity, there are areas of higher intensity west of the site that can propagate towards the site. They are likely to spread across the vegetated hills, propagated by westerly winds. Additionally, the woodland and agricultural lands to the south are also identified as a potential fire scenario.

### **Bushfire Risk Profiles and Master Planning Approach**

It was found that areas within 100m of the boundary were of medium risk while the rest of the precinct is low risk. There are no areas in the precinct that are identified as high risk. As such, vulnerable uses are situated in the low risk areas. The appropriate bushfire protection measures, including APZs, fire-fighting infrastructure and adequate access, can be integrated into future development in both risk regions. Additionally, the appropriate construction standards will be applied to any future building and road developments. The access provided by Greendale Road, The Northern Road and the future, release area to the south will accommodate safe evacuation.

The requirement for any additional emergency services will be considered under strategic emergency management planning facilitated by DPHI and the applicable further ministerial objectives can be satisfied by the proposed rezoning and IPS.

Consequently, the future developments facilitated by the proposed rezoning will be able to achieve compliance with *Planning for Bushfire Protection 2019* and is not in-compatible with the surrounding bushfire risk. The proposal can exist within the adjacent bushfire prone land.

### 3.11. TRAFFIC

A Traffic, Transport and Access Assessment (TTAA) was undertaken by SCT Consulting (**Appendix T**) which assesses the traffic context of the region as well as the subsequent impacts and requirements of the proposed rezoning. This assessment involved a review of the existing travel data, existing transport conditions, the trip distribution generated by the proposed development as well as the planned and required infrastructure upgrades.

#### Anticipated Home and Dwelling Growth

The Belmore Road Precinct is located within the SCW region which is intended to accommodate 30,000 dwellings and 1,000 new jobs. The Belmore Road Precinct seeks to accommodate approximately 3,300 dwellings and the two neighbouring precincts will see similar proposals submitted. The Cobbitty site, also within the SWGA is expected to have a dwelling yield of 3,814 dwellings and the Lowes Creek Maryland Precinct is similarly expected to seek development growth. As such, the transport assessment assumes that both the Cobbitty site and Lowes Creek Maryland Precincts will proceed in parallel when considering the transport demand and requirements.

With regard to the wider region, SWGA is intended to support at least 155,000 new homes. The Aerotropolis Core to the north is expected to accommodate 50,000-60,000 jobs and 20,000-24,000 residents. The Oran Park Precinct to the south is targeting 7,540 dwellings.

A 2016 Method of Journey to Work study of the region saw 72% of its population use private vehicles for travel, 9% used public transport, 0% cycled and 1% walk as their method of travel. While other studies across differing study areas saw variations in the distribution of travel methods, the general preference for private vehicles is mostly the same. However, the report identifies that the transport demands may see significant shifts following the proposed precinct developments and surrounding infrastructure upgrades.

#### Currently Planned Infrastructure Upgrades / Existing Infrastructure

##### Road Connections

The key road network(s) surrounding the precinct are identified as The Northern Road, Bringelly Road, Greendale Road and Belmore Road. They are characterised as follows:

- The Northern Road: is an arterial road that connects Narellan Road to the south and Greater Western Highway to the north, providing direct access to the wider Sydney region. Transport for NSW completed a number of road works in December 2020 including the second stage of The Northern Road upgrade between Peter Brock Drive, Oran Park and Mersey Road, Luddenham as well as the second stage of the Bringelly Road upgrade between King Street, Rossmore and The Northern Road, Bringelly.
- Bringelly Road: is a sub-arterial road that connects The Northern Road to Camden Valley Way. The road has been upgraded to six lanes between the eastern side of Upper Canal Bridge and the western side of the Eastwood Road Intersection and the rest of the road will be upgraded to a four lane divided road.
- Greendale Road: is a two lane collector road which connects Park Road to Bringelly Road and intersects with The Northern Road.
- Belmore Road: is a local road that intersects with the Northern Road. It was recently upgraded to include a set of traffic signals as part of The Northern Road upgrade.

Additionally, the Outer Sydney Orbital will be approximately 2.5km west of the subject precinct. In regard to the existing and planned public transport infrastructure:

- Currently train services are provided by the Leppington Railway Station 7km to the west of the precinct and low frequency buses service the Northern Road and Bringelly Road. The rural nature of the existing site provides few walking and cycling opportunities. Planned public transport infrastructure includes the north-south rail link / south-west rail link extension and rapid bus services on The Northern Road.



- The Aerotropolis Metro Station is proposed to be located approximately 4km to the north. In addition to the new bus network, the travel patterns will need to be thoroughly understood post gateway.

### Public and Active Transport

Leppington train station is the closest station (approximately seven kilometres north-east) from the site, which provides around seven services per hour during a typical morning/afternoon peak hour. It is the terminal of T2 Inner West and Leppington Line and T5 Cumberland Line, which provide direct connectivity to several of Sydney's key commercial, and population centres including Liverpool, Parramatta, Strathfield, and Sydney CBD. The station provides new facilities, a park-and-ride service area and large commuter car parks.

There is bus route 856 on Bringelly Road and The Northern Road (north of the site), providing service between Bringelly to Liverpool via Leppington Station and Prestons. The frequency of the 856 buses is very low – about five to six services per day in each direction with most of the activity occurring during peak hours. No other bus services operate on The Northern Road in proximity to the subject site. Public school students from Bringelly Public School and Rossmore Primary School are offered school bus services in the area.

Given the rural nature and lack of urban development in the vicinity of the site, pedestrian and cycling accessibility are generally poor. Concrete footpaths are available only on the north side of Greendale Road in proximity to the Bringelly Public School and Bringelly Community Centre and on the western side of The Northern Road in proximity to Bringelly Village shopping centre.

There are few cycling opportunities around the site as there are no cycleways along major roads. However, a dedicated off-road shared path will be running along the eastern side of The Northern Road corridor once the upgrade is completed. Walking and cycling opportunities via dedicated infrastructure are currently very limited. However, the active transport mode share might increase after the delivery of the structure plan in the future and the connection to a wider cycle path network such as the shared path along The Northern Road.

### Proposed Traffic Works

In accordance with the Draft ILP, the following traffic features are proposed:

- A north-south sub-arterial road at the western end of the precinct that connects from the northern end of the Belmore Road Precinct at Greendale Road through Lowes Creek Maryland precinct to Oran Park and provides an alternative to The Northern Road south of Bringelly Road.
- An east-west sub-arterial along Belmore Road as a branch from the north-south arterial road to provide a direct connection to The Northern Road.
- A north-south collector road that bisects the precincts between the sub-arterial road and The Northern Road, enabling efficient distribution between all three north-south routes, especially for the local trips. This north-south collector road also provides direct connection to the local neighbourhood centre and the school.
- Local roads divide up the blocks between the sub-arterial and collector roads.

As the precinct is being designed from a blank slate, there are extensive opportunities for high-quality walking and cycling facilities. It should be noted that in previous iterations of the ILP, a local road was proposed north of the school that crosses the open space and ovals and connects between the two north-south road corridors. This local road connection is no longer provided across the open space and ovals to minimise traffic along this road near the school and also improve pedestrian and cyclist connectivity and safety to the school, the open space and ovals. The land uses surrounding the town centre, school, open space and ovals as well as the residential areas are still well-served by the local street network that connects with the collector and sub-arterial road systems of the precinct.

## 3.12. SERVICING INFRASTRUCTURE

Infrastructure & Development Consulting (IDC) have prepared an Infrastructure Servicing Strategy (**Appendix P**) for the Precinct which identifies the existing services within the site's vicinity, reviews current and planned projects and provides potential servicing strategies for the Precinct.

## Existing and proposed servicing arrangements

- **Water:** The site is not currently serviced by the Sydney Water Potable water network however, Sydney Water have recently delivered two trunk potable water mains along The Northern Road. These mains will connect to two 24ML reservoirs which are currently being delivered at Oran Park. These reservoirs are located on the western side of The Northern Road and will be delivered in 2024 and are expected to have sufficient capacity to supply the future Belmore Road Precinct.

Based on the above assessment a trunk water main of approximately 350mm diameter would be required to support the proposed development. This may be provided through a series of smaller mains rather than a single 350mm main and would be subject to future options analysis, concept and detailed design. Sydney Water have advised that the Belmore Road Precinct will be supplied by the new Oran Park reservoirs, via the recently constructed trunk mains in The Northern Road.

Initial stages of development will be serviced by extending the existing 450mm main in Belmore Road along the collector road constructed in Stage 1. Internal mains through the site will then be extended along key road corridors, and connected back to the existing main along Belmore Road. Fragmented lands to the north and west can be serviced via connections to the connections proposed within the Proponent's landholdings or via existing mains along Greendale Road to the north.

- **Sewer:** The site and surrounding area are not currently serviced by the Sydney Water sewer network. Existing rural properties in the area utilise on-site septic systems for sewage collection and disposal. Newer developments within Oran Park, Harrington Park and Turner Road, located to the south of the Belmore Road Precinct, are serviced by the Sydney Water sewer network. Based on ongoing discussions with Council and Sydney Water, the Precinct will be serviced by the Upper South Creek Advanced Water Recycling Centre (**AWRC**) in Kemps Creek which is planned to be delivered in 2026.

To support the growth in the region, Sydney Water is delivering wastewater infrastructure to the Western Sydney. The Upper South Creek Networks Program will deliver over 96km of wastewater pipelines and 9 pumping stations to service development within the Upper South Creek precinct and transfer flows to the Advance Water Recycling Centre (AWRC) currently under construction in Kemps Creek. It is anticipated the AWRC will be completed in 2026.

- **Electricity:** The site is located within the Endeavour Energy electrical supply zone. The Bringelly Zone Substation (ZS) is located adjacent to the north west corner of the site boundary and has residual capacity which could be used to supply a portion of the precinct. Should there be no available capacity at the Bringelly ZS, Endeavour Energy have indicated the site would be serviced by either the Oran Park ZS or North Leppington ZS.

Existing substations are also located at North Leppington, on Bringelly Road at Eastwood Road, and at Oran Park, located on The Northern Road near Dick Johnson Drive. Endeavour Energy are planning for two new ZS within the vicinity of the precinct. The Bradfield City ZS will be located within the Aerotropolis Core precinct and will also support growth in this area. The Maryland ZS will be located on the western side of The Northern Road, approximately 2km south of the precinct and is flagged for delivery in 2027.

- **Telecommunications:** The site is located within the NBN fibre footprint and will be serviced by NBN Co. fixed line connections. The southern portion of the precinct is covered by satellite connection, although it is expected that fixed line connections will be available in these areas as development progresses.
- Rollout of Telstra's 5G network has commenced across western Sydney, although parts of the site can already access 5G coverage. Future infrastructure rollout across the SWGA and WSA will be staged to match the pace of development, with an expected coverage across the whole precinct over the coming years.

Based on the Infrastructure Servicing Strategy, it is viewed that the proposal can adequately be serviced with water, sewer, electrical, gas and telecommunication infrastructure.

## 3.13. AIR QUALITY

An Air Quality Assessment was prepared by SLR (**Appendix Q**) which assesses the sources of air pollutants in the region and the degree of their air quality impacts onto the Belmore Road Precinct. The assessment was conducted with a desktop review of 17 air emissions sources within the region, predominantly being consisted of food and agricultural uses (e.g. duck farming) as well as some heavy industrial uses (e.g.

Brickworks). Additionally, the Western Sydney Airport is planned to be located approximately 3,100m from the Precinct.

Following a site visit and assessment of the 17 sources, 10 are still operational and may generate adverse, air quality impacts. The following table provides the air quality assessment for these sources:

Emission Source	Distance	Assessment
W2R Compost Farm	2,500m south-west	Relatively close proximity and anticipated, continued operation.
Leppington Pastoral Company	4,100m north-west	Odour generated by manure and cleaning.
Chicken Sheds	5,900m south-west	Sheds can be operational.
Bringelly Brickworks (Boral)	200m west	Scale and nature of activities.
1Turf production	1,800m south-east	Considering distance and nature of works.
Chicken Sheds	4,500m south-east	Sheds are operational
Refrigerated chicken meat facility	4,500m south-east	Sheds are operational
Chicken sheds	4,500m south-east	Sheds are operational
Chicken sheds	3,500m north	Sheds are operational
Soil mixing business	4,100m north	Potential airborne dust impacts.

As such, the potential sources of adverse air quality impacts are as follows:

- Odour from the poultry farms, dairy farm and composting operation;
- Emissions of particulate matter, oxides of nitrogen, sulfur oxides and hydrogen fluoride, and individual air toxins from the Bringelly Brickworks and fugitive dust emissions from the associated quarrying operations; and
- Products of fuel combustion (including particulates) from local road traffic.

Subsequently, the assessment report identifies and considers the local wind conditions, the potential issues of the relevant pollutants, the recommended separation distances (based on intensity of operations) and the background air quality as to determine the probable air quality impacts. Following a more detailed assessment, the report identified:

- Odour from the poultry farms will have no impact on the precinct due to the separation distance far exceeding the minimum, recommended separation distance.
- The composting operations are of a large enough separation distance that it will not have any air quality impact on the Belmore Road Precinct.
- Bringelly Brickworks are currently operational, and the concentration and averaging period of the Particulate Matter could exceed the NSW EPA criteria.

Dispersion modelling was conducted to predict potential air quality impacts associated with the Bringelly Brickworks operations on the Belmore Road Precinct. Emission rates of identified pollutants were obtained from the Air Quality Impact Assessment prepared by Wilkinson Murray (Wilkinson Murray, 2013) for the State Significant Development (SSD-5684) approved by DPHI on 3 March 2015, and scaled to reflect the latest modification application (MOD 2) to extract up to 350,000 tpa of clay/shale.

The dispersion modelling study predicted that the off-site long term particulate concentrations and annual average dust deposition rates would be below the respective NSW EPA criteria, however exceedances of 24-hour average PM10 and 24-hour average PM2.5 concentrations were predicted on a number of days. A detailed review of the maximum predicted 24-hour average concentrations at the site boundary showed that:

- The predicted exceedances of the 24-hour average PM10 criterion occur on days of existing high backgrounds ( $> 50 \mu\text{g}/\text{m}^3$ ) caused due to exceptional weather events (eg bushfires). The incremental impact of Bringelly Brickworks on these days are negligible. No exceedances were predicted on days with high incremental contribution for the Belmore Road Precinct.
- The predicted exceedances of the 24-hour average PM2.5 criterion showed similar patterns with exceedances predicted on days with high background levels ( $> 25 \mu\text{g}/\text{m}^3$ ) caused by the exceptional weather events (eg bushfires). The incremental impact of Bringelly Brickworks on these days is negligible. No exceedances were predicted on days with high incremental contribution for the Belmore Road Precinct.

Given above, it is concluded that the existing Bringelly Brickworks operation of is highly unlikely to cause any additional exceedances of the relevant NSW EPA criteria for the Belmore Road Precinct.

### 3.14. NOISE

Marshall Day Acoustics undertook a Noise and Vibration Impact Assessment (**Appendix R**) for the proposal to inform the design of the Draft ILP and ensure than the proposed land uses, and lots can be delivered without being affected by external noise impacts.

An assessment of aircraft, rail, quarry and road traffic noise and vibration impacts was undertaken, and a summary of the findings are provided in **Table 9**.

Table 9 Noise Impact Assessment

Noise / Vibration generator	Impact
Aircraft (Western Sydney Airport)	The site is well outside of the ANEF-20 contours and is classified as “acceptable”, therefore the site is not expected to be adversely impacted by aircraft noise and ground borne vibration levels are expected to be negligible.
Rail noise (Sydney Metro – Western Sydney)	The site is located greater than 1km west of the proposed Sydney Metro Western Sydney Rail Corridor and is not expected to experience noise impacts from passenger and freight activities along the rail line. Given its distance being greater than 25m, vibration impacts are not required to be assessed in accordance with the <i>NSW State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP)</i> or the <i>NSW Department of Planning; Interim Guideline – Development Near Rail Corridors and Busy Roads</i> .
Quarry Noise (Bringelly Brickworks)	Sensitive receivers within the precinct subject to potential noise impacts generated by Bringelly Brickworks include: <ul style="list-style-type: none"> <li>▪ 55 Loftus Road, Bringelly</li> <li>▪ 54 Loftus Road, Bringelly</li> </ul>

Noise / Vibration generator	Impact
	<ul style="list-style-type: none"> <li>20 Greendale Road, Bringelly</li> </ul> <p>Provided that the operation of Bringelly Brickworks is appropriately managed in such a way that the requirements of the Noise Management Plan previously prepared for the site's operation, and the Environment Protection License are adhered to any lot within the precinct will also be subject to compliant noise levels from the Bringelly Brickworks.</p>
Road Traffic	<p>Traffic noise from The Northern Road and Greendale Road will be experienced at the proposed residential lots within the precinct. Noise modelling was undertaken for the expected 2041 noise, and control measures are provided to manage potential road traffic impacts as detailed in the draft DCP (<b>Appendix C</b>).</p>

## Master planning approach

The following noise control measures have been integrated into the Draft ILP and will be adopted in the detailed DA stages of future development through specific DCP provisions.

- Position of dwellings within the subject lot – the layout of future individual lots within the proposed blocks will be positioned such that the first-row buildings (with a direct line of sight to The Northern Road) provide maximum noise shielding to the principal private open spaces.
- Physical Noise Controls (Fences) – Acoustic fences to be constructed in the form of boundary fences with heights ranging from 1.8m to 2.4m consistent with the modelling undertaken as part of the Noise and Vibration Impact Assessment, with finalised fencing alignments to be developed as part of a future review of the Final ILP.
- Architectural Treatments to dwellings - architectural noise control elements will be required to be incorporated into the design of dwellings within areas close to The Northern Road in order to ensure that target noise levels are achieved within internal spaces throughout the development.

Based on the above, the majority of the site can comply with applicable noise criteria without additional noise control measures. For residential development adjacent to The Northern Road, DCP provisions have been recommended to ensure that acoustic criteria are achievable. The proposed rezoning can therefore be supported from a noise and vibration point of view.

## 4. PLANNING FRAMEWORK

### 4.1. STRATEGIC PLANNING CONTEXT

The Planning Proposal is consistent with and supports a range of strategic planning outcomes established by Camden Council and the NSW Government. This chapter provides a brief overview of the strategic planning policies governing development in NSW and how the vision and intended outcomes for the subject site will implement or otherwise be consistent with relevant plans and policies. Detailed consistency of the proposal with the relevant State and local strategic planning matters is demonstrated in **Section 9.3.2** of this report.

#### 4.1.1. NSW Premier's Priorities

In June 2019, The NSW Premier released a collection of fourteen (14) priorities for NSW. They have set targets and represent commitments by the NSW Government to deliver on key policy priorities. The Premiers Priorities aim to enhance the quality of life for people in NSW and tackle key social issues identified by the NSW Government.

The following priorities are of relevance to State and local strategic planning.

1. A strong economy
2. Well-connected communities with quality local environments
3. Green public space
4. Greening our city

Through the Western Sydney Airport and Aerotropolis, the Western Parkland City will be key to securing a strong economy for NSW and the region. New urban areas in the Western Parkland City such as the South West Growth Area will be central to supporting economic development in the region. Building green public space and cities are a core consideration of development in the region, realised through the planning around the South Creek riparian corridor.

#### 4.1.2. A Metropolis of Three Cities: Greater Sydney Region Plan

*A Metropolis of Three Cities: Greater Sydney Region Plan (Region Plan)*, finalised by the Greater Sydney Commission (**GSC**) in March 2018, provides a 40-year vision to (2056) and establishes a 20-year plan to manage growth and change for the Greater Sydney region. The Region Plan is built on a vision of three cities, “where most residents live within 30 minutes of their jobs, education and health facilities, services and great places”. It identifies four themes: *infrastructure and collaboration, liveability, productivity, and sustainability*. Within these four themes, a set of planning priorities and actions are identified to achieve the Region Plan's vision. The Region Plan includes a high-level structure plan identifying key centres, employment areas, and important infrastructure contributions.

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

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

Key strategic centres, trade gateways and collaboration precincts surrounding the site include the Western Sydney Airport and Aerotropolis, Western Economic Corridor, Leppington and Narellan Strategic Centre, Campbelltown Macarthur and the SWGA.

Figure 12 Sydney Region Plan's Structure Plan



Source: Greater Sydney Commission

The Region Plan sets (10) directions to achieve ‘a metropolis of three cities’. Under each direction, a series of objectives and actions are identified. This Planning Proposal contributes to the 30-minute city vision and responds to the key themes of the Region Plan as detailed in **Section 9.3.2** of this report.

### 4.1.3. Western City District Plan

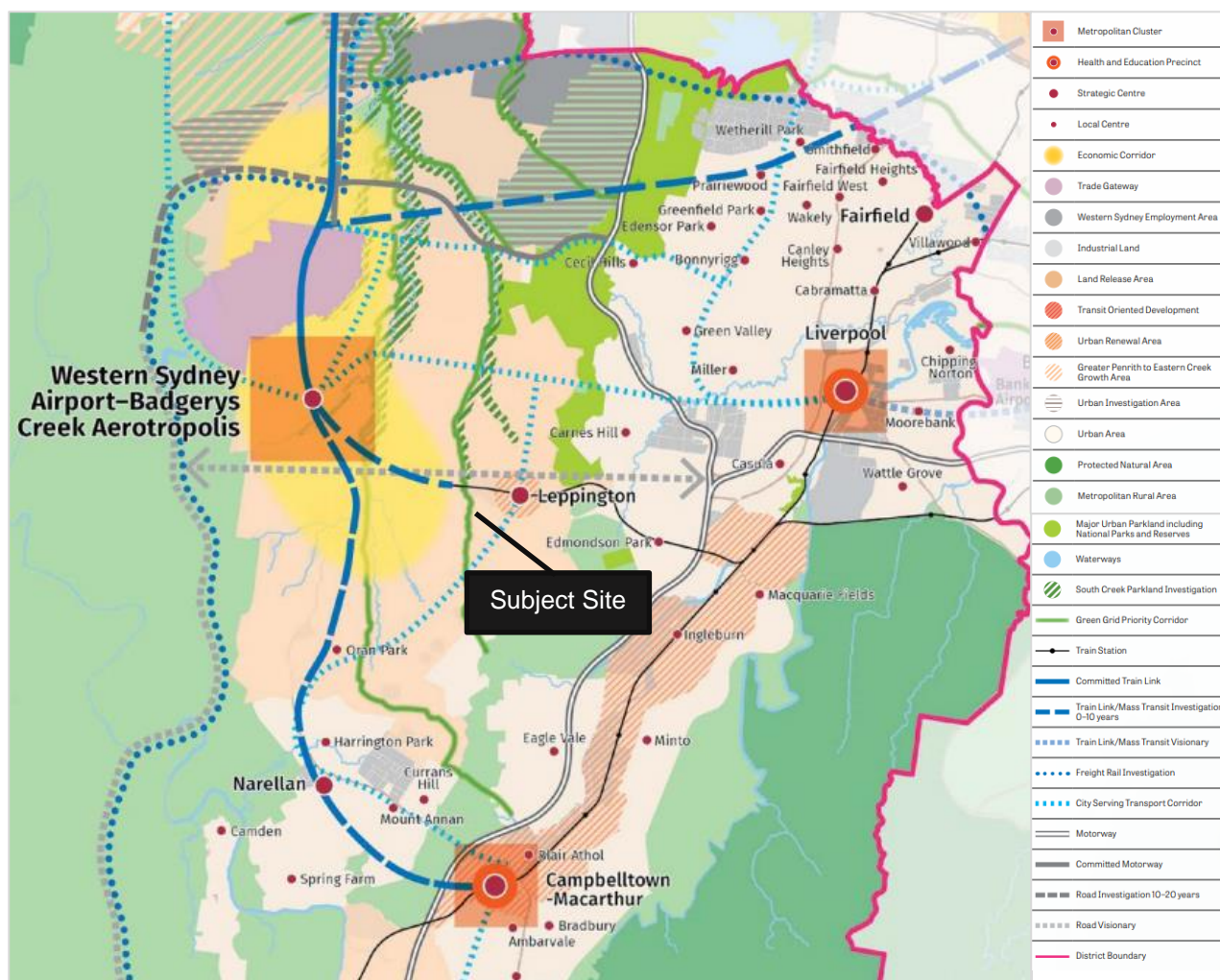
The *Western City District Plan* (**District Plan**) was finalised by the GSC in conjunction with the Region Plan in March 2018 and fulfils the directions and objectives of the Region Plan at a district level.

The site is located within the Western City District. The District Plan sets out planning priorities and actions for improving the quality of life for residents.

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



Figure 13 District Plan's Structure Plan



Source: Greater Sydney Commission

The Planning Proposal is consistent with the Western District Plan as it aligns with the identified Planning Priorities as discussed in **Section 9.3.2** of this report.

#### 4.1.4. Western Parkland City Blueprint

The Parkland City will account for over 20 per cent of NSW's population growth by 2036, with nearly 1.39 million people. To keep pace with this growth, the Parkland City may require 15-30 per cent of the NSW infrastructure spend – the equivalent of \$60 billion – \$120 billion in today's terms – over the next 15 years.

The Western Parkland City Blueprint was prepared by the former Western Parkland City Authority in October 2022 and puts forward a set of short- and medium-term priorities for Government investment. These include:

- **Rail:** Complete investigations to prioritise a metro connection between Bradfield City Centre and Leppington, linking Bradfield City Centre to Glenfield and Liverpool by 2031 and providing the communities of South West Sydney with access to jobs in the Aerotropolis.
- **Precinct Activation:** Deliver road packages, utilities and digital infrastructure and rapid and frequent buses for the Aerotropolis, South West, Greater Macarthur and Wilton Growth Areas to support activation of enterprise lands, jobs growth and connected communities.
- **Parks and Open Spaces:** Establish new parks in the Thompsons Creek and South Creek corridor and provide additional open space throughout the City, along with increasing tree canopy and green cover in public spaces to reduce heat and increase well-being.
- **Economic Development:** Drive investment attraction and innovation with a strong and predictable infrastructure pipeline, improved capability in advanced manufacturing and cyber security, integrated skills pathways with industry and enhanced health and education precincts.



- **Sustainability:** Progress towards net zero before 2050 by moving away from fossil fuels to a 100% renewable energy mix. This includes delivering Bradfield City Centre as a net zero city that maximises onsite renewable energy generation, smart technology and green infrastructure, and leading in renewable energy as part of a multi-utility corridor pilot in surrounding precincts

The Belmore Road Precinct aims will support priorities identified in the Western Parkland City Blueprint including creating new connections within the Parkland City which prioritise connected open space and support economic development.

#### 4.1.5. NSW State Infrastructure Strategy 2022-2042

Infrastructure NSW published the Building Momentum State Infrastructure Strategy 2022-2042 (**SIS**), a 20-year Strategy that sets out Infrastructure NSW's independent advice on the current state of NSW's infrastructure and the needs and priorities over the next 20 years. It establishes nine objectives which inform priorities and Infrastructure NSW's recommendations to the NSW Government.

The first and second objective contained in the Infrastructure Strategy is to boost economy wide productivity and service growing communities. This is through investment in infrastructure alongside policies to better utilise the State's existing and new assets. This is fundamental to meeting the needs of a growing NSW. This is an important objective pertaining to the SWGA, which will experience considerable growth in population by delivering new communities. The SWGA and the subject site will experience population growth, which will also be facilitated through this proposal. Accordingly, the Belmore Road Precinct aligns with these objectives to optimise investments for new and existing communities to cater to the needs of growing populations.

Built upon the objective to service growing communities is Infrastructure NSW's recommendation that NSW Government Agencies integrate the infrastructure priorities necessary to support Growth Areas, Planned Precincts and Growth Infrastructure Compacts. This includes factoring infrastructure and the associated costs into decisions about land rezoning and land release, and maximising opportunities for the co-location of different services. The South West Growth Area is identified under this recommendation to deliver enabling infrastructure that can support emerging communities, such as the Belmore Road Precinct.

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

#### 4.1.6. Housing 2041: NSW Housing Strategy

In May 2021 the NSW Housing Strategy was released. The Strategy recognises that housing needs to be well-designed and well located. This ensures people and households have access to employment and educational opportunities. It also addresses the role of affordable and social housing in supporting the needs of low income and vulnerable people and households, as well as wellbeing, inclusivity and economic sustainability.

The delivery of social and affordable housing can be provided through a range of models such as:

- build-to-rent;
- new communal living models;
- incentives to build mixed tenure communities with a portion of affordable or social housing;
- working with community partners to deliver; and
- affordable rental housing.

The four pillars of supply, diversity, affordability and resilience of housing reflects the vision for Housing 2041. The objectives outlined in the strategy are integrated with these four pillars of housing needs, in which the proposal is aligned with the following:

- We aim to support a pipeline of housing that creates choice for people and households at different prices, enabling people to live in homes of the right size with the right accessibility to well-serviced locations, positively shaping the communities of NSW.
- People should be able to access secure housing, local facilities, employment opportunities and jobs, and their personal networks, whether they own their home outright or with a mortgage or rent in the public or private market. This includes older women renters reaching retirement with limited assets.
- Housing design should respond to its environment and integrate with green infrastructure, a changing climate, natural hazards and the dynamic character and demographic profile of a local area.
- Housing design should maximise new technological advancements and evolve to reflect new ways of living.
- Planning for housing and infrastructure should happen together and recognise that the way we plan for new homes shapes the characteristics that make a healthy and resilient community and place.
- Design should address extreme heat, bushfires, flooding and energy use.

In line with the vision to deliver housing that is diverse and meets varied and changing needs of the population, the proposal seeks to unlock the land for a residential community to deliver a diverse range of housing typologies to meet the residential market needs of south west Sydney. Further, the Belmore Road Precinct will integrate the delivery of a high amenity environment supported by open space, community facilities, pedestrian walkability and connectivity between the green and blue grids. This seeks to ensure the precinct supports housing that is enduring and resilient.

Housing 2041 aims to deliver housing supply in the right locations at the right time. Having a pipeline of housing that creates choice for people and households will enable people to live in homes that are accessible in well-serviced locations. Accordingly, the Belmore Road Precinct will support these objectives contained in Housing 2041 and successfully contribute to shaping communities of NSW.

#### 4.1.7. Future Transport Strategy

*Future Transport Strategy (Transport Strategy)*, prepared by TfNSW, sets out a transport vision, directions and outcomes framework for NSW to guide transport investment and policy.

The aim of Transport Strategy is to connect customers and communities with a safe, reliable, sustainable and integrated transport system. The Future Transport Strategy was developed with a strong focus on financial sustainability and greater emphasis on strategic direction rather than delivering an updated infrastructure list.

The proposed development will support the following priorities in the Transport Strategy:

- Connecting our customers' whole lives - People rely on transport to access health services, employment, education, social and leisure activities. Therefore, it is important to ensure connectivity is improved, especially in areas under significant growth, and that is equitable, accessible and safe.
- Successful places for communities – TfNSW is committed to improving liveability, protecting biodiversity, and achieving net zero emissions. Growth around public transport is of consideration as to ensure support for thriving and healthy communities around the station.
- Enabling economic activity – TfNSW are looking to optimise the use and efficiency of existing infrastructure by managing demand and performance before providing more infrastructure or capacity.

The Strategy's long-term vision is through these priorities that will support NSW population growth. The Belmore Road Precinct will contribute to the growth of the SWGA through the delivery of homes. Accordingly, considerations to align and deliver on these outcomes is critical as to ensure residents are well-served by infrastructure. Accessibility is an important outcome, particularly ensuring residents and transport customers are connected throughout their lives. Currently, the site's closest Station is Leppington Train Station. The Precinct will be supported by investment at this station through the South West Rail Link. Accordingly, equitable access of transport for all will be fulfilled by providing reliable and secure public transport for future and existing residents of the SWGA.

### 4.1.8. South West Growth Centre Structure Plan

The South West Growth Centre Structure Plan (**SWGA Structure Plan**) was originally prepared in 2010 to provide an overall framework on how the SWGA should develop, including centre hierarchy, potential land use opportunities, and infrastructure connections.

In December 2022, DPHI released the updated Structure Plan (**2022 SWGA Structure Plan**) and the accompanying Guide to the SWGA which replaced the previous 'explanatory notes'. A Section 9.1 Ministerial Direction has also been issued which requires planning proposals within the SWGA to demonstrate consistency with the 2022 Structure Plan and accompanying guide.

The 2022 SWGA Structure Plan clarified the locations of planned and potential strategic centres, local centres and neighbourhood centres. Among other changes, the 2022 SWGA Structure Plan identifies a local centre at Lowes Creek Maryland rather than the three walkable neighbourhoods identified in the 2010 Structure Plan.

In relation to the Belmore Road Precinct, the previous Structure Plan (refer to **Picture 1**) identified:

- A mixed use/employment corridor within the south portion of the precinct along the Northern Road
- Two walkable neighbourhood centres (one the existing Bringelly Village and a second on the Northern Road)
- Land to the west and south of the site as industrial/employment lands.

The 2022 SWGA Structure Plan (refer to **Picture 2**) identifies:

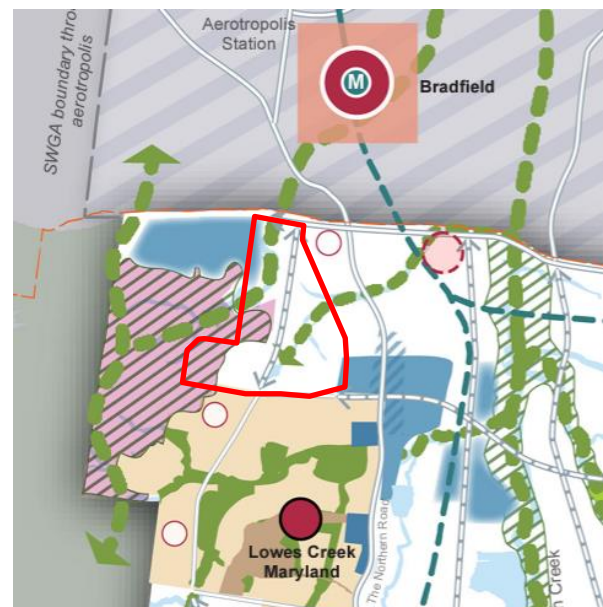
- A potential east-west road connection at the southern site boundary
- A potential north-south road connection along the western site boundary.
- A neighbourhood centre within the subject site at the intersection of the Northern Road and Bringelly Road reflecting the existing Bringelly Village
- A mixed use/employment corridor within the south portion of the precinct along the Northern Road
- Potential green corridor reflecting South Creek West

Figure 14 SWGA Structure Plan with Belmore Road Precinct identified in red



Picture 3 Extract of SWGA Structure Plan (2010)

Source: DPHI



Picture 4 Extract of SWGA Structure Plan (2022)

Source: DPHI

An assessment of the current ILP against the Structure Plan is provided below.

SCW Structure Plan	Current ILP
A potential east-west road connection at the southern site boundary	<p>The current regional road layout in the 2022 Structure Plan does not align with the existing and future regional road connections to the Northern Road in particular, at the interface with the Belmore Road Precinct. Given that The Northern Road upgrade works (including intersection design and construction) have now been completed, it is important that future detailed land use planning for precincts on the eastern and western side of the Northern Road take this into consideration. This has formed part of works to date on the draft Belmore Road Precinct ILP.</p> <p>Investigations to date have shown that the only connection within the precinct will be via Belmore Road. An additional connection is available further south within the Lowes Creek Maryland Precinct on the northern edge of the rezoned employment land.</p>
A potential north-south road along the western site boundary.	<p>In accordance with the Structure Plan, a sub-arterial road has been provided along the western precinct boundary connecting to Greendale Road to the north and the sub-arterial road within the Lowes Creek Maryland precinct to the south.</p>
A neighbourhood centre within the subject site at the intersection of the Northern Road and Bringelly Road reflecting the existing Bringelly Village	<p>While the existing Bringelly Village is situated along the northern boundary of the Precinct, the size, scale and location of Bringelly Village is not fit-for-purpose to meet the needs of the new incoming community.</p> <p>Retail analysis prepared by Urbis has identified that the highest and best use of the existing centre would be employment-generating uses. The site benefits from proximity and high visibility to passing traffic along The Northern Road and Greendale Road and is in a prime location at the southern gateway to the Western Sydney Aerotropolis to attract prospective tenants. Businesses at the precinct could leverage off its proximity to the airfreight terminal and Bradfield, and access to The Northern Road, helping to increase supply chain efficiencies particularly for time-sensitive, aviation based industries, such as agriculture or logistics.</p> <p>To replace the identified neighbourhood centre, it is necessary to develop a more suitable purpose-built centre within the Precinct to service the needs of the incoming residential population. As illustrated in the draft ILP, it is proposed to locate a new neighbourhood centre on the key east-west sub-arterial connection (Belmore Road) which has direct access to an already built signalised intersection on the Northern Road and will have future connection east towards the proposed Metro corridor.</p>
A mixed use/employment corridor within the south portion of the precinct along the Northern Road	<p>Taking into account the as-built Northern Road intersections (including Belmore Road) and the gazettal of the Lowes Creek Maryland Precinct, it became evident as part of the Belmore Road Precinct planning process that the realisation of a mixed use/employment corridor as illustrated under the 2022 Structure</p>

SCW Structure Plan	Current ILP
	<p>Plan presented a number of challenges largely given to the residential zoning to the south.</p> <p>Notwithstanding the above, another suitable location for mixed use and employment generating activities is identified in the draft ILP within the north-west portion of the Precinct. This portion of the site is highly accessible via Bringelly Road and Wentworth Avenue and is currently ongoing further investigation to confirm the highest and best use.</p> <p>It is also acknowledged that the proposed location of the employment land to the north of the Precinct does not preclude the future development of an employment corridor on the eastern side of The Northern Road.</p> <p>A mixed use neighbourhood centre has also been located along the Belmore Road (the key connection to The Northern Road) to meet the needs to the future residents and create a neighbourhood centre co-locates local services and open space and is suitably connected to the Northern Road.</p> <p>A smaller neighbourhood centre (less than 1,000sqm of GFA) is also provided in the south-west portion of the site to provide additional amenity close for resident in this portion of the site. This reflects similar retail opportunities within the Lowes Creek Maryland Precinct to the south.</p>
Potential green corridor reflecting South Creek West	The riparian and open space network has been designed to reflect the alignment of South Creek West in accordance with the Structure Plan. Further considerations in the ILP include the retention of existing mature trees on site and co-location of active and passive uses with the riparian corridor.

#### 4.1.9. Camden Local Strategic Planning Statement

The Camden Local Strategic Planning Statement (**LSPS**) was finalised in March 2020. The LSPS identifies the vision for land use planning over the next 20 years. The purpose of the LSPS is to:

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

The vision is underpinned by four key themes: Infrastructure and collaboration, liveability, productivity and sustainability. These mirror the priorities of the Region Plan and District Plan and are critical to how Camden will grow and evolve. The establishment of (21) planning priorities and associated actions under these

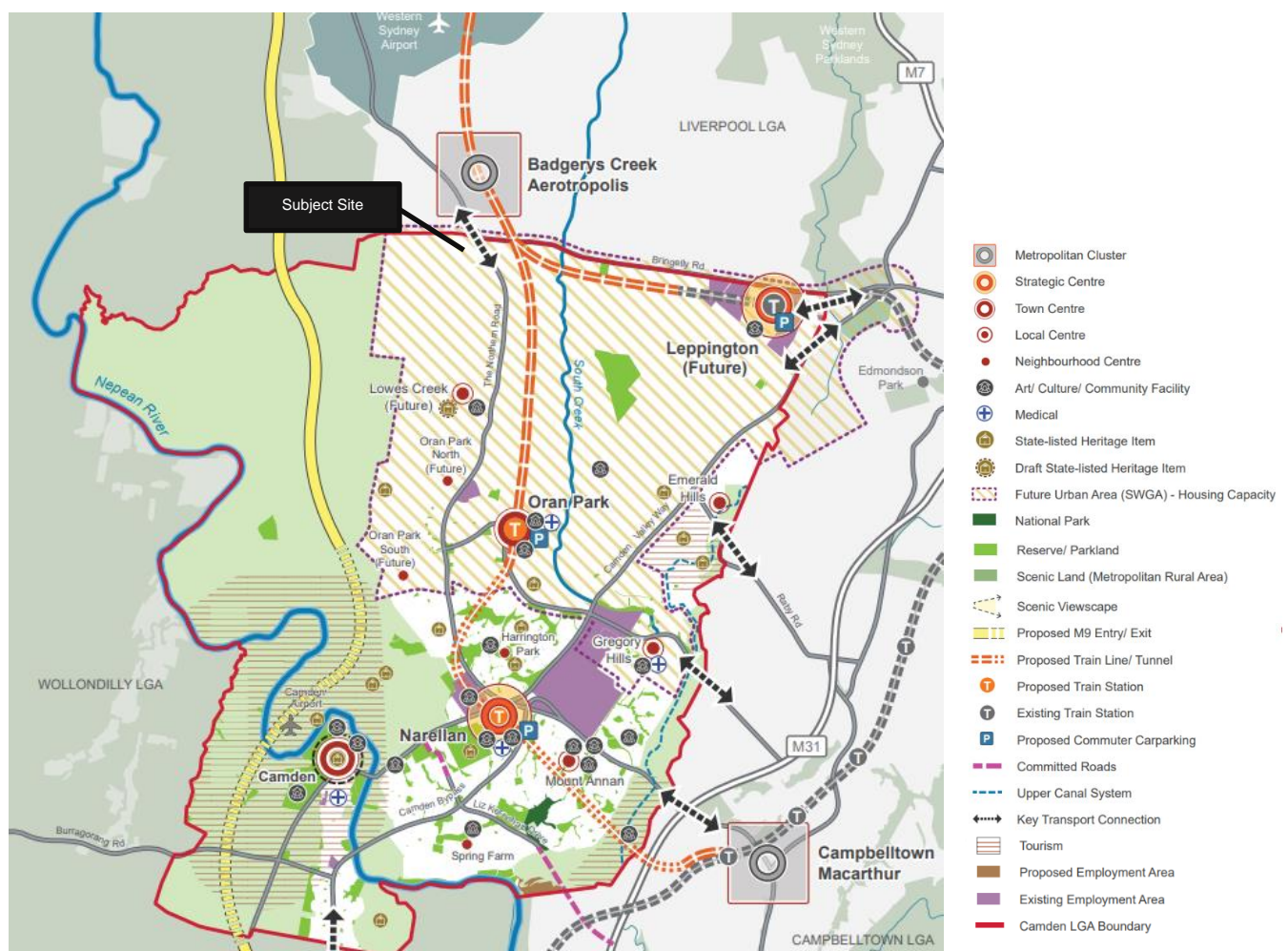
themes aligns with local planning strategies and seeks to improve land use planning within the local government area.

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

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

The LSPS Structure Plan (**Figure 15**) identifies the site as being situated within the Future Urban Area of the SWGA which is expected to foster majority of housing capacity in the next 20 years. In this context, it is expected that land surrounding the site will be subject to significant change, with the Badgerys Creek Aerotropolis north of the site setting the context for this transformation.

Figure 15 Camden LSPS's Structure Plan



Source: Camden Council

The Planning Proposal and Draft ILP aligns with the LSPS as it has been developed in response to the LSPS's local priorities. Refer to **Section 9.3.2** of this report for an assessment of the Proposal's consistency with the LSPS's local priorities.



#### 4.1.10. Camden Local Housing Strategy

The Camden Local Housing Strategy (LHS) was adopted on the 12 October 2021. It was prepared in response to region, district and local planning policy objectives to set a clear plan for housing in the Camden LGA over the next 10 and 20 years. Informed by a Market Housing Analysis (2019), it establishes projected housing demand and housing supply as well as capacity gaps that need to be met to achieve the housing targets for Camden.

Over the next 20 years (between 2015/16 and 2035/36), the LGA is forecasted to have the largest housing growth of any metropolitan Sydney council with an anticipated demand for an additional 49,625 dwellings with most residential growth set to occur in the SWGA. Of the SWGA precincts, SCW is expected to facilitate majority of dwelling capacity, targeted at 30,000 dwellings by 2040.

Within the 6 – 10 year growth period (between 2021/22 to 2025/26), there is a projected demand for 10,000 – 12,500 dwellings across the LGA. Under current planning controls it is anticipated that there will be sufficient capacity to meet the demand for attached dwellings and apartments. However, it is forecast that there will be a shortfall of between 2,812 and 5,128 detached dwellings which are the dominant housing typology in the LGA. This shortfall indicates that there is a need to rezone additional land within the SWGA to support the delivery of this housing typology.

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

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

In particular, the Future Urban settlement area to which the site relates has a dwelling capacity ranging from 44,675 to 83,766. Therefore, its rezoning and redevelopment provides the opportunity to increase housing capacity and assist in meeting the short and long term housing demands of the LGA.

There is also a growing demand for affordable typologies within the LGA. By 2036, the demand for social and affordable housing is expected to grow by 4,592 households, representing an average annual growth rate of 5.6%, which is comparatively high relative to NSW which has an estimated lower annual growth rate of 1.5%.

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

- Priority 1 – Providing housing capacity and coordinating growth with infrastructure
- Priority 2 – Delivering resilient, healthy and connected communities
- Priority 3 – Delivering the right housing in the right location
- Priority 4 – Increasing housing choice and diversity
- Priority 5 – Addressing housing affordability

#### 4.1.11. Camden Spaces and Places Strategy

The Camden Spaces and Places Strategy was exhibited from 16 September 2020 to 4 November 2020 and was subsequently adopted on 8 December 2020. The Strategy provides a strategic framework and action plan for the future management of social infrastructure including open space, recreation spaces and community facilities. The Strategy also identifies gaps in the provision of, and projected future demand for social infrastructure, establishes best practice benchmarks, informs capital works improvement plans and guides social infrastructure planning for future urban development in the LGA.

Within the Strategy, the types of social infrastructure of main focus include council-owned or managed passive open space, active open space and community facilities. Camden Council divide the LGA into three districts; the Rural District, Established District and Growth District. The Belmore Road Precinct falls within the Growth District which also includes the other land release areas in the SWGA. Demographic features of the Growth District which have informed the recreation focus areas include the dominant family



demographic, a doubling population by 2036 and shift in housing types, likely to comprise more dense communities.

The following recreation focus areas were identified:

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

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

The Planning Proposal and Draft ILP responds to the recreation focus areas through the careful planning for active and passive recreation areas including playing fields and local parks, as well as a village centre and school. The location and provision of social infrastructure can be assessed based on both qualitative and quantitative measures, however a key principle that has informed the proposed provision of social infrastructure in the Draft ILP is the interaction between these spaces and their adjoining land uses and residential densities, as well as a consideration towards its contextual setting whilst maintaining a 400m catchment rule in its siting.

As indicated in the Draft ILP, approximately 16 hectares of land has been identified for playing fields which are co-located with the school and Belmore Road neighbourhood centre to enable optimal access and maximise their utilisation through its proximity to higher density residential land. Approximately 12 hectares of local parks for passive recreation are provided across the remainder of the precinct providing access to places for interaction and social gathering.

The Demographic, Social infrastructure and Community Needs Assessment prepared by WSP (**Appendix E**) assesses the Draft ILP in respect to council benchmarks and nearby precincts including those established under the Draft Camden Spaces and Places Strategy, to ensure that the proposed social infrastructure provision adequately responds to the needs of the future community. WSP undertook a qualitative and quantitative analysis of the proposed social infrastructure provision and concluded that the Draft ILP delivers an adequate supply of usable open space to cater for the future community.

#### **4.1.12. Western Sydney Aerotropolis Plan**

In September 2020, the NSW Government finalised the Western Sydney Aerotropolis Plan. The Plan was developed by the Western Sydney Planning Partnership, a collaboration between the local governments of Blacktown, Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith, Wollondilly and key state agencies. The Plan presents a framework for the development of the Western Sydney Airport and ten precincts that comprise the Western Sydney Aerotropolis. The framework consists of a five (5) point vision to guide development into creating a global gateway and world class international airport. The vision entails:

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

- Retaining a green, biodiverse landscape.

The plan also gives effect to four (4) themes, ten (11) objectives and forty-seven (47) principles that are aligned with the GSC's Greater Sydney Region Plan. It recognises that it has been identified as the catalyst for economic growth in the Western Parkland City over the next 40 years and is key to realising the vision of the metropolis of three cities.

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

#### 4.1.13. Connecting with Country Framework

In June 2023, the Government Architect NSW (**GANSW**) released the *Connecting with Country* Framework, a framework for understanding the value of Aboriginal knowledge in the design and planning of places. The draft framework provides two key strategies for connecting with country which integrate cultural awareness and an Aboriginal perspective on project lifecycles.

The Framework asks project teams, their clients and leaders to make a clear commitment to act in ways that can deliver positive outcomes for Country and community. The health and wellbeing of Country will help to:

- reduce the impacts of natural events such as fire, drought, and flooding through sustainable ways of using land and water
- value and respect Aboriginal cultural knowledge with Aboriginal people co-leading design and development of all NSW infrastructure projects
- ensure Country is cared for appropriately and sensitive sites are protected by Aboriginal people having access to their homelands to continue their cultural practices.

Niche Consulting has prepared a Preliminary Aboriginal Cultural Heritage Assessment Report (**PACHA**) (**Appendix J**) to inform the precinct planning process and associated Draft ILP. Seventeen Aboriginal groups identified themselves as Registered Aboriginal Parties (RAPs) through the consultation process following the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*.

The RAPs have also identified cultural values associated with the landscape, including, that creek lines were used as thoroughfares through the country and ridgelines as lookout points. The RAPs see the entire area is a cultural landscape and that every tree and stone is a cultural item as part of the wider landscape. As such, the ILP and associated Landscape Masterplan has been designed to respond, and celebrate Aboriginal heritage values into the design of the precinct, in consultation with the local Aboriginal community by incorporating open space along existing ridge lines and riparian corridors, whilst importantly seeking to retain mature trees and appropriately retain and enhance the significant waterway's that traverse through the Precinct. This approach has also been incorporated within the draft DCP, with specific development controls proposed to ensure designing with country is a key consideration for all future development applications.

This Precinct presents a unique opportunity to celebrate these important areas which will provide a benefit to the broader community, in particular by converting current privately owned land into public ownership.

#### 4.1.14. Better Placed

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

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

1. Better fit – contextual, local and of its place.
2. Better performance – sustainable, adaptable and durable.
3. Better for community – inclusive, connected and diverse.
4. Better for people – safe comfortable and liveable.
5. Better working – functional, efficient and fit for purpose.

6. Better value – creating and adding value.
7. Better look and feel – engaging, inviting and attractive.

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

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

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

#### **4.1.15. Greener Places**

In November 2017, the GANSW released the Draft Greener Places Design Guide, the NSW Government's policy for green infrastructure in NSW. The guide presents a collection of priorities and four (4) principles and four (4) outcomes to guide design and planning in the delivery of green infrastructure in NSW, with a focus on open space for recreation, urban tree canopy and bushland and waterways. Fundamentally, the policies seek to respond to the following NSW challenges including: health, climate resilience, rapidly growing population, changing lifestyle and demographics, infrastructure and urban renewal and biodiversity loss.

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

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

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

Urban tree canopy is a key priority of the draft Guide, supported by three (3) strategies. and an indicative target of 40% urban tree canopy cover across the Greater Sydney Region and other urban areas across NSW by 2056. To achieve this target, the following strategies are provided:

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

## 4.2. STATUTORY PLANNING CONTEXT

### 4.2.1. NSW Environmental Planning and Assessment Act 1979

*Environmental Planning and Assessment Act 1979 (EP&A Act)* is the principal planning and assessment legislation for NSW. It promotes orderly land use and development and the integration of environmental, social and economic interests within a framework of ecologically sustainable development.

This Planning Proposal is made to Camden Council and has been prepared in accordance with Section 3.33 of the EP&A Act and DPHI's *Local Environmental Plan Making Guideline* (August 2023).

### 4.2.2. Section 9.1 Directions

Section 9.1 Directions of the EP&A Act require Councils to address a range of matters when seeking to rezone land with an LEP. There is no statutory requirement for the Directions to be considered during Precinct Planning. Nevertheless, as the site of this Council led Planning Proposal is within the SWGA, the Directions have been addressed as part of this submission, with the Draft ILP and associated documentation found to be consistent with the relevant directions, as discussed in **Section 9.3.2**.

### 4.2.3. Environment Protection and Biodiversity Conservation Act 1999

*Environment Protection and Biodiversity Conservation Act 1999* is the Commonwealth's central framework for the protection of the Australian environment. It provides for the conservation and protection of biodiversity and natural and cultural places and heritage. It further promotes principles for ecologically sustainable development which are achieved through conservation and sustainable resource use.

### 4.2.4. Biodiversity Conservation Act 2016 No. 63

*Biodiversity Conservation Act 2016 No. 63 (BC Act)* is the NSW Governments principal framework for environmental protection across NSW. It provides for the protection and conservation of biodiversity and ecosystems in NSW and promotes the use of the ecologically sustainable development principles. The Draft ILP has been designed in accordance with mapped Native Vegetation to ensure that areas of important biodiversity are enhanced and retained.

### 4.2.5. Environmental Planning and Assessment Regulation 2021

*Environmental Planning and Assessment Regulation 2021 (EP&A Reg)* is the accompanying legislation to the EP&A Act. It prescribes the regulations for the functioning of the EP&A Act across NSW.

### 4.2.6. State Environmental Planning Policy (Precincts – Western Parkland City)

*State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP)* is the principal Environmental Planning Instrument that guides precinct planning in Camden. The Camden Growth Centres Precinct Plan under Appendix 5 of the State Environmental Planning Policy (SEPP) provides the localised framework for the implementation of the Precincts SEPP.

The aims of the Precincts SEPP are to:

- (a) co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area,
- (b) to enable the Minister from time to time to designate land in growth centres as ready for release for development,
- (c) to provide for comprehensive planning for growth centres,
- (d) to enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity,
- (e) to provide controls for the sustainability of land in growth centres that has conservation value,
- (f) to provide for the orderly and economic provision of infrastructure in and to growth centres,

- (g) to provide development controls in order to protect the health of the waterways in growth centres,
- (h) to protect and enhance land with natural and cultural heritage value,
- (i) to provide land use and development controls that will contribute to the conservation of biodiversity.

The Precincts SEPP does not contain planning controls applicable to the site. It is the intent of this Planning Proposal to rezone the land and insert localised development controls into the Precincts SEPP to enable the orderly development of land within the precinct. Specifically, the proposal seeks to zone the land in accordance with the *Precincts SEPP, Appendix 5 Camden Growth Centres Precinct Plan*.

#### **4.2.7. Camden Local Environmental Plan 2010**

*Camden Local Environmental Plan 2010 (CLEP 2010)* provides the current development standards for the site. It is the intention of this Planning Proposal to rezone the site under the Precincts SEPP, as such, the CLEP 2010 has been included for contextual understanding only.

##### **Land Use Zoning**

Majority of the site is currently zoned RU4 Primary Production Small Lots and RU1 Primary Production with a small portion of lots on the northern site zoned B1 Neighbourhood Centre.

##### **Height of Building**

The site is the subject of a 9.5m height provision.

##### **Minimum Lot Size**

The portion of the site zoned RU4 Primary Production Small Lots is the subject of a 2 hectare minimum lot size, while the remainder is subject to a 40 ha minimum lot size except for that zoned B1 Neighbourhood Centre which does not have an applicable minimum lot size.

##### **Heritage Conservation**

There is one item of local heritage significance identified in Schedule 5 of the Camden LEP 2010 contained within the site.

## 5. INDICATIVE LAYOUT PLAN

Urbis has prepared a draft Indicative Layout Plan (**Draft ILP Revision K**) for the site, illustrated in **Figure 11**, which has informed the planning provisions proposed under this SEPP amendment. The Draft ILP has been shaped by a comprehensive site analysis and identification of the site opportunities and challenges, ensuring the appropriate and considered use of land. The following sections outline the indicative layout for the site, contained within the Urban Design Report enclosed in **Appendix B** to support this Planning Proposal request.

### 5.1. DESIGN PRINCIPLES

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

#### 1. Integrating the Green and Blue Grid by creating a resilient environment which responds to the natural setting of South Creek West

The Belmore Road Precinct celebrates its natural environment through conservation of important trees and riparian corridors. This creates a sustainable community which protects residents from urban heat island effects and promotes resilience to climate change. The setting and design of homes enables an energy efficient response through housing design, and supports the low carbon aspirations set within this Precinct.

South Creek is a major tributary of the Hawkesbury-Nepean River, starting from Narellan in the South West District, it flows north all the way to Windsor where it connects to the Hawkesbury River. GANSW has identified the potential for a continuous open space corridor along the entirety of South Creek that provide ecological protection and enhancement, improved stormwater treatment and a regionally significant recreation and active transport corridor for Western Sydney. The Draft ILP reflects this vision by providing riparian zones along the creek that provide opportunity for activation and high quality green space within the precinct.

#### 2. Creating an activated community hub with centralised retail, convenience-based facilities and amenity

A neighbourhood centre is located at the core of the Belmore Road Precinct. The centre creates a focal point for the community and encourages social gathering within the Precinct. The centre provides a range of uses highly accessible to all residents including retail, community spaces and educational facilities.

The Belmore Road Precinct provides a highly connected, permeable network with convenient access to public transport, public spaces and facilities, and amenities. The road network has been designed to be capable of responding to all forms of public transport investment over time. This allows the precinct to iteratively evolve and respond as the Aerotropolis and surrounding communities, such as Lowes Creek Maryland. Cycleways and footpaths will connect across the Precinct to enable residents' easy access to amenities.

#### 3. Creating a network of neighbourhood hubs

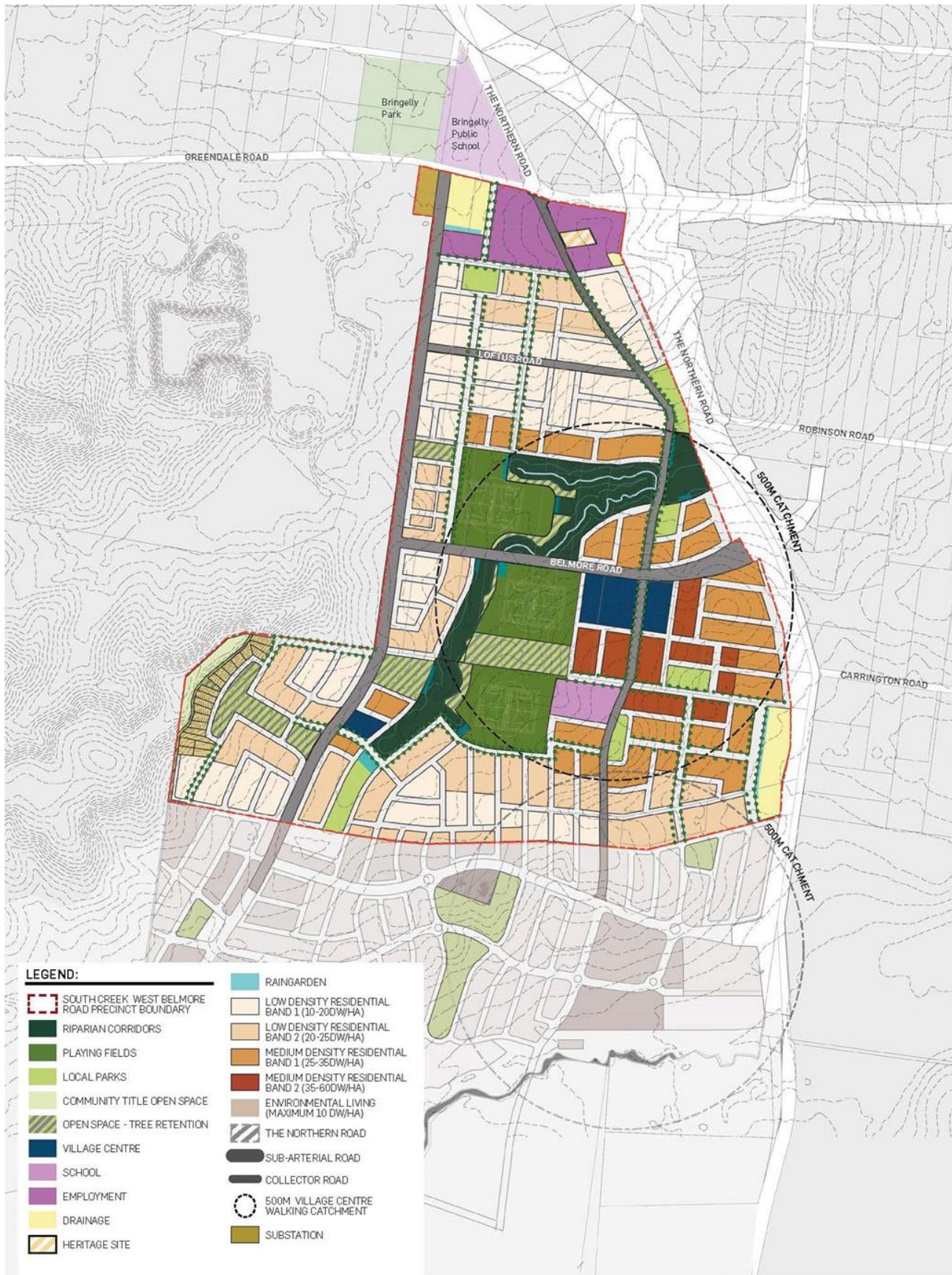
The Belmore Road Precinct exemplifies a thriving community where residents live in healthy neighbourhoods served by well-maintained public spaces and facilities, such as libraries, schools and recreation areas, all within walking distance. Residents can choose from a variety of housing choices to match all income levels and lifestyles with clusters of community surrounding open spaces to reflect existing green and blue spaces.

#### 4. Provide a diverse mix of housing to enable flexibility in meeting varied needs and changing demands of future households.

Recent trends have proven the stability of the housing market activity within the SWGA compared to the North West Growth Area, with the presence of affordable options within the market. This is evidenced through the growing number of younger purchasers, and the continued shift towards smaller lot and dwelling sizes. Considering this, the planning proposal, through the proposed environmental planning instrument (EPI) including density bands amendments will present the opportunity and flexibility to deliver a mix of housing typologies across the site as described below.

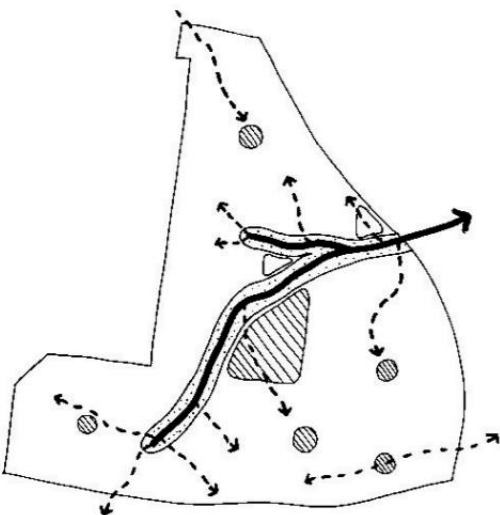


Figure 16 Indicative Layout Plan (Revision K)

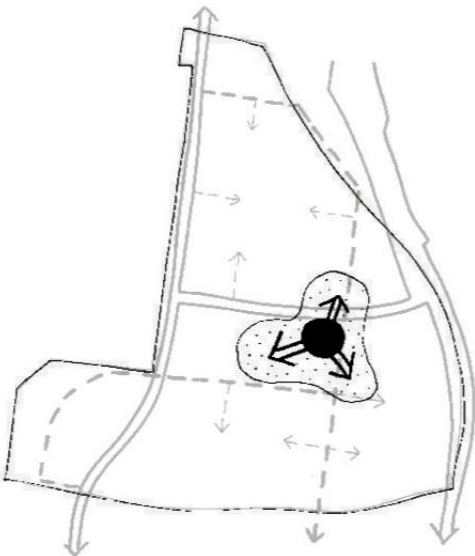


Source: Urbis

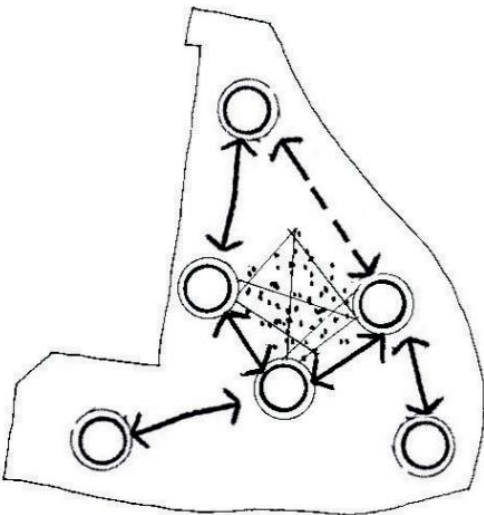
Figure 17 Design Principles



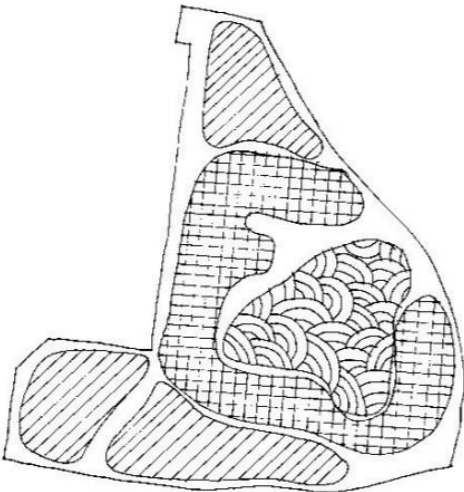
Seamless Integration with the Blue, Green and Ochre Grids



A Well Defined and Active Community Hub at the heart of the Precinct



Series of Interconnected Neighbourhood Hubs



Provision of Housing Diversity and Choice



## 5.2. LAND USES AND DISTRIBUTION

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

The distribution of land uses across the site takes advantage of the large scale of the site whilst also ensuring an efficient and sensitive development of the landholding. The development strategy varies across the site depending on the local context, with the residential areas promoting a walkable and highly amenable residential community, balanced by the employment lands along the Northern Road.

**The following will be required to be revised prior to public notification to reflect the minor updates to the western ridgeline in accordance with Revision K of the draft ILP. This will align with the updated Urban Design Report.**

Table 10 Proposed Land Use and Distribution

Use	Description	Area (HA)/ Percentage of Precinct
Residential	Including a mix of densities and housing typologies across the site outlined in <b>Section 5.3</b> .	109.8 (57.6%)
Neighbourhood Centres	Two neighbourhood centres are proposed within the Belmore Road Precinct to support local retail, community spaces and convenience-based facilities.  Specific objectives and controls for both centres are identified in <i>Draft Development Control Plan – Schedule 7 Belmore Road Precinct</i> is provided at <b>Appendix C</b> .	4.7 (2.4%)
Neighbourhood Centre (Belmore Road)	This is the primary Neighbourhood Centre which is accessible via Belmore Road. The centre is co-located with playing fields, community facilities and provides primary retail and non-retail services within the Precinct.	3.91
Neighbourhood Centre (South-West)	A small scale neighbourhood centre is proposed in the south-west corner of the site, similar to centres proposed along the same sub-arterial road within the Lowes Creek Maryland.	0.79
Educational Establishment	To meet the expected demands of the Belmore Road Precinct, a 2 hectare school government public school is co-located with the playing fields and the local centre, where future multi-purpose community centre will be located.	2.0 (1.05%)
Roads	See <b>Section 5.4</b> of this report.	18.39 (9.6%)
Substation	The operation of Bringelly Zone Substation will be retained, with an opportunity to expand in the future.	0.8 (0.04%)
Employment Land	The Employment Precinct supports the growth of local employment, catering the needs of local businesses and enterprises and can support the development for a mix of business, office, bulky goods retailing and other light	18.39 (9.6%)

Use	Description	Area (HA)/ Percentage of Precinct
	<p>industrial type of development. This precinct incorporates the local heritage item.</p> <p>Specific objectives and controls for employment land are identified in <i>Draft Development Control Plan – Schedule 7 Belmore Road Precinct</i> is provided at <b>Appendix C</b>.</p>	
Riparian Corridor	Combination of passive and active open spaces that are seamlessly integrated with an enhanced riparian corridor, providing a central green node which extends the open space outlook and provides for multi-functional open spaces, including incorporation of pedestrian route and cycle network along the edges.	14.0 (7.3%)
Local Parks (including park associated with community title lots)	A series of open spaces that offer a varied set of amenities across the Belmore Road Precinct. The proposed catchment and accessibility configuration for Local Parks has been designed to maximise accessibility from surrounding residential areas and provide safe and equitable access	5.81 (3.0%)
Open Space – Tree Retention	Additional passive open space is provided across the Precinct where tree retention is prioritised. The intention for these areas is for the design of future open spaces to consider tree retention within the design. Examples of this within the Camden LGA include Kolombo Reserve which provides playground and exercise equipment as well as walking paths while retaining existing and mature trees.	8.78 (4.6%)
Playing Fields	There are three double playing fields located close to the riparian corridor. The size ranges between 5.0ha and 5.5ha. These playing fields enhance the overall open space network and support the provision of double playing fields. One of the double playing fields will be co-located with the Belmore Road neighbourhood centre.	16.04 (8.4%)
Drainage Basins	The Draft ILP proposes a water management system that is integrated with the open space network. Six (6) drainage basins have been proposed to appropriately manage water flows across the Precinct. Three (3) of these are integrated with the riparian corridor, with two (3) others located at the north and south-west of the Precinct. These are designed with dual-use functionality, where it could support passive recreational uses and be treated as an open space.	4.55 (2.4%)

## 5.3. DENSITY BANDS

To ensure that the proposed mix can be realised throughout the precinct as a result of the making of the proposed EPI amendments, the introduction of 'minimum to maximum' density bands are proposed under this planning proposal. This approach is consistent with the density bands for Lowes Creek Maryland to the south.

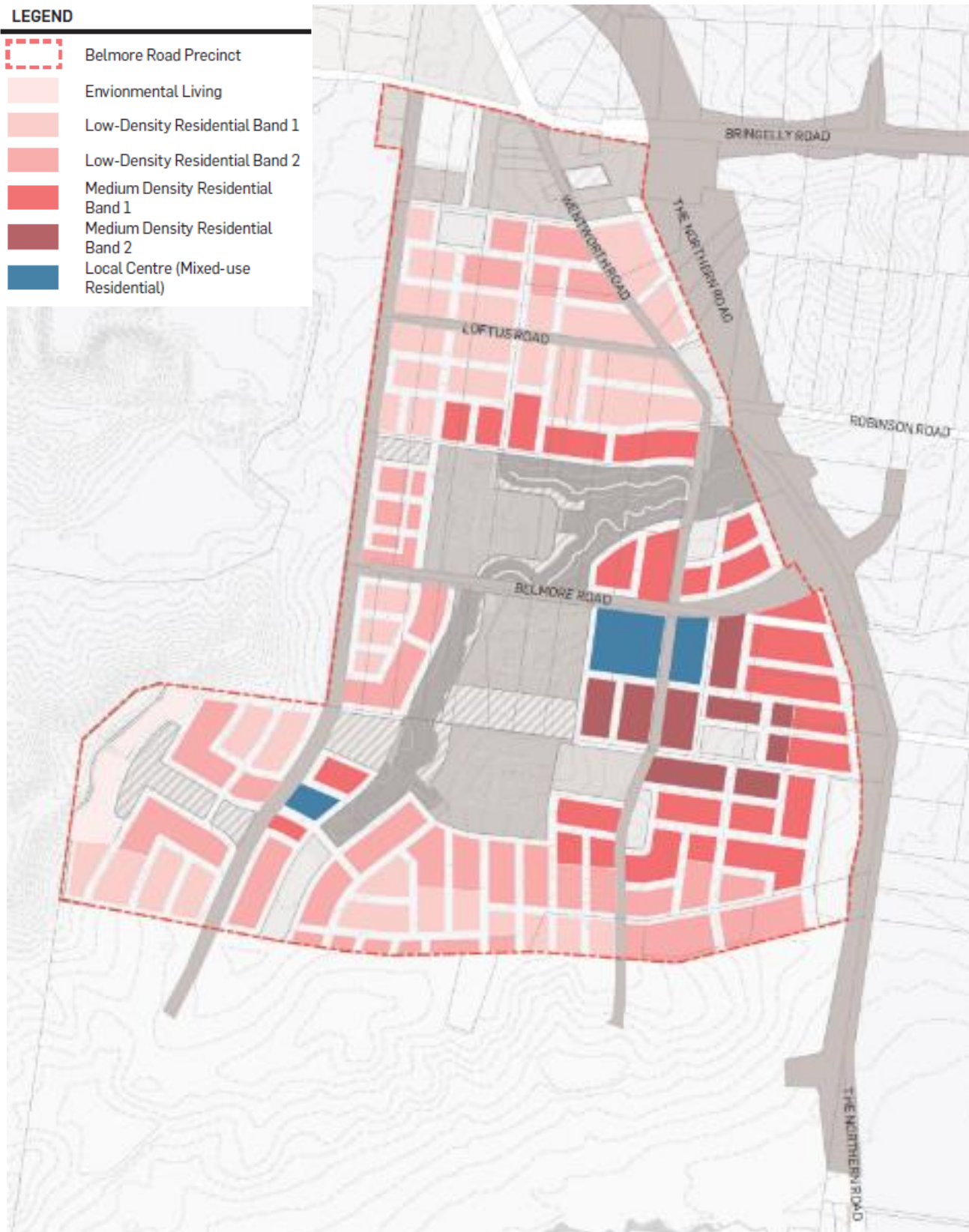
HOUSING TYPES & LOT SIZES	DENSITY RANGE (DW/HA)	AREA (HA)	MAXIMUM YIELD (DWELLING)	% OF BELMORE ROAD PRECINCT
<b>Envionmental Living</b>	<b>5 - 10</b>	<b>2.5</b>	<b>25</b>	<b>1%</b>
• Detached Housing (1000m <sup>2</sup> )				
<b>Low Density Residential Band 1</b>	<b>10 - 20</b>	<b>36.7</b>	<b>735</b>	<b>22%</b>
• Large Detached Housing (450-600m <sup>2</sup> )				
• Detached Housing (350-450m <sup>2</sup> )				
<b>Low Density Residential Band 2</b>	<b>20 - 25</b>	<b>34.0</b>	<b>849</b>	<b>25%</b>
• Large Detached Housing (450-600m <sup>2</sup> )				
• Detached Housing (350-450m <sup>2</sup> )				
• Attached: Semi-detached / Rear (150-350m <sup>2</sup> )				
<b>Medium Density Residential Band 1</b>	<b>25 - 35</b>	<b>26.8</b>	<b>937</b>	<b>28%</b>
• Large Detached Housing (450-600m <sup>2</sup> )				
• Detached Housing (350-450m <sup>2</sup> )				
• Attached: Semi-detached / Rear (150-350m <sup>2</sup> )				
<b>Medium Density Residential Band 2</b>	<b>35-60</b>	<b>9.2</b>	<b>549</b>	<b>16%</b>
• Detached Housing (350-450m <sup>2</sup> )				
• Attached: Semi-detached / Rear (150-350m <sup>2</sup> )				
• Units (Low-rise, walk-up apartments)				
<b>Apartments (above retail podium of local centre)</b>	<b>60</b>	<b>4.7</b>	<b>280</b>	<b>8%</b>
• 2-3 storeys apartment				
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>3,375</b>	<b>100%</b>

Each density band has adopted a mix of housing typologies to enable housing diversity to be delivered and realised within the Belmore Road Precinct. The following table presents a summary of the target dwelling yield and distribution across the Belmore Road Precinct.

The Belmore Road Precinct has the potential to deliver up to 3,371 dwellings. Considering the above, as well as the housing targets and growth for the SWGA, the following density bands are proposed under this planning proposal for the Precinct.

Density bands are not proposed within the neighbourhood centre as height and FSR controls are intended to best serve and drive the built form outcomes in this location of the precinct.

Figure 18 Proposed Density Bands



Source: Urbis

## 5.4. STREET DESIGN AND ROAD NETWORK

The road network of the Belmore Road Precinct has four main categories, including sub-arterial road, local streets, neighbourhood streets and open space links:

### Sub-Arterial Roads

Belmore Road will be upgraded as a sub-arterial road, providing main access to the Belmore Road Precinct from the Northern Road. The connection to Lowes Creek Maryland and existing Bringelly facilities up north will be enhanced through the proposed north-south connection along the western boundary of the Precinct.

### Collector Roads

Loftus Road and Wentworth Road will be the local connectors of the Belmore Road Precinct, providing safe access between the sub-arterial routes and neighbourhood streets. These roads bisect the precinct enabling efficient distribution between all three north-south routes, especially for the local trips. The Draft ILP also proposes to extend Wentworth Road further south to create a direct link from Lowes Creek Maryland.

The proposed width allows for bus capable travel lanes and shared paths on both sides of the road, which supports public transport, walking and cycling access and provides connections to key local destinations.

### Local Streets

Local roads divide up the blocks between the sub-arterial and collector roads. Slow speed environments within residential neighbourhoods that may promote community uses and informal sharing of street space between all street users are encouraged. They provide traffic calming and maximise verge space for street tree planting.

### Green Streets

Three main streets were pre-determined as major open space connections. Green streets incorporate activation and stormwater management measures including vegetation to slow, filter, and cleanse stormwater runoff from impervious surfaces and improve the overall amenity of riparian corridors.

### 5.4.1. Future Public Transport Network

Both sub-arterial road and local streets are designed to enable the possibility to accommodate a future bus network. The bus network will have the potential to connect to future Sydney Metro - Western Sydney Airport line.

## 5.5. COMMUNITY BENEFITS

With an expectation that the Belmore Road Precinct will accommodate up to 10,700 additional residents, the Draft ILP is designed around a landscape program that aims to form synergy with surrounding amenities and enable active use of these spaces in community daily life. In addition to providing an open space program that is well connected and integrated with Bringelly Park, Bringelly Public School, and the proposed amenities and facilities at Lowes Creek Maryland, the following social infrastructure is proposed within the Precinct:

- A multi-purpose community centre and other convenience based facilities within the neighbourhood centre.
- Identifying a site for a potential Government Primary School adjacent to open space and in close proximity to the neighbourhood centre.

## 6. CAMDEN GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL PLAN

This Planning Proposal seeks to introduce a site-specific Schedule to the *Camden Growth Centre Precincts Development Control Plan* to support the Precincts development in accordance with the Draft ILP and supporting technical investigations.

*Draft Development Control Plan – Schedule 7 Belmore Road Precinct* is provided at **Appendix C** and includes the vision for the Belmore Road Precinct, the Draft ILP and relevant figures associated with the DCP controls and site-specific controls relating to the Local Centre and Employment Precinct.

There are no amendments required to the main body of the DCP as part of this Planning Proposal or Draft DCP submission. Further amendments to the DCP are likely to occur post-Gateway based on review by the Master Planner and to respond to further consultation with Registered Aboriginal Parties.

# 7. INFRASTRUCTURE DELIVERY AND DEVELOPER CONTRIBUTIONS

## 7.1. REGIONAL INFRASTRUCTURE

The SWGA area is subject to Special Infrastructure Contributions (**SIC**) under Part 7 Subdivision 4 of the EP&A Act. The SIC provides for a one-off financial contribution payable by any developer or landowner in the North West and South West Growth Areas who is developing or subdividing land in a manner triggered by the provisions of the SIC plan. The SIC will help fund regional infrastructure required for development in the SWGA over the next 30 years. The proponent will make the required contribution to be determined at part of the Draft ILP process. Concurrently, the proponent will also be looking to explore the opportunity of a planning agreement which may address both regional and local contributions in the absence of a site-specific Section 7.11 Plan.

## 7.2. LOCAL CONTRIBUTIONS

Local development contributions will be required to deliver the local infrastructure items and upgrades required under this Planning Proposal and the Draft ILP. It is understood that Council will aim to prepare a local contributions plan for the Belmore Precinct concurrently with this Planning Proposal. Notwithstanding this, CKDI as the proponent of this Planning Proposal could seek to enter into a Planning Agreement arrangement for the delivery of the required (proportionate) local infrastructure. It is anticipated that through the planning proposal process, negotiations relating to a Planning Agreement will progress, with a letter of offer to be presented to Council at the appropriate time during the planning proposal process.

Infrastructure & Development Consulting (**IDC**) have prepared an Infrastructure Servicing Strategy (**Appendix P**) for the Precinct which identifies the existing services within the site's vicinity, reviews current and planned projects and provides potential servicing strategies for the Precinct. This has been based on the below staging plan for the Precinct.

Figure 19 Staging Plan



Source: Urbis



## 8. COMMUNITY AND STAKEHOLDER ENGAGEMENT

### 8.1. PRE-LODGEEMENT CONSULTATION

Guided by the new approach to the precinct planning framework, and the designation of the Belmore Road Precinct as a 'Collaboration Precinct', the Proponent's technical advisory and investigation teams has collaborated with Camden Council throughout the preparation of this Planning Proposal. The collaborative process also included the establishment of a vision for the precinct that involved both Camden Council and DPHI. This collaboration involved a virtual visioning workshop which took place in May 2020, and was attended by Council, a representative from DPHI and the Proponents Technical Advisory Team. The outcomes of this workshop have been closely considered in preparing this Planning Proposal.

It is also recognised that the Precinct is made up of various fragmented landowners located in the central and northern section of the Precinct. Prior to lodgement of the Planning Proposal in April 2021, the Proponent undertook some very preliminary discussions around the process and its intent to prepare a Planning Proposal for the Precinct. No formal discussions have otherwise taken place in regard to the Draft ILP, as it was intended that this will importantly occur as part of the Planning Proposal process once formally lodged with Camden Council.

On March 17 2021, a formal pre-lodgement meeting was held at Camden Council's offices. In attendance were various members of Council's Strategic Planning Team and the Proponents project team. A formal record of this meeting and the feedback from Council is provided in the Meeting Minutes attached under **Appendix T**. The feedback and comments from Council have been considered, where relevant, in this Planning Proposal Report.

### 8.2. POST-LODGEEMENT CONSULTATION

Since lodgement in April 2021, meaningful discussions have occurred with Camden Council through monthly Project Working Group (**PWG**) meetings, site visits and workshops on specific matters. PWG meetings are also attended by DPHI and other relevant government agencies where appropriate. As part of the current protocol arrangements for this Collaboration Precinct, Council prepared an Communication Plan. The objectives of the Communication Plan are to:

- Provide a guide to engaging and informing key audiences during the precinct planning process;
- Ensure clear and consistent information is provided at different stages including the initial notification, planning, exhibition and post-rezoning stages; and
- Ensure the objectives for the Precinct are communicated in line with the bigger picture objectives of state/regional plans.

This Communications Plan has been prepared to be consistent with Council's *Community Participation Plan* (2021). The Communications Plan identifies individuals or groups of people who may be affected by the outcome of the project. Potential stakeholders/audiences of the project include the following:

- Council (including Council officers) and Councillors
- Landowners including landowners within the Belmore Road Precinct and adjoining landowners
- Proponent Group
- Stage agencies and service providers
- DPHI
- Submitters (during initial notification and public exhibition)
- Broader community
- Local, state and federal ministers



## Initial Notification

Based on comments received from Council through formal requests for further information (**RFI**) and the PWG format, an amended package was placed on initial notification from **22 August - 3 October 2022**. During the initial notification period, workshops were held by Council with landowners within the Precinct.

Following notification, Council prepared an RFI to reflect comments received during the public notification of the proposal and internal comments from Council. Key updates to the scheme include the relocation of the future educational establishment onto CKDI's landholdings. A meeting with SINSW to discuss the relocation of the future educational establishment also occurred on 20 December 2022. The location of the site on CKDI's landholdings was supported in-principle.

A summary of how the current proposal responds to comments from government agencies and public submissions is appended

## Role of the Master Planner

In March 2023, a 'Master Planner' was engaged by Council provide Council Officers with an independent review of the Planning Proposal package. This review will undertake an independent assessment against relevant strategies and policies, to recommend various amendments to improve the key vision and principles within the site. Given the number of owners within the Belmore Road Precinct, this process allows for transparency between Council and the final ILP.

It is noted that the Master Planner will be expected to conduct this work collaboratively with Council Staff and the proponent through the PWG forum and any additional meetings, as required.

## Local Planning Panel

Concurrently with the Master Planner process, the draft ILP was reviewed by the Camden Local Planning Panel on 18 July 2023. The Local Planning Panel is an advisory group who will assess if the Planning Proposal demonstrates strategic and site specific merit. The Panel recommended that Council proceed to gateway determination. Based on this meeting, the Panel provided a range of recommendations for consideration by the project team.

## Rezoning Review

On 19 February 2024, a Rezoning Review was requested by the Proponent on the grounds that Camden Council failed to indicate support for the proposal within 115 days, or failed to submit the proposal after indicating its support.

The Rezoning Review was considered by the Strategic Planning Panel of the Sydney Western City Planning Panel (**the Panel**) at a meeting and site visit held on 7 June 2024. On 28 June 2024, the Panel recommended that the proposed instrument should be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit. Camden Council declined the Planning Porposal Authority (PPA) role. In accordance with Section 3.32(1) of the EP&A Act, the Planning Panel as delegate of the Minister for Planning has determined to appoint itself as the PPA for this Planning Proposal.

As such, DPHI will manage and prepare documentation with the Panel to considered. The Panel recommends that prior to submitting the Planning Proposal for a Gateway determination, the Planning Proposal is to be revised to address comments from the Panel.

## 8.3. FUTURE CONSULTATION

It is acknowledged that Council is leading targeted consultation with other landowners within the Belmore Road Precinct. This process will continue to be managed with consultation with Council.

As noted in **Section 3.5**, Aboriginal Stakeholder Engagement has also been identified as part of Council's future actions for the Belmore Road Precinct. Detailed engagement with Aboriginal stakeholders will continue post Gateway Determination. Future engagement is likely to include detailed consultation regarding the ILP and workshopping DCP controls (particularly around the design of open space and riparian lands). This will inform the future Aboriginal Cultural Heritage Assessment for the Precinct.

## 9. PLANNING PROPOSAL

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

It is noted that this Planning Proposal is seeking an amendment to the Precincts SEPP, however, based on feedback from Camden Council this Planning Proposal is consistent with DPHI's *Local Environmental Plan Making Guideline* (August 2023).

This section is structured as follows:

- **Part 1** – A statement of the objectives and intended outcomes.
- **Part 2** – An explanation of the provisions that are to be included in the proposed LEP.
- **Part 3** – The justification for the Planning Proposal and the process for the implementation.
- **Part 4** – Mapping.
- **Part 5** – Details of community consultation that is to be undertaken for the Planning Proposal.
- **Part 6** – Project timeline.

### 9.1. PART 1: OBJECTIVES AND INTENDED OUTCOMES

The intended outcome of this Planning Proposal is to amend the Precincts SEPP in order to facilitate the urban development of the Belmore Road Precinct as envisaged as part of the South West Growth Centre and established in the Region Plan and District Plan.

A Draft ILP (**Appendix A**) has been prepared by Urbis to support the rezoning, informed by extensive specialist consultant studies which are discussed in Section 3 of this report. The site will comprise approximately 3,300 dwellings and a population of 10,700 people within a thriving community.

### 9.2. PART 2: EXPLANATION OF PROVISIONS

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

#### 9.2.1. Precincts SEPP

Amendments are proposed to the following clauses and associated maps within Precincts SEPP, with any required amendment discussed as part of this Planning Proposal.

- Land Application Map
- Land Zoning Map: Sheet LZN\_002 and LZN\_003
- Residential Density Map: Sheet RDN\_002 and RDN\_003
- Height of Buildings Map: Sheet HOB\_002 and HOB\_003
- Floor Space Ratio Map: Sheet FSR\_002 and FSR\_003
- Riparian Protection Area Map: Sheet RPN\_002
- Heritage Map: HER\_002
- Additional Permitted Uses Map: Sheet APU\_002

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

## Amendments to Clause 1.3 Land Application Map

Clause 1.3 of Appendix 5 of the Precincts SEPP and the Land Application Map are proposed to be amended to incorporate the Belmore Road Precinct. This approach is consistent with other precincts in the Camden LGA including Catherine Fields Precinct, East Leppington Precinct, Leppington North Precinct, Leppington Precinct and the Pondicherry Precinct which are all incorporated into the current Land Application Map.

The suggested wording is provided below in [blue](#).

*This Precinct Plan applies to land within the Catherine Fields Precinct, East Leppington Precinct, Leppington North Precinct, Leppington Precinct, Pondicherry Precinct, Lowes Creek Maryland Precinct [and Belmore Road Precinct](#) as shown on the Land Application Map.*

## Amendments to the Clause 2.2 Land Zoning

Clause 2.2 of Appendix 5 of the Precincts SEPP and the associated Land Zoning Map Sheet LZN\_002 and LZN\_003 is proposed to be amended to reflect the land uses proposed within the Draft ILP (see **Figure 13**).

The Land Use Table within Part 5 of Appendix 5 of the Precincts SEPP is proposed to be amended by this Planning Proposal to introduce new zones resulting in an amendment to Clause 2.1.

Recent reform to employment and environmental zones has not been incorporated into the Precinct SEPP. As such, reference to the current zoning and proposed reform has been provided throughout this document.

The proposed land use zones include:

- B1 Neighbourhood Centre / E1 Local Centre
- B6 Enterprise Corridor / E3 Productivity Support
- E2 Environmental Conservation / C2 Environmental Conservation
- E4 Environmental Living / C4 Environmental Living
- RE1 Public Recreation
- R2 Low Density Residential
- R3 Medium Density Residential
- SP2 Infrastructure

A breakdown of each proposed land use is provided in **Table 11** below, with the intended permitted uses to be delivered by the proposal also identified.

Table 11 Proposed land use zones

Proposed zone	Permitted uses		Explanation of provision
B1 Neighbourhood Centre / E1 Local Centre	<u>B1 Neighbourhood Centre</u>  <i>Boarding houses; Business premises; Car parks; Centre-based child care facilities; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education</i>	<u>E1 Local Centre</u>  <i>Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel</i>	<p>The proposal includes a <i>B2/E1 Local Centre</i> zone where the village centres is proposed in the Draft ILP to allow for a variety of local business and retail uses to service the day-to-day needs of the future community.</p> <p>It is intended that the B2/E1 zone will be developed to comprise a range of ground floor retail and non-retail uses, with shop-top housing above. A provision to restrict the retail floor space</p>

Proposed zone	Permitted uses		Explanation of provision
	<i>facilities; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Retail premises; Roads; Service stations; Shop top housing; Tourist and visitor accommodation;</i>	<i>accommodation; Information and education facilities; Local distribution premises; Medical centres; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Veterinary hospitals</i>	associated with the Belmore Road neighbourhood centre is also proposed.
E2 Environmental Conservation / C2 Environmental Conservation	<i>Drainage; Recreation areas; and Roads.</i>	<i>Environmental facilities; Environmental protection works; Flood mitigation works; Recreation areas; Roads; Water reticulation systems</i>	The <i>E2/C2 Environmental Conservation</i> zone follows the riparian protection area and ensures these culturally and ecologically significant corridors are maintained into the future. Recreation areas are permitted within the E2 zone and will contribute to passive recreation within the Precinct. A mechanism which allows the acquisition of E2/C2 land will require further consultation with Council.
E4 Environmental Living / C4 Environmental Living	<i>Bed and breakfast accommodation; Centre-based child care facilities; Community facilities; Drainage; Dual occupancies; Dwelling houses; Group homes; Health consulting rooms; Recreation areas; Respite day care centres; Roads; Secondary dwellings;</i>	<i>Bed and breakfast accommodation; Dwelling houses; Exhibition homes; Exhibition villages; Home-based child care; Home businesses; Home industries; Recreation areas; Roads; Secondary dwellings; Signage;</i>	The <i>E4/C4 Environmental Living</i> zone provides larger residential blocks on the lower portion of the south-west ridgeline where open space is not considered useable. The E4/C4 zone allows for the ongoing management of vegetation by future owners. These lots will have a minimum lot size of 1,000sqm which is managed via density bands.
RE1 Public Recreation	<i>Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Drainage;</i>		The precinct Draft ILP identifies all areas proposed to be zoned

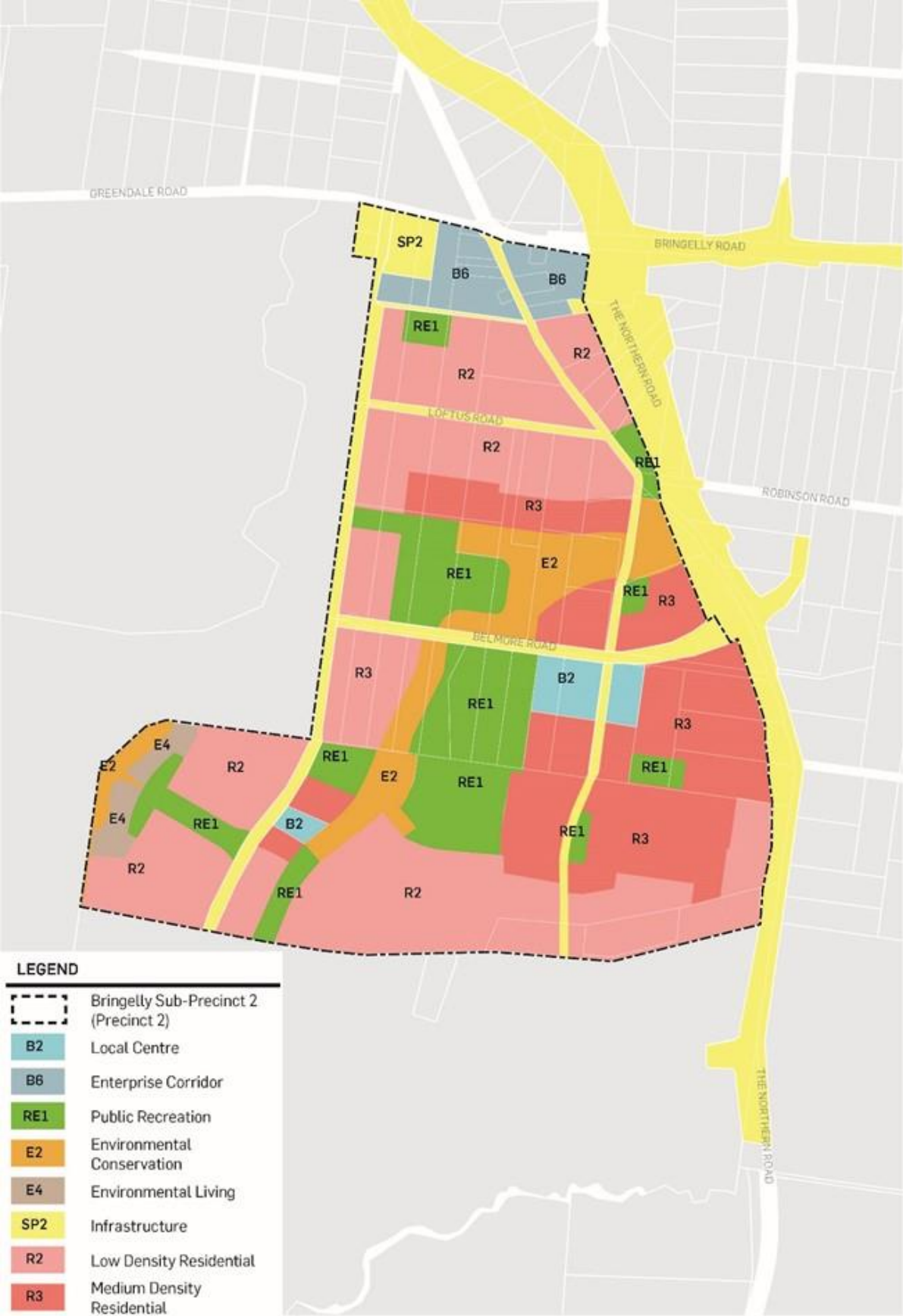
Proposed zone	Permitted uses	Explanation of provision
	<i>Environmental facilities; Flood mitigation works; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Restaurants; Roads; Take away food and drink premises; Water recreation structures; Waterbodies (artificial)</i>	RE1 as local parks or playing fields.
R2 Low Density Residential	<p><i>Boarding houses; Dual occupancies; Dwelling houses; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; and Studio dwellings.</i></p> <p>Clause 6.7 of the <i>Camden Growth Centres Precinct Plan</i> of the Growth Centres SEPP permits <i>Attached dwellings, manor homes and multi dwelling housing</i> within the R2 zone.</p>	The proposal includes the provision of <i>R2 Low Density Residential</i> to facilitate the low-density residential outcomes reflected in the Draft ILP and is consistent with the permissible land uses for the zone contained in the Precincts SEPP. The R2 zone will allow for a variety of low-density residential uses, supplemented with detailed controls provided in the Draft DCP and Draft ILP to ensure that the aims of the land use zone are achieved.
R3 Medium Density Residential	<i>Attached dwellings; Boarding houses; Dual occupancies; Dwelling houses; Group homes; Manor homes; Multi dwelling housing; Residential flat buildings; Secondary dwellings; Semi-detached dwellings; Seniors housing; and Studio dwellings.</i>	The proposal includes provision of <i>R3 Medium Density Residential</i> to facilitate the medium density residential outcomes reflected in the Draft ILP and is consistent with the permissible land uses for the zone contained within the Precincts SEPP. The R3 zone will allow for a variety of residential land uses which are subject to greater building heights and residential densities than that permitted in the R2 zone.
B6 Enterprise Corridor / E3 Productivity Support	<i>Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration</i>	<p>The proposal includes <i>B6 Enterprise Corridor/ E3 Productivity Support</i></p> <p>This land use zone is proposed as a new use which is consistent with the approach undertaken for the Aerotropolis precinct to the north and other growth centre</p>

Proposed zone	Permitted uses	Explanation of provision
	<i>buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals;</i>	<p>employment precincts in the North West Growth Centre.</p> <p>The objectives of the B6 Enterprise Corridor zone are as follows:</p> <ul style="list-style-type: none"> <li>▪ <i>To promote businesses along main roads and to encourage a mix of compatible uses.</i></li> <li>▪ <i>To provide a range of employment uses (including business, office, retail and light industrial uses).</i></li> <li>▪ <i>To maintain the economic strength of centres by limiting retailing activity.</i></li> <li>▪ The B6 zone will be a transition zone between the Western Sydney Aerotropolis and the Belmore Road Precinct to enable employment generating uses in response to the employment-based precinct at Badgerys Creek.</li> </ul>
SP2 Infrastructure	<p><i>The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose</i></p> <p>For the purposes of the Belmore Road Precinct, the three uses:</p> <ul style="list-style-type: none"> <li>▪ Roads,</li> <li>▪ Substation</li> <li>▪ Drainage basin</li> </ul>	<ul style="list-style-type: none"> <li>▪ To provide for infrastructure and related uses.</li> <li>▪ To prevent development that is not compatible with or that may detract from the provision of infrastructure.</li> </ul>

In addition to the Precincts SEPP, *Appendix 5 Camden Growth Centres Precinct Plan, Part 2 Land Use Table*, Clause 2.1 is required to be amended to include the proposed B6 Enterprise Corridor / E3 Productivity Support zone.

The proposal seeks to zone all areas identified as local parks and sporting fields and sub-arterial roads throughout the precinct. The Draft ILP identifies a bio-retention basin at the south-east corner of the precinct. This basin is not proposed to be zoned SP2, however is identified as a permitted use within the R2 zone to accommodate variability in sizing without the need for a subsequent rezoning.

Figure 20 Proposed Land Zoning Map





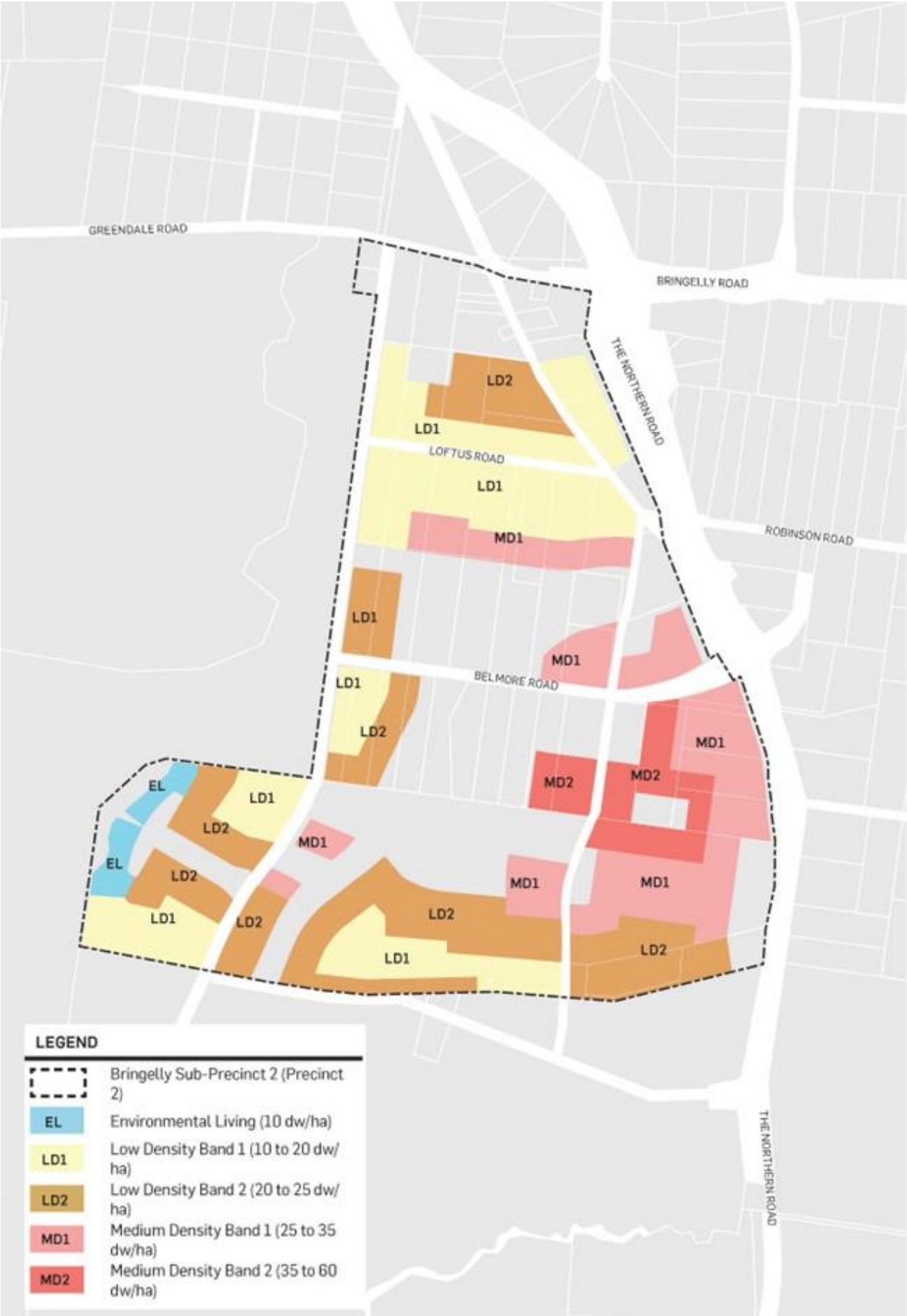
## Amendments to Clause 4.1B Residential Density

Clause 4.1B of Appendix 5 of the Precincts SEPP and Residential Density Map Sheet RDN\_002 and RDN\_003 is proposed to be amended to include the proposed residential density bands applicable to the Belmore Road Precinct (see **Figure 16**). The following density bands are proposed:

- Environmental Living – Maximum 10 dwelling per hectare
- Low Density Band 1 – 10 to 20 dwellings per hectare
- Low Density Band 2 – 20 to 25 dwellings per hectare
- Medium Density Band 1 – 25 to 35 dwellings per hectare
- Medium Density Band 2 – 35 to 60 dwellings per hectare

The wording of Clause 4.1B is unaltered by this Planning Proposal. The introduction of density bands, which will be supported by detailed DCP provisions and height of building controls, will guide the built form and scale of future residential development across the precinct. This density approach follows the regimes of other Growth Centre Precincts including Lowes Creek Maryland, Catherine Fields, East Leppington, Leppington North Precinct and Leppington Precinct within the Camden LGA. The wording of Clause 4.1B is unaltered by this Planning Proposal and the proposed density bands align with the adjoining Lowes Creek Maryland Precinct.

Figure 21 Proposed Residential Density Map



## Amendments to Clause 4.3 Height of Building

Clause 4.3 of Appendix 5 of the Precincts SEPP and Height of Building Map Sheets HOB\_002 and HOB\_003 are proposed to be amended to include the proposed Height of Building (**HOB**) controls (see **Figure 14**). The proposal imposes HOB controls for the low and medium density residential areas, and the village centre.

Building heights of 9.5m to 16m are proposed in the precinct and are sited as follows:

- 9.5 metres applies to low density housing (Low Density Bands 1 and 2) and medium density (Medium Density Band 1), allowing for developments of up to three-storeys in height.
- 12 metres for the south-west neighbourhood centre and medium density housing (Medium Density Band 2) residential uses, allowing for possibility of three storey walk up apartments.
- 16 metres applies to the neighbourhood centre where mixed-use developments are proposed and will allow for a maximum height of 4 storeys, accounting for 1-storey retail podium and 2-3 storeys residential apartments.

The Urban Design Report prepared by Urbis provides benchmarking for the proposed heights with similar case studies across the North West and South West Growth Centres including the Turner Road neighbourhood centre, North Village in North Kellyville and the Rouse Hill town centre. The report also demonstrates the typical lot sizes and density of different housing typologies and the possible end products across the Precinct.

It is proposed to add an additional provision to Clause 4.3 to incentivise affordable housing within the Belmore Road Precinct. As there are no floor space ratio controls for residential development, it is proposed that a height bonus is incorporated which increases height by 4 metres (one storey) where 15% or more of residential development is used for the purposes of affordable housing at 1089 The Northern Road, Bringelly.

The suggested wording is provided below in blue.

(1) *The objectives of this section are as follows—*

- (a) *to establish the maximum height of buildings,*
- (b) *to minimise visual impact and protect the amenity of adjoining development and land in terms of solar access to buildings and open space,*
- (c) *to facilitate higher density development in and around commercial centres and major transport routes.*

(2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

(3) *The height of a building on land shown edged heavy blue and identified as “Area A” on the Height of Buildings Map may exceed the maximum height shown for the land on the Height of Buildings Map by 4m if the consent authority is satisfied at least 15% of the gross floor area that is used for residential development will be used for the purposes of affordable housing.*

Figure 22 Proposed Height of Building Map



## Amendments to the Clause 4.4 Floor Space Ratio

Clause 4.4 of Appendix 5 of the Precincts SEPP and Floor Space Ratio Map Sheets FSR\_002 and FSR\_003 are proposed to be amended to include the Belmore Road Precinct proposed Floor Space Ratio (**FSR**) controls consistent with the Draft ILP (see **Figure 15**). The proposal only imposes mapped FSR controls to the local centre and employment precinct along the northern site boundary. Appropriate controls provided within the DCP, in conjunction with mapped density bands and building height controls, will ensure that appropriate massing across the Belmore Road Precinct is achieved. The wording of Clause 4.4 is unaltered by this Planning Proposal.

Figure 23 Proposed Floor Space Ratio Map

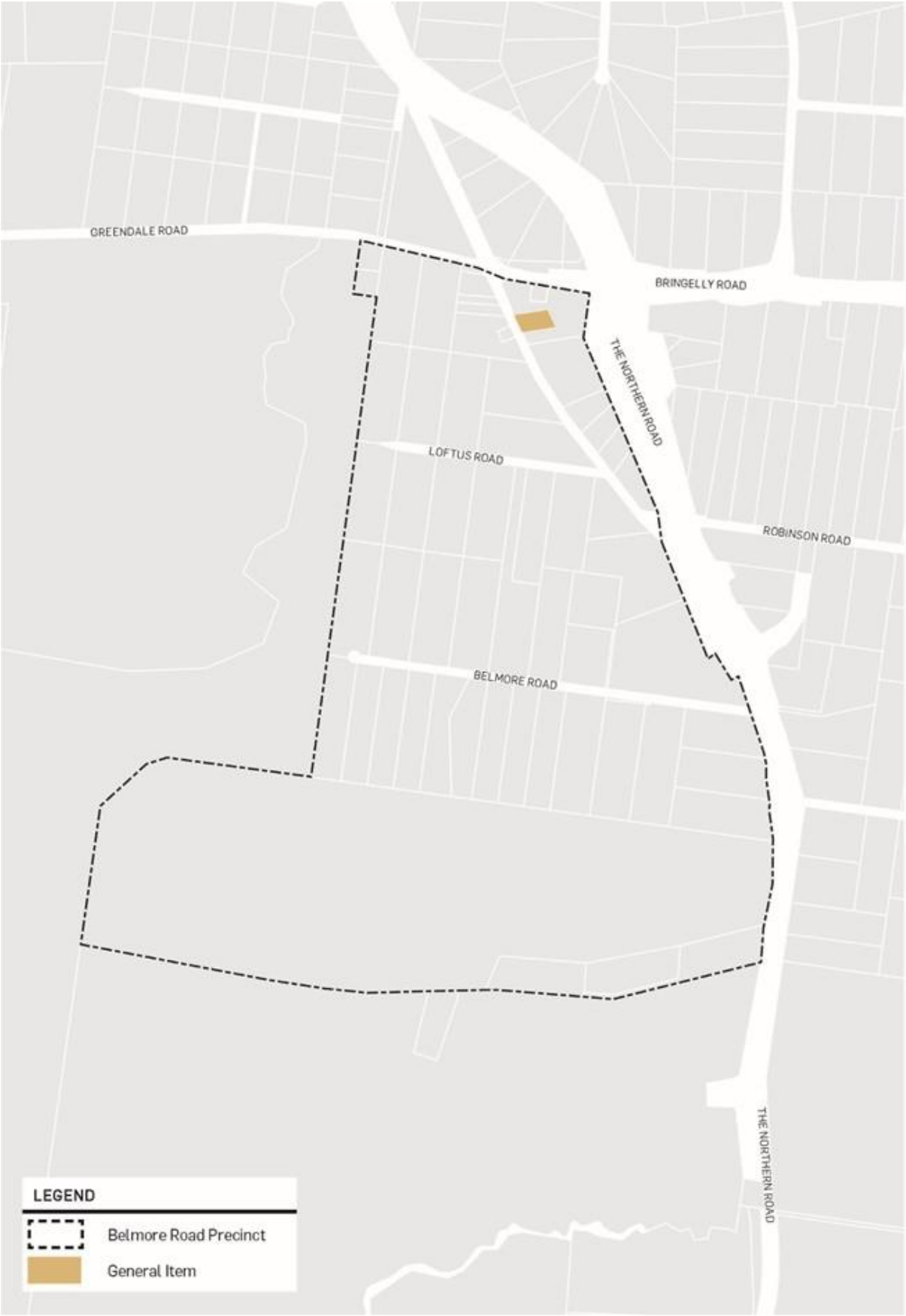


## Clause 5.10 Heritage Conservation

Clause 5.10 of Appendix 5 of the Precincts SEPP and Heritage Map HER\_002 are proposed to be amended to identify the local heritage item 'Cottage' (also identified as 'Fibro House') within the Precinct which is currently identified as item 2 in Schedule 5 Environmental Heritage of the CLEP 2010 (see **Figure 14**). This item will be removed from CLEP 2010.



Figure 24 Proposed Heritage Map



## Amendments to the Local Provisions

### Clause 6.2 Riparian Protection Areas

Clause 6.2 of Appendix 5 of the Precincts SEPP and Riparian Protection Area Map Sheet RPN\_002 are proposed to be amended to include the Belmore Road Precinct riparian corridor (see **Figure 14**). The wording of Clause 6.2 is unaltered by this Planning Proposal.

### New Clause - Affordable Housing

An additional clause is proposed in Part 6 of Appendix 5 of the Precincts SEPP to ensure affordable housing is considered as part of future development within the Belmore Road Precinct.

The suggested wording is provided below (based on the adopted provision in Clause 6.12 of Appendix 10 Appin (Part) Precinct Plan of the Precincts SEPP) and provides a requirement for all housing within the Medium Density 2 Band to provide a minimum of 5% affordable housing within the Belmore Road Precinct.

### **Clause 6.XX Affordable housing**

*(1) This section applies to development involving the erection of the following development on land identified Medium Density Band 1 and Medium Density Band 2 in the Belmore Road Precinct within the **Residential Density Map** —*

- (a) attached dwellings,*
- (b) multi-dwelling housing,*
- (c) residential flat buildings,*

*(2) Development consent must not be granted to the development unless the consent authority is satisfied—*

- (a) at least 5% of the gross floor area of a building resulting from the development will be used for the purposes of affordable housing, and*
- (b) each dwelling used for the purposes of affordable housing—*
  - (i) will have a gross floor area of at least 50m<sup>2</sup>, and*
  - (ii) will be located within 400m walking distance of existing or proposed public transport, retail premises or public open space.*

In this clause –

**Affordable housing** has the same meaning as *State Environmental Planning Policy (Housing) 2021*

### New Clause - Urban Heat

An additional Clause is proposed in Part 6 of Appendix 5 of the Precincts SEPP to ensure that new development incorporates effective design and ongoing operation to reduce and remove urban heating from the environment and protect community health and wellbeing as part of future development within the Belmore Road Precinct. It is acknowledged that Camden Council is considering proposing a similar local provision within the CLEP. Given the site is located in the SWGC, any controls within the CLEP would not apply to the Belmore Road Precinct.

Cumberland Council and Penrith Council have recently introduced local provisions into their Local Environmental Plans. The suggested wording is provided below (based on the adopted provision from the Cumberland Local Environmental Plan, published in November 2021).

### **Clause 6.XX Urban Heat**

*(1) The objective of this clause is to ensure new development within the Belmore Road Precinct incorporates effective design and ongoing operation to –*

- (a) reduce and remove urban heating from the environment, and*
- (b) protect community health and wellbeing.*

*(2) In deciding whether to grant development consent for the purposes of commercial premises, industries or residential accommodation within the Belmore Road Precinct, the consent authority must consider whether –*

- (a) the facade and roof of the proposed building and paved surfaces are designed to reduce adverse effects of solar heat on the surrounding land, including private open space and the public domain, and*
- (b) the awnings and eaves of the building are designed to provide shelter from the sun and improve public comfort at street level, and*
- (c) the heating, ventilation and air conditioning systems of the building are designed to minimise the release of heat in the direction of private open space and the public domain, and*
- (d) the development maximises the use of green infrastructure that is strategically designed and managed to support a good quality of life in an urban environment, and*
- (e) the development accommodates sufficient tree canopy, open space and deep soil zones to achieve urban cooling benefits, and*
- (f) the building is designed to achieve high passive thermal performance.*

In this clause –

**deep soil zone -**

- (a) means the soft landscaped part of a site area used for growing trees, plants and grasses that -*
  - (i) is unimpeded by buildings or structures above and below ground, and*
  - (ii) provides opportunities for groundwater infiltration and canopy trees, and*
- (b) does not include basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.*

**green infrastructure** means the network of green spaces, natural systems and semi-natural systems that support sustainable communities and includes waterways, bushland, tree canopy and green ground cover, parks and open spaces.

**solar heat** means radiant heat contained in the full spectrum of sunlight.

Further discussions will be required with Camden Council to ensure a holistic approach to urban heat is achieved across the LGA.

New Clause – Restricting retail space in the Belmore Road Neighbourhood Centre

This clause aims to also restrict the amount of retail floor space available west of the collector road in the Belmore Road neighbourhood centre. The suggested wording is provided below and aligns with similar wording in Clause 6.21 of the Cumberland Local Environmental Plan 2021 which restricts retail floor space on a specific lot in Holroyd.

**Clause 6.XX Development of land at 37 Belmore Road, Bringelly – gross floor area**

- (1) This clause applies to land known as 37 Belmore Road, Bringelly, being Lot 1 DP1216926 (the subject land).*
- (2) The maximum gross floor area for all retail premises on the subject land is 2,000 m<sup>2</sup>.*

Figure 25 Proposed Riparian Protection Area Map



## **Amendments to Schedule 1 Additional Permitted Uses**

As noted above, the development standards aim to restrict the amount of retail floor space within the neighbourhood centre available west of the collector road. To ensure that ground floor residential development can be provided where retail premises are restricted. Recommended wording is provided below.

### **Use of certain land at 37 Belmore Road, Bringelly**

- (1) This section applies to land known as 37 Belmore Road, Bringelly, being Lot 1 DP1216926.*
- (2) Development for the following purposes is permitted with development consent—*
  - (a) residential accommodation*

Figure 26 Additional Permitted Uses Map



## 9.3. PART 3 – JUSTIFICATION

### 9.3.1. Section A – Need for the Planning Proposal

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

Bringelly is located within the SWGA and forms part of the Western City District as defined in the District Plan and Region Plan. The Region Plan established a 40-year vision for the growth of Sydney, with the District Plan setting a 20-year plan for the delivery of that vision.

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

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

- *Providing housing capacity and coordinating growth with infrastructure*

The SCW land release area is identified to deliver 30,000 dwellings. The proposed rezoning of the Belmore Road Precinct seeks to progress the development of the SWGA and deliver approximately 3,300 dwellings in the short term. The Planning Proposal is supported by an Infrastructure Servicing Strategy (**Appendix P**) which identifies that planned infrastructure services will meet the demand of the future population and should the development of the precinct progress ahead of the broader servicing plans, local services including water, sewer, gas, electricity and telecommunications can be provided, thus creating a nexus between the planning design and delivery of homes and supporting infrastructure.

- *Delivering resilient, healthy and connected communities*

The Belmore Road Precinct will deliver a thriving community where residents live in healthy neighbourhoods served by well-maintained public spaces and facilities, including libraries, schools and recreation areas all within walking distance. Demonstrated in the Urban Design Report (**Appendix B**), the village centre is the centre point of the vibrant neighbourhood which will anchor the community and provide goods and services for the day-to-day needs of residents. Finally, the Draft ILP provides a highly connected, permeable network with convenient access to public transport, public space and amenities.

- *Delivering the right housing in the right location*

The Belmore Road Precinct is located in one of the most strategically important parts of Greater Sydney, within a 10-minute drive of the future Western Sydney Airport and Western Sydney Aerotropolis which is set to become one of the largest employment hubs in Greater Sydney. Future mixed business and enterprise corridor uses along Bringelly Road, and a potential train station in Bringelly are valuable opportunities the Precinct can leverage. The Precinct has the potential to provide a significant quantum of new housing to market and provide affordable housing formats in close proximity to these employment lands. Through the progression of this Planning Proposal, the future resident workforce can benefit from the economic opportunities facilitated by the future Aerotropolis and Western Sydney Airport upon its completion in 2026.

- *Increasing housing choice and diversity*

The Draft ILP will deliver diverse housing typologies that are consistent with the findings of the Housing Market Needs Assessment (**Appendix F**). The Belmore Road Precinct, in particular, has the potential to support a housing mix with higher-density typologies, with its proximity to Western Sydney Aerotropolis. Recent trend has proven the stability of the housing market activity at SWGA compared to North West Growth Area, with the presence of affordable option. This is evident through the growing number of younger purchasers, and the continued shift towards smaller lot and dwelling sizes. As such, the Draft ILP will deliver a range of diverse housing across the four density bands.

- *Addressing housing affordability.*

The Belmore Road Precinct has an important role as part of the SWGA to deliver affordable options for price sensitive households which is represented by the growing younger demographic within the area. As such, up to 95% of the housing proposed to be delivered by the Draft ILP will comprise affordable typologies as recommended by the Housing Market Needs Assessment (**Appendix F**).



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

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

As discussed, Section 0 of this report, the DPHI's *New Approach to Precinct Planning* was adopted in early 2020 and provides a way forward for the planning and delivery of precincts. The new approach centres the planning system around people, places, public spaces and the environment, and provides councils and locals communities with greater responsibility in planning decisions.

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

### 9.3.2. Section B – Relationship to Strategic Planning Framework

## Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including an exhibited draft plans or strategies)?

**Yes**, as described in Section 4.1 of this report and summarised in Table 12, the Planning Proposal is entirely consistent with the objectives and actions of *A Metropolis of Three Cities: Greater Sydney Region Plan* (2018), the *Western City District Plan* (2018) and *Western Sydney Aerotropolis Plan*.

Table 12 Relationship to Strategic Planning Framework

Strategic Plan	Consistency
<i>A Metropolis of Three Cities: Greater Sydney Region Plan</i> (2018)	<p>The Planning Proposal is consistent with <i>A Metropolis of Three Cities: Greater Sydney Region Plan</i> and reflects the following directions:</p> <p><b>A City Supported by Infrastructure</b></p> <p>The Planning Proposal rezones the land to provide for residential, recreation, employment and special infrastructure uses with the provision for an internal road network. Combined, the precinct will utilise identified future transport infrastructure and co-locate areas for public recreation and services to maximise access and patronage. Open space for active and passive recreation can be flexibly designed to allow for a range of social infrastructure including sportsgrounds and community facilities consistent with Camden Council's Spaces and Places Strategy.</p> <ul style="list-style-type: none"><li>▪ <i>Objective 3: Infrastructure adapts to meet future needs</i></li><li>▪ <i>Objective 4: Infrastructure use is optimised</i></li></ul> <p><b>A City for People</b></p> <p>The Planning Proposal co-locates services and infrastructure at the heart of the precinct where the high dwelling density is expected to occur. Playing fields adjoin the village centre to provide for a mix of uses and create a healthy, walkable neighbourhood. A 400m catchment rule has been adopted for the provision of local parks throughout the remainder of the precinct, ensuring that access to open space is within walking distance of homes. The network of open space provided within the precinct will encourage active transport including opportunities for pedestrian routes and cycle networks along park perimeters. Three streets within the precinct are identified as major</p>

Strategic Plan	Consistency
	<p>open space connections, and have been designed to incorporate landscaped buffers and extensive tree planting.</p> <ul style="list-style-type: none"> <li>▪ <i>Objective 6: Services and infrastructure meet communities' changing needs</i></li> <li>▪ <i>Objective 7: Communities are healthy, resilient, and socially connected</i></li> </ul> <p><b>Housing the City</b></p> <p>The Draft ILP proposes a mix of diverse housing typologies to cater for the changing needs of future communities. Housing types proposed include detached housing, semi-detached housing, terrace housing and low-rise apartments. The proposed housing typologies will retain a village feel whilst respecting the existing local character. Apartment development is situated closely to the village centre and will have access to ground floor retail to support the daily needs of residents. The Precinct will contribute toward the Western City District 20 year target of 184,500 dwellings and support housing affordability through increased supply.</p> <ul style="list-style-type: none"> <li>▪ <i>Objective 10: Greater housing supply</i></li> <li>▪ <i>Objective 11: Housing is more diverse and affordable</i></li> </ul> <p><b>A city of great places</b></p> <p>The Draft ILP supports a liveable and healthy network of streets and open space to encourage a walkable community. The integration of dwelling homes and local parks provides opportunities for gathering and passive recreation activities, this is further enhanced by the village centre located at the heart of the precinct. By co-locating the village centre and playing fields with the medium density residential areas along Belmore Road, community connections and safety will be enhanced and provides the environment for improved social and economic participation, particularly through the walkability of this area. Accessibility, connectivity and amenity have been key considerations in defining the location of recreation and retail land uses and it is viewed that the proposed siting of retail uses will best service the day-to-day needs of local residents.</p> <p>The site's context within the SWGA, among new release areas subject to rezoning proposals establishes the expectation that the site will change significantly. Nonetheless, the Draft ILP has been sensitively designed to retain the elements of the area which complement Camden's broader rural agricultural character. A significant riparian corridor has been retained that traverses the site and comprises <i>Cumberland Plain Woodland</i>, a critically endangered ecological community. Furthermore, the proposal has taken into consideration the GANSW's <i>Connecting with Country</i> to adopt a framework that seeks to give appreciation to local indigenous Aboriginal heritage at all phases of the project life cycle, this is addressed in <b>Section 3.5</b>. It is therefore viewed that the proposal will contribute to a city of great places.</p> <ul style="list-style-type: none"> <li>▪ <i>Objective 12 – Great places that bring people together</i></li> </ul>

Strategic Plan	Consistency
	<ul style="list-style-type: none"> <li>▪ <i>Objective 13 – Environmental heritage is identified, conserved, and enhanced</i></li> </ul> <p><b>Jobs and skills for the city</b></p> <p>The neighbourhood centre will deliver a shopping centre, anchored by one full-line supermarkets, specialty retail floor space and non-retails uses such as gyms, medical centre/suites and local financial services to support the daily needs of the future residents. The Retail Demand Analysis prepared by Urbis at <b>Appendix G</b> demonstrates that a total of 509 direct jobs will be delivered within the village centre reaching a vast trade area and contributing a retail spend of up to \$473 million. Respectively, the provision of retail space, its proximity to medium density residential, and the access and movement strategy provided in the Urban Design Report (<b>Appendix B</b>) creates a walkable and productive local centre consistent with Objective 22 of the Region Plan.</p> <ul style="list-style-type: none"> <li>▪ <i>Objective 22 – Investment and business activity in centres</i></li> </ul> <p><b>A City in its Landscape</b></p> <p>The proposal retains a significant corridor for environmental conservation running north-south directly through the site. This land comprises Cumberland Plain Woodland in good ecological condition and has been retained due to its ecological values as well as the intention to retain tree canopy where possible. In order to improve the management of vegetation, ecological habitats and waterway health, a secure future ownership arrangement is important. This is to be further worked through as part of the precinct planning process.</p> <p>The Landscape Strategy adopted for the precinct recognises the need to enhance the green grid and tree canopy cover, especially in new residential areas. As such, the proposal retains a large portion of the existing trees on site and proposes street trees along the local road network to provide a vegetated urban character and contribute to the DPHI's 40% tree canopy target for the Western Parkland City.</p> <p>Road widths accommodate the provision of shared walking and cycle paths along 'green streets' across the entire precinct (refer <b>Appendix B</b>).</p> <ul style="list-style-type: none"> <li>▪ <i>Objective 27 – Biodiversity is protected, urban bushland and remnant vegetation is enhanced</i></li> <li>▪ <i>Objective 31 – Public open space is accessible, protected and enhanced</i></li> <li>▪ <i>Objective 32 – The Green Grid links parks, open spaces, bushland and walking and cycling paths</i></li> <li>▪ <i>Objective 30: Urban tree canopy cover is increased</i></li> </ul>
Western City District Plan (2018)	<p>The Planning Proposal is consistent with Western City District Plan and reflects the following planning priorities:</p> <p><b>Infrastructure and collaboration</b></p>

Strategic Plan	Consistency
	<p>The site benefits from future transport infrastructure including the State-led Sydney Metro extension and upgrades to the Northern Road. As demonstrated in Section 3.12, adequate local infrastructure including water, sewer, electrical, gas and telecommunications can be provided to service the future community. Local contributions will form part of future engagement with Camden Council.</p> <ul style="list-style-type: none"> <li>▪ <i>W1 Planning for a city supported by infrastructure</i></li> </ul> <p><b>Liveability</b></p> <p>The Draft ILP has been based on several detailed technical studies which inform the housing, social and economic needs of the community, these include:</p> <ul style="list-style-type: none"> <li>▪ Demographic, Social Infrastructure and Community Needs Assessment (<b>Appendix E</b>);</li> <li>▪ Retail Demand Analysis (<b>Appendix G</b>); and</li> <li>▪ Housing Market Needs Assessment (<b>Appendix F</b>).</li> </ul> <p>These investigations have sought to ensure that the future home, retail and social infrastructure demand is met within the Precinct.</p> <p>As summarised in Section 3 of this report, the provision of dwellings, open space and employment uses proposed in the Draft ILP will adequately meet the needs of the future precinct population and provide for a self-sufficient community.</p> <ul style="list-style-type: none"> <li>▪ <i>W3 Providing services and social infrastructure to meet people's changing needs</i></li> <li>▪ <i>W4 Fostering healthy, creative, culturally rich and socially connected communities</i></li> <li>▪ <i>W5 Providing housing supply, choice and affordability with access to jobs and services</i></li> <li>▪ <i>W6 Creating and renewing great places and local centres, and respecting the District's heritage</i></li> </ul> <p><b>Productivity</b></p> <p>Whilst the site is not identified as a strategic or local centre, the master planning process adopts a number of the principles of centre establishment to create a self-sufficient yet integrated precinct. The Draft ILP incorporates a range of community uses including playing fields, local parks and a school.</p> <p>Additionally, future employment areas are provided at the north of the site and the village centre will deliver retail and non-retail employment uses.</p> <ul style="list-style-type: none"> <li>▪ <i>W9 Growing and strengthening the metropolitan city cluster</i></li> <li>▪ <i>W11 Growing investment, business opportunities and jobs in strategic centres</i></li> </ul>

Strategic Plan	Consistency
	<p><b>Sustainability</b></p> <p>The Draft ILP retains a 14 hectares riparian corridor which is sought to be zoned E2 Environmental Conservation and part RE1 Public Recreation to allow for the provision of local parks. A total of 32.7ha of local parks and playing fields are provided across the precinct with 50% of the riparian corridor and area designate for basins providing additional useable open space and will form part of the landscape and public domain experience. Trees are retained where possible with a street tree masterplan also proposed. Overall, the proposed ILP and Landscape Masterplan will result in a minimum 31% tree coverage across the site. Further details on sustainability measures to mitigate the urban heat effect are outlined in the Urban Heat Report prepared by Urbis (<b>Appendix U</b>).</p> <ul style="list-style-type: none"> <li>▪ <i>W12 Protecting and improving the health and enjoyment of the District's waterways</i></li> <li>▪ <i>W14 Protecting and enhancing bushland and biodiversity</i></li> <li>▪ <i>W18 Delivering high quality open space</i></li> <li>▪ <i>W19 Reducing carbon emissions and managing energy, water and waste efficiently</i></li> </ul>
SWGA Structure Plan	<p>The Planning Proposal is consistent with the <i>SWGA Structure Plan</i> and reflects the key considerations and associated criteria:</p> <p><u>Starting with Country</u></p> <p><i>Understanding of cultural values</i></p> <p>Niche Consulting has prepared a Preliminary Aboriginal Cultural Heritage Assessment (<b>PACHA</b>) to inform the precinct planning process and associated Draft ILP.</p> <p>An extensive search of the Aboriginal Heritage Information Management system (AHIMS) was carried out on the 17 February 2021 which identified five Aboriginal sites within the subject site.</p> <p>Seventeen Aboriginal groups identified themselves as Registered Aboriginal Parties (RAPs) through the consultation process in accordance with <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010</i>. Since the preparation of the PACHA, ongoing consultation with the RAPs has been managed by Niche. Details of future consultation and actions are provided in the methodology prepared by Niche.</p> <p>The RAPs have also identified cultural values associated with the landscape, including, that creek lines were used as thoroughfares through the country and ridgelines as lookout points. The RAPs see the entire area is a cultural landscape and that every tree and stone is a cultural item as part of the wider landscape. As such, there are opportunities to incorporate heritage protections, conservation zones, active heritage management and incorporate,</p>

Strategic Plan	Consistency
	<p>respond and celebrate Aboriginal heritage values into the design of the precinct, in consultation with the local Aboriginal community.</p> <p>The PACHA identified that future phases of development would impact Aboriginal cultural heritage objects or sites and values, and as such, further assessment, consultation and investigation of the Aboriginal heritage constraints within the Precinct is required prior to any development works in accordance with the <i>National Parks and Wildlife Act 1974</i> and <i>National Parks and Wildlife Regulation</i>.</p> <p>The PACHA also provided a list of recommendations which have been considered and incorporated into the design of the Draft ILP, none of which prohibit the precincts rezoning from an Aboriginal Heritage point of view.</p> <p><i>Master planning</i></p> <p>The Starting with Country Map identifies the importance of green links throughout the site.</p> <p>The Belmore Road Precinct celebrates its natural environment through conservation of important trees and riparian corridors. This creates a sustainable community which protects residents from urban heat island effects and promotes resilience to climate change. The setting and design of homes enables an energy efficient response through housing design, and supports the low carbon aspirations set within this Precinct.</p> <p><i>Future community outcomes</i></p> <p>The Draft ILP embeds the opportunity to further develop Connecting with Country through additional consultation with the RAPs and design treatments such as the provision of an open space connection that celebrates the indigenous heritage values of the riparian corridor and ridgeline in the south-west corner of the Precinct. Design treatments include the provision of clear visual corridors and pedestrian or cycle links which are integrated throughout the precinct, particularly framing the central riparian corridor.</p> <p><u>Deliver Housing Supply and Choice</u></p> <p><i>Housing Supply</i></p> <p>The Draft ILP proposes a mix of diverse housing typologies to cater for the changing needs of future communities. Housing types proposed include detached housing, semi-detached housing, terrace housing and low-rise apartments.</p> <p>The proposed housing typologies will retain a village feel whilst respecting the existing local character. Apartment development is situated closely to the village centre and will have access to ground floor retail to support the daily needs of residents. The Precinct will contribute toward the Western City District 20 year target of 184,500 dwellings and support housing affordability through increased supply.</p> <p><i>Housing affordability</i></p>

Strategic Plan	Consistency
	<p>Housing analysis undertaken by Atlas Economics has identified a growing number of younger purchasers within the South West Growth Centre, and the continued shift towards smaller lot and dwelling sizes. Considering this, the planning proposal, through the proposed introduction of density bands will present the opportunity and flexibility to deliver a mix of housing typologies across the site. Each density band has adopted a mix of housing typologies to enable housing diversity to be delivered and realised within the Belmore Road Precinct.</p> <p>To ensure that the Precinct can provide adequate affordable housing, two provisions have been introduced into the SEPP requiring affordable housing for all medium density development and incentivising additional height where additional affordable housing is considered.</p> <p><u>Provide opportunities for jobs closer to home</u></p> <p><i>Local and Neighbourhood Centres</i></p> <p>As noted in <b>Section 4.1</b>, the 2022 Structure Plan identifies a Local Centre within the Lowes Creek Maryland Precinct as well as the Bringelly Village.</p> <p>As noted above, the existing services within the Bringelly Village are not fit-for-purpose to meet the needs of the new incoming community.</p> <p>The Planning Proposal co-locates services and infrastructure at the heart of the precinct where access is available from the Northern Road via Belmore Road.</p> <p>Playing fields adjoin the neighbourhood centre to provide for a mix of uses and create a healthy, walkable neighbourhood. A 400m catchment rule has been adopted for the provision of local parks throughout the remainder of the precinct, ensuring that access to open space is within walking distance of homes. The network of open space provided within the precinct will encourage active transport including opportunities for pedestrian routes and cycle networks along park perimeters. Three streets within the precinct are identified as major open space connections, and have been designed to incorporate landscaped buffers and extensive tree planting.</p> <p><u>Deliver high quality public open space</u></p> <p>The ILP provides approximately 30 hectares of open space with an additional 14 hectares associated with the riparian corridor. Based on the total population of 10,700, the draft ILP achieves 2.83 hectares of open space per 1,000 residents.</p> <p>A 400m catchment rule has been adopted for the provision of local parks throughout precinct, ensuring that access to open space is within walking distance of all homes within the Belmore Road Precinct. Based on open space analysis, a minimum of 80% of residents are within 2 km walking distance of a district park.</p> <p>Based on the current population, there is a demand for approximately 5 (5.4) playing fields across the precinct. Three double playing fields (six playing</p>



Strategic Plan	Consistency
	<p>fields) are located within the Precinct. All active playing spaces can facilitate two standard fields and an oval.</p> <p>Based on the current population, there is a demand for 5 multisport courts across the precinct. The Landscape Masterplan provides opportunities for at least 5 multicourts across the precinct.</p> <p><u>Improve riparian corridor and waterway health and biodiversity connectivity</u></p> <p><i>Biodiversity Certification</i></p> <p>Although majority of the site is biodiversity certified, ELA have identified that there are clusters of good quality, mature trees adjoining the riparian corridors that would provide significant biodiversity and amenity outcomes if protected. Consequently, the Draft ILP has sought to protect areas of ENV through proposed environmental conservation, recreation, and infrastructure zones.</p> <p><i>Connectivity – Blue and Green Grid</i></p> <p>The Landscape Strategy adopted for the precinct recognises the need to enhance the green grid and tree canopy cover, especially in new residential areas. As such, the proposal retains a large portion of the existing trees on site and proposes street trees along the local road network to provide a vegetated urban character and contribute to the DPHI's 40% tree canopy target for the Western Parkland City.</p> <p><u>Be resilient to climate change</u></p> <p><i>Tree canopy cover</i></p> <p>Retention of trees has been prioritised with open spaces located in locations which prioritise tree retention. Further, to align with the Urban Heat Report, DCP controls have been incorporated to ensure mature trees are retained and incorporated into the subdivision and public domain design where possible. Overall, the tree retention will contribute to the mature tree canopy cover in the neighbourhood, provide visually interesting streetscapes, improve public amenity, and improve air quality.</p> <p><u>Plan for connected communities</u></p> <p>WSP has undertaken a detailed Demographic, Social Infrastructure and Community Needs Assessment to inform the social infrastructure needs of the future Belmore Road Precinct population and consider the adequacy of the Draft ILP.</p> <p>IDC are also undertaking discussions with relevant infrastructure providers including Sydney Water.</p> <p><u>Plan for social infrastructure</u></p> <p><i>Education</i></p> <p>Based on a review by WSP, the Precinct current results in:</p> <ul style="list-style-type: none"> <li>▪ Demand for 1 government school (up to 903 places)</li> </ul>

Strategic Plan	Consistency
	<ul style="list-style-type: none"> <li>▪ Demand for non-government school not met (up to 387 places)</li> </ul> <p>A 2 hectare site has been identified for a future educational establishment (likely a 1,000 student public primary school).</p> <p>Consultation was also taken undertaken by WSP with relevant authorities as part of the Demographic, Social Infrastructure and Community Needs Assessment.</p> <p><i>Ambulance</i></p> <p>A representative of NSW Ambulance Service (NSWA) indicated that NSWA is regularly consulted on the need for new services in identified Sydney growth areas, primarily via DPHI, and submits planning information to DPHI for identified growth regions for centralised coordination of planning. They recommended that developments connected with DPHI, such as the site, should liaise with these groups as the best source for current information. If demand for an ambulance station is identified, the E1 Local Centre, E2 Commercial Centre, and E3 Productivity Support zones are all identified as prescribed zones pursuant to Division 6 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&amp;I SEPP). As such, an ambulance facility may be carried out by or on behalf of a public authority without consent within the neighbourhood centre or employment land within the north of the Precinct. Further consultation with NSWA will occur post-Gateway.</p> <p><i>Police</i></p> <p>The site is located in the Camden Local Area Command (LAC). Within this command, there are three police stations, located at Camden (Camden Police Area Command, or PAC), Picton and Narellan (head office). If demand for a Police Station is identified, the E1 Local Centre, E2 Commercial Centre, and E3 Productivity Support zones are all identified as prescribed zones pursuant to Division 6 of the T&amp;I SEPP. As such, emergency services facilities, including police stations may be carried out by or on behalf of a public authority without consent within the neighbourhood centre or employment land within the north of the Precinct. Further consultation with LAC will occur post-Gateway.</p> <p><i>Fire and Rescue</i></p> <p>Currently, Fire and Rescue Stations are located in Oran Park, Narellan and Camden (Elderslie). Rural Fire Service (RFS) stations are also located in Leppington, Narellan and Camden West.</p> <p>The Oran Park Fire and Rescue Station is 8 kilometres south of the site via The Northern Road allowing for an approximate 5 minute response time.</p> <p>Based on the 2022 Structure Plan, the new east-west connection from Leppington to the Northern Road should also improve access to the site from the Leppington RFS Station.</p> <p>If demand for a Fire and Rescue Station is identified, the E1 Local Centre, E2 Commercial Centre, and E3 Productivity Support zones are all identified as prescribed zones pursuant to Division 6 of the T&amp;I SEPP. As such, emergency</p>

Strategic Plan	Consistency
	<p>services facilities, including a fire stations may be carried out by or on behalf of a public authority without consent within the neighbourhood centre or employment land within the north of the Precinct. Further consultation with Fire and Rescue will occur post-Gateway.</p> <p><i>Community Facilities</i></p> <p>Based on the Spaces and Places Strategy, WSP have identified that the current ILP requires 1 community centre per 6,000 people but fewer, larger or upgraded facilities preferred.</p> <p>Provision for a 420 sqm community facility has been identified for the Precinct. This will be located within the neighbourhood centre.</p>
<i>Future Transport Strategy</i>	<p>As outlined in the Future Transport 2056 Strategy, future transport investment in the region includes the South West Rail Link extension which will support the 30-minute city vision by providing access between future homes and jobs, particularly those within the Western Sydney Aerotropolis.</p>
<i>Western Sydney Aerotropolis Plan</i>	<p>The Precinct is located directly south of the Western Sydney Aerotropolis. The Western Sydney Aerotropolis Plan identifies that new housing in the SWGA will benefit from access to jobs within the Aerotropolis. The Plan identifies transport corridors within the vicinity of the site including the indicative M5 Motorway Extension, South West Rail Link Extension Corridor and the North South Rail Line Corridor.</p>
<i>NSW Premier's Priorities</i>	<p>The Planning Proposal and Draft ILP aim to achieve strong design-focused outcomes and align with the Premier's Priorities to increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10 per cent by 2023 (Priority 11: Greener Public Spaces), and to increase the tree canopy and green cover across Greater Sydney by planting 1 million trees by 2022 (Priority 12: Greening Our City).</p>
<i>Western Parkland City Blueprint</i>	<p>The priorities set out in this report identify areas for Government investment. The Planning Proposal will benefit from these proposed areas of investment, including the rail investigations for Leppington and Bradfield City Centre. This will provide existing and new communities with critical public transport. The report also identifies precinct activation, directly referring to the South West. Other priority areas that will benefit the site includes investment in parks and open spaces, economic development and sustainability.</p>

**Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?**

**Yes**, the Planning Proposal is consistent with the following relevant local strategy and planning studies as described in Section 4.1 of this report and summarised in **Table 13** below.

Table 13 Relationship to Local Strategic Plans and Planning Studies

Strategic Plan	Consistency
<i>Camden Local Strategic Planning Statement</i>	<p>The Planning Proposal and Draft ILP aligns with the LSPS as it has been developed in response to the LSPS's local priorities and is consistent with the following:</p> <p><b>Infrastructure and Collaboration</b></p> <p>The Infrastructure Servicing Strategy (<b>Appendix P</b>) demonstrates that the site can be adequately serviced with water, sewer, electrical, gas and telecommunication infrastructure, all of which align with the infrastructure plans exhibited by the relevant service provider, except for sewer which can be delivered ahead of the Sydney Water Growth Servicing Plan.</p> <p>Further, the site benefits from significant transport infrastructure upgrades, including the North-South Rail Link and The Northern Road.</p> <ul style="list-style-type: none"> <li>▪ <i>Local Priority L1 Aligning infrastructure delivery with growth</i></li> </ul> <p><b>Liveability</b></p> <p>The Planning Proposal will deliver approximately 3,300 dwellings across approximately 191 hectares of land. The Draft ILP comprises a mix of dwelling typologies consistent with the Housing Market Needs Assessment Analysis (<b>Appendix F</b>) and will contribute to housing affordability.</p> <p>Public open space is provided in the form of local parks for passive recreation and sports fields for active recreation. Sport fields are co-located with a school and the medium density bands to maximise access to open space.</p> <p>The Belmore Road Neighbourhood Centre, will support the delivery of a supermarket, a multi-purpose community centre and other convenience-based facilities. Additional services will be available within the smaller scale neighbourhood centre to the south-west and the employment precinct to the north.</p> <p>The mixed-use model adopted within the Precinct core will foster a vibrant, healthy and socially connected community.</p> <ul style="list-style-type: none"> <li>▪ <i>Local Priority L1 Providing housing choice and affordability for Camden's growing and changing population</i></li> <li>▪ <i>Local Priority L3 Providing services and facilities to foster a healthy and socially connected community</i></li> <li>▪ <i>Local Priority L4 Encouraging vibrant and connected centres which reflect Camden's evolving character</i></li> <li>▪ <i>Local Priority L5 Supporting cultural infrastructure to promote cultural and creative spaces</i></li> </ul>

Strategic Plan	Consistency
	<p><b>Productivity</b></p> <p>The Planning Proposal delivers land for employment uses, including retail and non-retail uses in the local centre and an enterprise corridor zone in the northern portion of the site. Based on the provision of employment land, the village centre will deliver 509 direct jobs within proximity to future transport infrastructure and the Aerotropolis.</p> <ul style="list-style-type: none"> <li>▪ <i>Local Priority P1 Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District</i></li> <li>▪ <i>Local Priority P2 Creating a network of successful centres</i></li> <li>▪ <i>Local Priority P6 Leveraging Camden’s natural and cultural assets to promote local agricultural production and increase tourism</i></li> </ul> <p><b>Sustainability</b></p> <p>The Planning Proposal zones land for environmental conservation to ensure that the green and blue grid is protected and enhanced within the precinct. Local parks and sports fields will deliver high quality open space and street trees will contribute to urban tree canopy cover. In response to the sustainability controls outlined in the LSPS as well as the Camden Local Housing Strategy and Sustainability Strategy, an Urban Heat Report has been prepared by Urbis (<b>Appendix U</b>) which respond to a range of actions and priorities and aims to embed sustainability into urban planning and design of the Precinct and create sustainable and resilient urban environments.</p> <ul style="list-style-type: none"> <li>▪ <i>Local Priority S1 Improving the accessibility and connectivity of Camden’s Green and Blue Grid and delivering high quality open space</i></li> <li>▪ <i>Local Priority S2 Protecting and enhancing the health of Camden’s waterways, and strengthening the role and prominence of the Nepean River</i></li> </ul>
Camden Housing Strategy	<p>Over the next 20 years (between 2015/16 and 2035/36), the LGA is forecasted to have the largest housing growth of any metropolitan Sydney council. The SWGA is identified to support majority of the dwelling capacity. Of the SWGA precincts, SCW is expected to facilitate majority of dwelling capacity, targeted at 30,000 dwellings by 2040.</p> <p>The land pertaining to the site is identified for a dwelling capacity ranging from 44,675 to 83,766. Therefore, its rezoning and redevelopment provides the opportunity to increase housing capacity and assist in meeting the short and long term housing demands of the LGA.</p> <p>The strategy identifies key priorities for Camden regarding the diversity, location and tenure of new homes:</p> <ul style="list-style-type: none"> <li>▪ Priority 1 – Providing housing capacity and coordinating growth with infrastructure</li> <li>▪ Priority 2 – Delivering resilient, healthy and connected communities</li> </ul>

Strategic Plan	Consistency
	<ul style="list-style-type: none"> <li>▪ Priority 3 – Delivering the right housing in the right location</li> <li>▪ Priority 4 – Increasing housing choice and diversity</li> <li>▪ Priority 5 – Addressing housing affordability</li> </ul>
<i>Camden Spaces and Places</i>	<p>The Planning Proposal and Draft ILP responds to the recreation focus areas through the careful planning for active and passive recreation areas including playing fields and local parks, as well as a village centre and school.</p> <p>The Draft ILP identifies approximately 16 hectares of land for playing fields which are co-located with the school and Belmore Road neighbourhood centre to enable optimal access and maximise their utilisation through its proximity to higher density residential land. Approximately 14 hectares of local parks for passive recreation are provided across the remainder of the precinct providing access to places for interaction and social gathering.</p> <p>The Demographic, Social infrastructure and Community Needs Assessment prepared by WSP (<b>Appendix E</b>) assesses the Draft ILP in respect to council benchmarks and nearby precincts including those established under the Draft Camden Spaces and Places Strategy, to ensure that the proposed social infrastructure provision adequately responds to the needs of the future community. WSP undertook a qualitative and quantitative analysis of the proposed social infrastructure provision and concluded that the Draft ILP delivers an adequate supply of usable open space to cater for the future community.</p>

## Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

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

Table 14 Consistency with State Environmental Planning Policies

State Environmental Planning Policy	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	<p>The Biodiversity Assessment (<b>Appendix M</b>) contains an assessment of the Proposal against the provisions of the SEPP. The Assessment identified favoured feed tree species <i>Eucalyptus tereticornis</i> and <i>Angophora floribunda</i> which are habitat features of koalas, and as such the site is identified as a potential koala habitat in accordance with the SEPP.</p> <p>The requirement for assessment and approval of threatened species and endangered ecological communities under the EPBC Act does not apply to land within the Growth Centres and therefore no further assessment against this SEPP is needed.</p>
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Detailed compliance with the BASIX SEPP mandated levels of energy and water efficiency requirements will be demonstrated within all future development applications relating to residential uses on the site.

<b>State Environmental Planning Policy</b>	<b>Comment</b>
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The provisions of the SEPP may be relevant for future developments on the site.
State Environmental Planning Policy (Housing) 2021	Not applicable at this stage. Provisions for affordable or diverse housing may be considered as part of the future residential subdivision and development of the site.
State Environmental Planning Policy (Industry and Employment) 2021	Not applicable at this stage. Compliance with the relevant provisions in relation to advertising or signage will be considered at the DA stage.
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	Detailed compliance with the Apartment Design Guide and SEPP 65 will be demonstrated within all future development applications relating to residential flat buildings on the site.
State Environmental Planning Policy (Planning Systems) 2021	The application of the Planning Systems SEPP is dependent on the context of future development applications on the site. 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 ( <b>SSD</b> ). Future applications will either be progressed through the DPHI SSD approval pathway if relevant, or alternatively through the Camden Council traditional approval pathway.
State Environmental Planning Policy (Precincts—Central River City) 2021	Not applicable. The site is within the Parkland City.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable. The site is within the Parkland City.
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable. The site is not identified as a state significant precinct.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	This SEPP is the subject of this Planning Proposal.
State Environmental Planning Policy (Primary Production) 2021	Not applicable. The proposal does not result in any: <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>



State Environmental Planning Policy	Comment
State Environmental Planning Policy (Resilience and Hazards) 2021	<p>In the event of a change of land use, the planning authority must consider whether the land is contaminated, if the land can be suitably remediated for the proposed use.</p> <p>The Preliminary Site Investigation (<b>Appendix I</b>) identified a total of (9) potential areas of environmental concern (PAECs) across the Precinct which require further investigation. Douglas Partners confirmed that majority of the PAECs are typical of a rural residential with agricultural activity and those encountered are unlikely to pose a contamination constraint to the proposed rezoning</p>
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable. The proposal does not result in any mining, petroleum production and/or extractive industries.
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>The provisions of this SEPP will be relevant to the future development of the site. The Planning Proposal will facilitate the rezoning for a future educational facility to meet the services needs of the community.</p> <p>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.</p> <p>Consideration of the relevant provisions of the SEPP will be required during the DA stage.</p>

#### Q6 - Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

**Yes.** the Planning Proposal is consistent with the applicable Ministerial Directions under section 9.1 of the EP&A Act, as discussed in **Table 15** below.

Table 15 Section 9.1 Directions

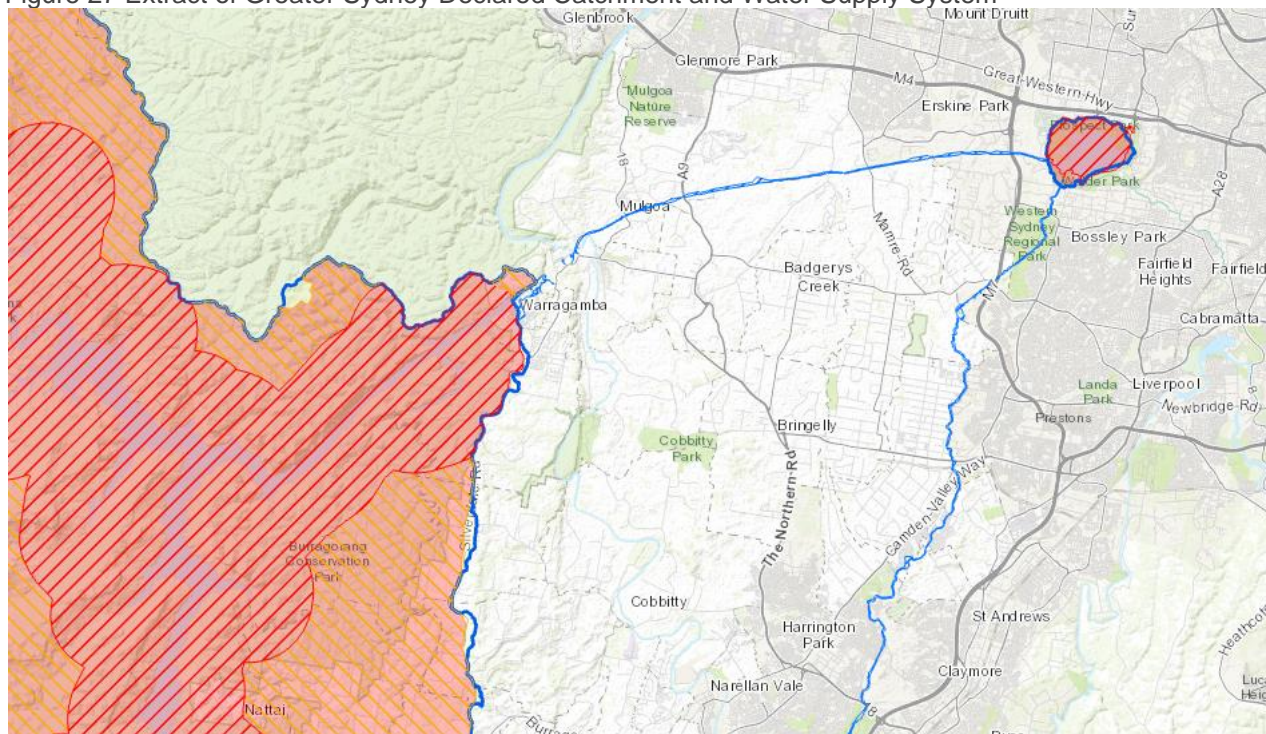
Section 9.1 Direction	Comment
<u>Focus area 1: Planning Systems</u>	
1.1 Implementation of Regional Plans	<p>The Planning Proposal is consistent with the overall intent of the Western City District Plan, and will not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.</p> <p>Consistency with Regional and District Plan is discussed in <b>Table 12</b> of this report. The Planning Proposal is consistent with the objectives of this direction.</p>
1.2 Development of Aboriginal Land Council land	The Planning Proposal has considered the relevant provisions of chapter 3 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i> . It is noted this site is not identified within the Land Application Map and a delivery plan has not been prepared for the site.
1.3 Approval and Referral Requirements	<p>This is an administrative requirement for Council.</p> <p>It is noted that the proposed amendments do not require the concurrence, consultation or referral of development applications to a Minister or public authority and do not incorporate designated development</p>
1.4 Site Specific Provisions	The planning proposal and associated mapping has been prepared in accordance with the provisions of the Standard Instrument and in a manner consistent with Precincts SEPP.

<b>Section 9.1 Direction</b>	<b>Comment</b>
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
1.6 Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable
1.14 Implementation of Greater Macarthur 2040	Not applicable
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable
1.16 North West Rail Link Corridor Strategy	Not applicable
1.17 Implementation of the Bays West Place Strategy	Not applicable

Section 9.1 Direction	Comment
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable
1.19 Implementation of the Westmead Place Strategy	Not applicable
1.20 Implementation of the Camellia-Rosehill Place Strategy	Not applicable
1.21 Implementation of South West Growth Area Structure Plan	An assessment against the South West Growth Area Structure Plan is provided in <b>Sections 4.1.8 and 9.3.1</b> of this report. Where variations to the Structure Plan are proposed, changes are based on technical reports and ongoing discussions with Council.
1.22 Implementation of the Cherrybrook Station Place Strategy	Not applicable
<u>Focus area 2: Design and Place</u>	
<i>This Focus Area was blank when the Directions were made and this Planning Proposal was prepared.</i>	
<u>Focus area 3: Biodiversity and Conservation</u>	
3.1 Conservation Zones	The Planning Proposal facilitates the protection and conservation of the riparian corridor which is identified as a sensitive environmental area containing endangered ecological communities. This area is proposed to be zoned E2 Environmental Conservation to ensure that it is protected and maintained.
3.2 Heritage Conservation	<p>Clause 5.10 of Appendix 5 of the Precincts SEPP and Heritage Map HER_002 are proposed to be amended to identify the local heritage item 'Cottage' (also identified as 'Fibro House') within the Precinct which is currently identified as item 2 in Schedule 5 Environmental Heritage of the CLEP 2010. Consideration of built form controls for new development adjacent to the heritage item have been considered as part of site specific provisions in the draft DCP for the employment precinct.</p> <p>Three Aboriginal items are located on site, further investigation is required during the future development application stage.</p>
3.3 Sydney Drinking Water Catchments	This direction does not apply to the Camden LGA.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	This direction does not apply to the Camden LGA.
3.5 Recreation Vehicle Areas	Not applicable, the site does not comprise a beach or a dune adjacent to or adjoining a beach.
3.6 Strategic Conservation Planning	Not applicable, the site does not comprise a strategic conservation area as defined in <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .

Section 9.1 Direction	Comment
3.7 Public Bushland	The Belmore Road Precinct celebrates its natural environment through conservation of important trees and riparian corridors. The ILP provides riparian zones along the creek that provide opportunity for regeneration of existing vegetation. Co-location with passive and active open spaces aims to activate the precinct and maintain green connections.
3.8 Willandra Lakes Region	This direction does not apply to the Camden LGA.
3.9 Sydney Harbour Foreshores and Waterways Area	The site is not identified within the Foreshores and Waterways Area as defined in <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
3.10 Water Catchment Protection	As illustrated in <b>Figure 27</b> , the site is not identified within a regulated catchment, within the meaning of the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .

Figure 27 Extract of Greater Sydney Declared Catchment and Water Supply System



Source: WaterNSW

#### Focus area 4: Resilience and Hazards

4.1 Flooding	<p>The site is not identified as flood prone land under any SEPP or LEP.</p> <p>The Watercycle Management Report (<b>Appendix L</b>) confirms that there are no adverse external flood level impacts resulting from the Precinct and all residential land is located out of the PMF.</p> <p>Local food level increases within the Precinct resulting from future development are expected, however can adequately be managed through the proposed detention basins.</p>
4.2 Coastal Management	<p>Not applicable. The proposal does not result in any changes to the current:</p> <ul style="list-style-type: none"> <li>Coastal wetlands and littoral rainforests area map;</li> <li>Coastal vulnerability area map;</li> </ul>

Section 9.1 Direction	Comment
	<ul style="list-style-type: none"> <li>Coastal environment area map; and</li> <li>Coastal use area map.</li> </ul>
4.3 Planning for Bushfire Protection	Based on the findings of the Strategic Bushfire Study ( <b>Appendix O</b> ) future developments facilitated by the proposed rezoning will be able to achieve compliance with <i>Planning for Bushfire Protection 2019</i> and is not in-compatible with the surrounding bushfire risk. The proposal can exist within the adjacent bushfire prone land.
4.4 Remediation of Contaminated Land	<p>The Preliminary Site Investigation (<b>Appendix I</b>) identified a total of (9) potential areas of environmental concern (PAECs) across the Precinct which require further investigation. Douglas Partners confirmed that majority of the PAECs are typical of a rural residential with agricultural activity and those encountered are unlikely to pose a contamination constraint to the proposed rezoning.</p> <p>A Preliminary Contamination and Acid Sulfate Soils Investigation has been prepared by Douglas Partners and is enclosed in <b>Appendix I</b>. The assessment identified a total of (9) potential areas of environmental concern (PAECs) across the Precinct which require further investigation. Douglas Partners confirmed that majority of the PAECs are typical of a rural residential with agricultural activity and those encountered are unlikely to pose a contamination constraint to the proposed rezoning.</p>
4.5 Acid Sulfate Soils	The Preliminary Site Investigation ( <b>Appendix I</b> ) confirms that the site is mapped in a region of extremely low probability of occurrence and is topographically well above the estuarine environments in which Acid Sulphate Soils ( <b>ASS</b> ) form. The Precinct is unlikely to be affected by ASS however this will be confirmed through further investigations during DA phases.
4.6 Mine Subsidence and Unstable Land	No applicable. The site is not identified on land that is within a declared mine subsidence district in the <i>Coal Mine Subsidence Compensation Regulation 2017</i> pursuant to section 20 of the <i>Coal Mine Subsidence Compensation Act 2017</i> .
<u>Focus area 5: Transport and Infrastructure</u>	
5.1 Integrating Land Use and Transport	<p>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.</p> <p>The draft ILP has been designed to promote walking and cycling as well as minimising travel demands by car within the precinct by creating a network of green streets and co-locating uses such as the neighbourhood centre, playing fields and future educational establishment. Walking catchments are identified within the draft ILP to illustrate that higher density is focused towards both the Belmore Road centre and services within Lowes Creek Maryland.</p>
5.2 Reserving Land for Public Purposes	This 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.
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

Section 9.1 Direction	Comment
	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
<u>Focus area 6: Housing</u>	
6.1 Residential Zones	<p>The Planning Proposal and associated Site Specific Development Control Plan prepared by Urbis (refer to <b>Appendix C</b>) must include provisions that encourage the provision of housing that will:</p> <ul style="list-style-type: none"> <li>▪ broaden the choice of building types and locations available in the housing market, and</li> <li>▪ make more efficient use of existing infrastructure and services, and</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> <p>Clause 6.1 under Appendix 5 of the Precincts SEPP already requires public utility infrastructure to be in place.</p>
6.2 Caravan Parks and Manufactured Home Estates	Not applicable
<u>Focus area 7: Industry and Employment</u>	
7.1 Business and Industrial Zones	<p>The Planning Proposal does not affect land within an existing or proposed business or industrial zone.</p> <p>Notwithstanding this, the Proposal will deliver a total of commercial floor space and provides direct employment opportunities, whilst still retaining the viability and operation of existing business and industrial zones within the Camden LGA. The location of an economic and residential offering on the site will also prevent existing industrial and business zones from being rezoned for higher-order land uses, such as residential.</p>
7.2 Reduction in non-hosted short-term rental accommodation period	This direction does not apply to the Camden LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	This direction does not apply to the Camden LGA.
<u>Focus area 8: Resources and Energy</u>	
8.1 Mining, Petroleum Production and Extractive Industries	<p>Given the proximity to the Bringelly Brickworks, consideration of the current and future operation of the site has been considered as part of the technical assessment of the Precinct. In summary:</p> <ul style="list-style-type: none"> <li>▪ Dispersion modelling prepared by SLR as part of the Air Quality Assessment (<b>Appendix Q</b>) concluded that the existing Bringelly Brickworks operation of is highly unlikely to cause any additional exceedances of the relevant NSW EPA criteria.</li> </ul>

Section 9.1 Direction	Comment
	<ul style="list-style-type: none"> <li>Noise and Vibration Impact Assessment (<b>Appendix R</b>) prepared by Marshall Day confirms that provided that the operation of Bringelly Brickworks is appropriately managed in accordance with the current consent and Environment Protection License any lot within the Precinct can be delivered without being affected by external noise impacts</li> </ul>
<u>Focus area 9: Primary Production</u>	
9.1 Rural Zones	While the Planning Proposal does result in the rezoning of rural zoned land, the proposal aligns with the strategic direction for the site which has been identified as part of the broader South Creek West Land Release Area, which is one of the largest greenfield precincts in Sydney
9.2 Rural Lands	<p>The site is within the South West Growth Centre and has identified as a Future Urban Growth Area.</p> <p>Direction 9.2 is not applicable to this Planning Proposal.</p>
9.3 Oyster Aquaculture	Not applicable. The site is not identified as a 'Priority Oyster Aquaculture Area'.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	This direction does not apply to the Camden LGA.

### 9.3.3. Section C – Environmental, Social and Economic Impact

#### **Q7. 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?**

As demonstrated in **Section 3.8** of this report, the Belmore Road Precinct is biodiversity certified by the order of the *NSW Minister for the Environment* under the *Threatened Species Conservation Act 1995*.

Nonetheless, a detailed Biodiversity Assessment (**Appendix M**) has been undertaken and the site was found to contain a number of significant environmental features, including Cumberland Plain Woodland (a critically endangered ecological community under both the BC Act and EPBC Act) and habitat features associated with potential habitat for a number of threatened flora and fauna species.

The Planning Proposal retains areas of high value biodiversity in good condition through the zoning of the central riparian corridor for Environmental Conservation. Vegetation is retained in areas identified as local parks to avoid unnecessary impacts to potential threatened ecological communities where possible.

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

#### **Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

Section 3 of this report details the potential environmental impacts uncovered through detailed site investigations. Below provides a summary of the potential environmental impacts resulting from the Planning Proposal and how they are proposed to be managed:

##### **Traffic**

The Traffic, Transport and Access Assessment (**Appendix S**) identified that several upgrades are required to the local road network to support the projected population. Overall, the study concludes that the Belmore Road Precinct will support public and active transport usage and with the appropriate infrastructure upgrades, will effectively integrate into the wider road network with satisfactory operations in 2041.

## **Aboriginal Heritage**

Niche Consulting has prepared a Preliminary Aboriginal Cultural Heritage Assessment (PACHA) (**Appendix J**) to inform the precinct planning process and associated Draft ILP. Seventeen Aboriginal groups identified themselves as Registered Aboriginal Parties (RAPs) through the consultation process following the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*.

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

Further work will continue to be undertaken by the project team and Council to ensure Connecting with Country values remain as part of the planning process for the Belmore Road Precinct.

## **Geotechnical**

A Preliminary Geotechnical and Salinity Report was prepared by Douglas Partners (**Appendix I**) in support of the proposed rezoning. The report identifies the existing soil characteristics and any areas which will require further investigation. Douglas Partners concluded that the site is geotechnically suitable for the proposed rezoning of the precinct. Some further investigations will be required during later development application stages as detailed in **Section 3.4**, applications but otherwise, conventional engineering and management methods can be used in response to the bulk of geotechnical characteristics.

## **Contamination/Salinity**

A Site Investigation (Contamination) was prepared by Douglas Partners (**Appendix I**) in support of the proposed rezoning. The report identifies any potential for contamination and any management required for future developments. This assessment was conducted through an on-site analysis of the existing geological environment as well as through an assessment of historical records. A site walkover and review of geotechnical test pits identified several potential areas of concern, detailed in Section 3.4. Further investigation into the degree of contamination and remediation works associated will be required, in the form of a Detailed Site Investigation (**DSI**) which would inform future DAs.

Nonetheless, Douglas Partners confirmed that the potential contamination at the site are considered unlikely to pose a contamination constraint on the proposed rezoning and the precinct is overall found to be suitable for rezoning.

## **Bushfire**

A Strategic Bushfire Study (**Appendix P**) was prepared by Peterson Bushfire, providing a detailed investigation into the landscape features and site influences on potential bushfire impacts within the precinct.

Risk profiling based on bushfire landscape analysis has resulted in an unconstrained development environment with no high risk areas identified. Areas mapped medium risk have development proposed with appropriate bushfire protection provisions such as APZs and adequate access as well as buffering high density residential development and the school site from the external hazard interface. The majority of the subject site is mapped low risk.

Peterson Bushfire concluded that future development facilitated by the proposed rezoning will be able to achieve compliance with *Planning for Bushfire Protection 2019* and is not in-compatible with the surrounding bushfire risk. The proposal can exist within the adjacent bushfire prone land.

## **Flooding**

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

It was found that generally no adverse flood level impacts external to the site will result following development, and any local flood increases can be appropriately managed by the proposed detention basins. Additionally, considering the minimal flood encroachment following development, it is unlikely that climate change will have an impact. It is considered that the flooding impacts are acceptable in accordance with the intended draft ILP.

## **Odour**



An Air Quality Assessment was prepared by SLR (**Appendix R**) which assessed the sources of air pollutants in the region and the degree of their air quality impacts onto the Belmore Road Precinct site area. Specific investigations into the Bringelly Brickworks, concluded that the brickworks operation is highly unlikely to cause any additional exceedances of the relevant NSW EPA criteria for the Belmore Road Precinct.

In summary, no other existing or proposed air emission sources were identified by this assessment that would represent a constraint to the proposed rezoning or development of the precinct.

### **Noise**

Marshall Day Consulting undertook a Noise and Vibration Impact Assessment (**Appendix R**) for the precinct which assessed the aircraft, rail, quarry and road traffic noise and vibration impacts. The assessment found that the precinct is not affected by aircraft, rail or quarry noise impacts however road traffic along The Northern Road and Greendale Road may affect certain lots across the precinct.

It was concluded that subject to the careful positioning of dwellings within the subject lots, implementation of physical noise controls (fences) and architectural treatments to dwellings adjacent to the Northern Road, the Planning Proposal should be supported from an acoustic point of view.

### **Urban Heat**

An Urban Heat Report has been prepared by Urbis (**Appendix U**) to address how the the Planning Proposal, Draft ILP and associated documentation have considered measures to mitigate the effects of urban heat. Overall, the Draft ILP and associated documentation has been designed with consideration of both State and Local strategic directions associated with urban heat and provides an overall design which encourages tree coverage, provides shelter in heat events and encourages efficient housing design.

To ensure future development within the precinct responds to urban heat and the urban heat island effect, the following recommendations are presented in this Planning Proposal:

- Consider the introduction of a precinct specific provision under the Precincts SEPP relating to Urban Heat (refer to **Section 9.2.1**)
- Include measures in the site-specific draft DCP that address Urban Heat, with a particular focus on the street network and public domain.
- Introduce additional controls into the draft site-specific draft DCP that relate to specific development controls aimed at achieving sustainable and resilient buildings through building design and material choice.

Overall, the Belmore Road Precinct is considered to reflect best-practice approaches for sustainable development.

## **Q9. Has the planning proposal adequately addressed any social and economic effects?**

### **Social Impacts**

A detailed Demographic, Social Infrastructure and Community Needs Assessment (**Appendix E**) was prepared by WSP to support the design of the Draft ILP and ensure that the social infrastructure needs of the Belmore Road Precinct are adequately met. Detailed in **Section 3.2** of this report, the future Belmore Road Precinct will require a variety of open spaces and social infrastructure to cater for residents, student and worker populations.

The Draft ILP proposes the following provision of social infrastructure:

- Sporting fields ranging between 4.2 and 7.2 hectares located close to the riparian corridor to enhance the overall open space network. Double playing field will be co-located with the village centre and riparian corridor to increase connection across the precinct.
- Parks ranging between 0.5 and 5.8 hectares are distributed across the Precinct based on maintaining access within a 400m radius.
- Village centre will accommodate retail and convenience-based facilities to service the day-to-day needs of future residents.
- A 2 hectare future educational establishment is co-located with the playing fields and in close proximity to higher density housing and the Belmore Road neighbourhood centre..

**Table 6** demonstrates that the proposed social infrastructure will meet the generated needs of the future Belmore Road Precinct community.

### **Economic Impacts**

An Economic Impact Assessment (**Appendix F**) was prepared by Atlas Urban for the Belmore Road Precinct. This report was informed by historic take-up rates observed elsewhere within the SWGA, as well as current market conditions and the future economic outlook. It is estimated that the rezoning of this Precinct will result in the following economic benefits:

- Result in a net increase in economic activity during the construction phase through a mix of direct and indirect (flow-on) activity, including supporting almost 5,800 full-time equivalent jobs (including 3,000 direct jobs):
- When operational, the Proposal is estimated to result in an annual net increase in economic activity by 2031 with:
  - \$688.3 million in output (including \$403.0 million in direct activity).
  - \$319.8 million contribution to GRP (including \$172.6 million in direct activity).
  - \$173.0 million in incomes and salaries paid to households (including \$104.4 million in direct income).
  - 1,867 FTE jobs (including 1,125 FTE directly related to activity on the Site).
- Additional local retail expenditure associated with the estimated delivery of approximately 2,688 new residential dwellings (*only part of the full estimated development yield for the Precinct*) are estimated to support significant economic activity through direct and flow-on impacts (per annum) by 2031, including:
  - \$263.6 million in output (including \$161 million in direct activity).
  - \$151.2 million in contribution to GRP (including \$95 million in direct activity).
  - \$80.1 million in incomes and salaries paid to households (including \$54 million in direct activity).
  - 974 FTE jobs (including 688 FTE jobs directly).

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

- **Supporting Housing Affordability:** increasing housing supply that ultimately will support housing affordability within the South West Region
- **Providing Significant Local Infrastructure:** delivering open space in addition to road and educational infrastructure to support the growth of the local community, as well as unlocking essential utility services.
- **Supporting Economic Diversification:** the Proposal will support a range of employment uses, helping to improve the diversity and resilience of the Camden economy.
- **Create a Buffer of Housing Supply:** As the Belmore Road Precinct is held in majority ownership, the issues of land fragmentation observed elsewhere across the SWGA are to a degree mitigated within this precinct, therefore providing greater certainty in regards to the on the ground delivery of housing.
- **Increase in Rates and Taxation Revenues:** Along with greatly increased economic activity, the Proposal will support significant taxation revenues to all levels of government including Council rates, payroll tax, stamp duty, and income tax.

## **9.3.4. Section D – State and Commonwealth Interests**

### **Q10. Is there adequate public infrastructure for the planning proposal?**

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

Furthermore, the Planning Proposal will deliver local active and passive space to service the future population and community need for the Belmore Road Precinct, as discussed in **Section 3.2** of this report.

**Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?**

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

## 9.4. PART 4 – MAPPING

As outlined in Section 9.2, the following maps in the Precincts SEPP will require amendment:

- Land Application Map
- Land Zoning Map
- Residential Density Map
- Height of Buildings Map
- Floor Space Ratio Map
- Riparian Protection Area Map
- Heritage Map
- Additional Permitted Uses Map

The proposed SEPP Maps are included in Part C of the Urban Design Report enclosed in **Appendix B**.

## 9.5. PART 5 – COMMUNITY CONSULTATION

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

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

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

In terms of consultation with Council, the proponent has had several informal meetings with Council staff prior to the lodgement of this Planning Proposal.

## 9.6. PART 6 – PROJECT TIMELINE

In accordance with the requirements set out in ‘*A guide to preparing planning proposals*’, **Table 15** sets out the anticipated project timeline, in order to provide a mechanism to monitor the progress of the planning proposal through the planning making process.

Table 16 Anticipated Project Timeline

Process	Indicative Timeframe
Planning Proposal submitted to Camden Council and Officer Review	April 2021 – June 2022
Initial Community Consultation	July – August 2022
Council provide RFI based on initial notification	December 2022
Independent Master Planner process begins	January 2023
Updated Package provided to Council in response to public submissions and Council RFI 3	February 2023
Local Planning Panel	July 2023
Prepare updated Planning Proposal Package to respond to LPP and Master Planner Comments	October 2023
Rezoning Review Request	February 2024
The Panel recommend the proposed instrument is submitted for a Gateway determination	28 June 2024
<b>DPHI review Planning Proposal Package</b>	<b>We are here</b>
Gateway Determination	25 to 45 days
Update Planning Proposal (technical studies)	20 to 70 days
Public Exhibition and Consultation	70 to 115 days
<b>Finalisation of the SEPP</b>	<b>25 to 70 days</b>

## 10. CONCLUSION

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

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

The Planning Proposal is consistent with the intent, objectives and principles of the Greater Sydney Region Plan, the Western City District Plan and the Camden Council Local Strategic Planning Statement and local strategies. The proposed rezoning will deliver an 190ha residential self-sufficient community with an estimated average population of approximately 10,700 people, offering a diverse living options, open space, a village centre, school, community facilities, and employment opportunities.

The Planning Proposal will be facilitated through an amendment to the Precincts SEPP which will be supported by a site specific Development Control Plan under Schedule 7 of *Camden Growth Centre Precincts Development Control Plan*.

We request Council's consideration and support for this proposal and to forward the Planning Proposal to the NSW Department of Planning, Infrastructure and Environment for Gateway Determination.

# DISCLAIMER

This report is dated November 2023 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of CKDI Pty Ltd (**Instructing Party**) for the purpose of Planning Proposal (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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







# **APPENDIX C      DRAFT DEVELOPMENT CONTROL PLAN – SCHEDULE 7 BELMORE ROAD PRECINCT**



## **APPENDIX E**

# **DEMOGRAPHIC, SOCIAL INFRASTRUCTURE AND COMMUNITY NEEDS ASSESSMENT**





**APPENDIX H      PRELIMINARY GEOTECHNICAL AND  
SALINITY ASSESSMENT**



# **APPENDIX I      PRELIMINARY SITE INVESTIGATION (CONTAMINATION)**

## **APPENDIX J**

# **PRELIMINARY ABORIGINAL CULTURAL HERITAGE ASSESSMENT REPORT**



















## **APPENDIX S**

# **TRAFFIC, TRANSPORT AND ACCESS ASSESSMENT**







**APPENDIX W**

**VPA OFFER**