





Camden Council Planning Proposal

585, 593 Cobbitty Road & 110 Charles McIntosh Parkway, Cobbitty

Version 4

February 2025



















Document Register

Version	Date	Detail	Council Reference
1	March 2024	Draft Planning Proposal prepared for submission to Council by Urbis	24/64464
2	August 2024	Amendment to Draft Planning Proposal prepared in response to Council request for information by Urbis	24/491952
3	January 2025	Amendment to Draft Planning Proposal prepared in response to Council request for information by Urbis	25/32592
4	February 2025	Draft Planning Proposal prepared for Gateway Determination by Camden Council	25/86088













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Executive Summary

The subject site for this draft planning proposal (the proposal) is land at 585, 593 Cobbitty Road and 110 Charles McIntosh Parkway, Cobbitty (Lot 2 DP 1298600, Lot 6 DP 1276275 and Lot 143 DP 1303450) as shown in **Figure 1**.

The site forms part of the Oran Park Precinct which was rezoned for residential development on 4 December 2007.

The proposal seeks to amend the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP) to realign the zoning boundaries between land zoned C4 Environmental Living and R1 General Residential within two separate areas of the subject site:

- the Denbigh Transition Area; and
- the Cobbitty Road Interface Area.

Amendments to the Oran Park Precinct Indicative Layout Plan (ILP) are proposed as part of the proposal and will form an amendment to the Oran Park Precinct Development Control Plan (DCP).

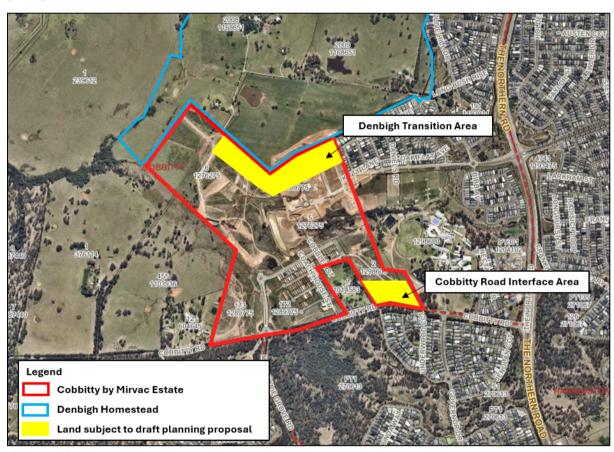


Figure 1: Subject site

From 2 to 16 September 2024, the proposal was placed on initial notification. 24 community submissions were received with 20 objections, two in support and two requesting information or suggested amendments. A summary of these submissions with Council officer responses is provided as **Appendix 8**.











The proposal was referred to School Infrastructure NSW, NSW Rural Fire Service and Heritage NSW for initial comment. A summary of these initial comments with Council officer responses is provided as **Appendix 9**.

On 15 October 2024, the Camden Local Planning Panel considered the proposal and recommended that it demonstrated strategic and site-specific merit to proceed to Gateway Determination. A copy of the closed panel minutes is provided as **Appendix 10.**

On 11 February 2025, Council supported the proposal to proceed to Gateway Determination. A copy of the Council meeting report and minutes are provided as **Appendix 11.**

The proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Department of Planning, Housing and Infrastructure (DPHI) (previous Department of Planning and Environment) 'Local Environmental Plan Making Guideline (August 2023)' to ensure all matters requiring consideration are appropriately addressed.

The proposal demonstrates sufficient strategic and site-specific merit to proceed to Gateway Determination.











Introduction

Planning Proposal

On 24 March 2024, Urbis (the proponent) on behalf of Mirvac Homes Pty Ltd (owner) lodged the draft planning proposal with Council. The proposal seeks to amend the Precincts SEPP to realign the zoning boundaries between land zoned C4 Environmental Living and R1 General Residential within the Denbigh Transition Area (DTA) and the Cobbitty Road Interface Area to provide consistency with recent amendments to the Oran Park DCP.

Amendments to the Oran Park Precinct ILP are proposed as part of the proposal, including:

- a perimeter road in the DTA to respond to NSW RFS recommendations:
- widening the northern verge to include a share path to promote connectivity;
- a landscaped road reserve to reflect landscape screening provisions from the recent Oran Park DCP amendment for the subject site;
- updating the road alignment between the subject site and the neighbouring Arcadian Hills estate in the DTA to correct a misalignment;
- updating the road alignment in the Cobbitty Road Interface Area to reflect the land swap between Mirvac and Macarthur Anglican School along the eastern boundary; and
- updating the proposed land use configuration to reflect recent DA approvals.

Initial notification

From 2 to 16 September 2024, the proposal was placed on initial notification. There were 24 community submissions received with 20 objections, two in support and two requesting information or suggested amendments. A summary of these submissions with Council officers' responses is provided as Appendix 8.

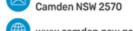
Initial comments were sought from School Infrastructure NSW (SINSW), NSW Rural Fire Service (RFS) and Heritage NSW (HNSW). The agency initial comments and Council officer assessment are provided as Appendix 9.

Camden Local Planning Panel

On 15 October 2024, the Camden Local Planning Panel (the Panel) considered the proposal and recommended that the proposal proceed to Gateway Determination. In doing so, the Panel acknowledged the proposal represents a fine tuning of the existing controls to facilitate RFS requirements, heritage considerations within the DTA, recognition that land reserved for the expansion of Macarthur Anglican School is no longer required, and to provide consistency with the recently adopted DCP. A copy of the closed panel minutes is provided as **Appendix** 10.

Report to Council (Pre-Exhibition)

On 11 February 2025, Council resolved to endorse the proposal and to forward it to the DPHI for Gateway Determination. A copy of the Council meeting report and minutes are provided as Appendix 11.



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Background

Site location

The site is located on the western edge of the South West Growth Area (SWGA) and includes a total area of 78 hectares with direct frontage to Cobbitty Road. The surrounding area comprises of the Metropolitan Rural Area (MRA) located to the west, the Denbigh homestead (State Heritage Item) to the north and Macarthur Anglican School to the east (see **Figure 2**).

The site was rezoned for urban development as part of the Oran Park Precinct in December 2007. The site is currently under development and will provide a new residential precinct (approximately 948 homes), with supporting infrastructure, including a primary school, neighbourhood centre and open space.

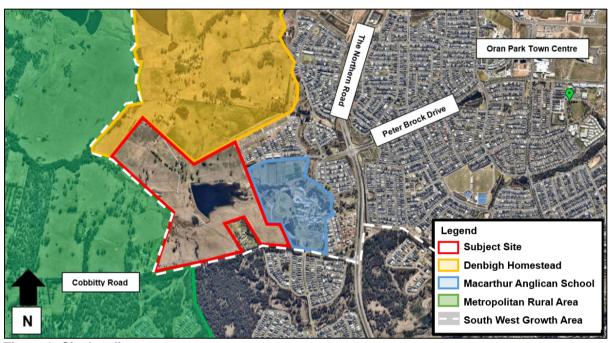


Figure 2: Site locality

DCP amendment

On 12 December 2023, Council endorsed an amendment to the Oran Park Precinct DCP and associated ILP for the subject site that included:

- updating controls for the transition between urban development and the Denbigh Transition Area, the Metropolitan Rural Area and Cobbitty Road;
- designating land previously identified for the expansion of Macarthur Anglican School for urban development;
- introducing the Hassall Driveway heritage boulevard;
- changing the water cycle management, riparian corridor, open space network and road network; and
- introducing a new section known as Part B6 Southern Neighbourhood Centre which provides a vision and design principles for the future centre.

The proposed zoning amendments are intended to align with the controls and objectives of the DCP to improve future development outcomes on the site.















Denbigh Transition Area

The northern subject site is identified in the Oran Park Precinct DCP as the Denbigh Transition Area (DTA) and the Southern Viewscape Precinct (see **Figure 3 and 4**). The Southern Viewscape Precinct is situated along the southern boundary of the Denbigh heritage curtilage. In this area, the existing ridgeline within the subject site encompasses more gently sloping land than the Northern and Central Viewscape Precincts which are located on adjoining land not subject to this proposal. The ridgeline is located within the DTA and the Denbigh curtilage.

Part B3 of the DCP outlines objectives and design controls for the DTA to facilitate development sensitive to the curtilage of the Denbigh Estate, and an appropriate transition between residential development and the curtilage.

The DCP identifies that a landscaped earth mound is essential to avoid adverse visual impacts of future development on the rural setting of the Denbigh estate. As part of the DCP amendment, a refined landscaped earth mound design was introduced to reflect the topography of the subject site and maintain the integrity of Denbigh's heritage curtilage.

The proposed zoning amendments in the DTA as part of this proposal are sought to provide consistency with the refined landscaped earth mound controls within the DCP and will allow for updates to the extent of cut and fill within the ridgeline to reduce the extent of the earth mound on the adjoining landowner.

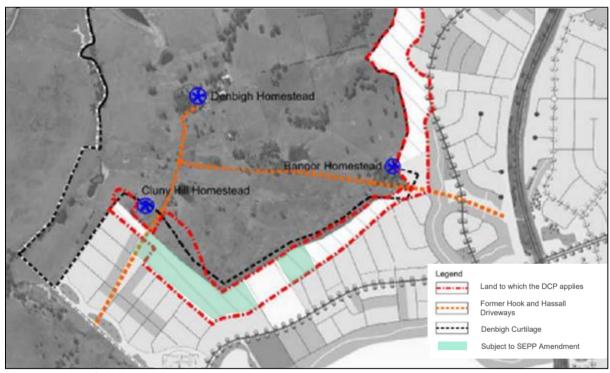
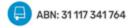


Figure 3: Denbigh Transition Area









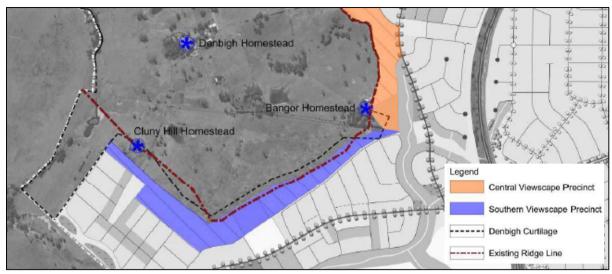


Figure 4: Denbigh Transition Area (Viewscape Precincts)

Cobbitty Road Interface Area

The southern subject site is identified in the Oran Park Precinct DCP as the Cobbitty Road Interface Area. Section 5.5 of the DCP outlines objectives and design controls for the Cobbitty Road Interface Area to provide an appropriate and visually appealing urban design response to the Cobbitty Road frontages.

The DCP requires a vegetative buffer to bound Cobbitty Road to visually screen future development. This includes a requirement for two trees (mature height of 8 metres) within the front setback of residential lots fronting the perimeter road running parallel to Cobbitty Road, as well as an eight metre wide landscaped verge adjoining the internal road (**Figure 4**). Further controls ensure the clearing of vegetation within this area is minimised and requires replacement planting to screen views into the subject site.

The proposed zoning amendments in the Cobbitty Road Interface Area as part of this proposal are sought to provide consistency with the DCP and will ensure larger lots (minimum 1,000m²) are provided and maintained adjacent to Cobbitty Road.

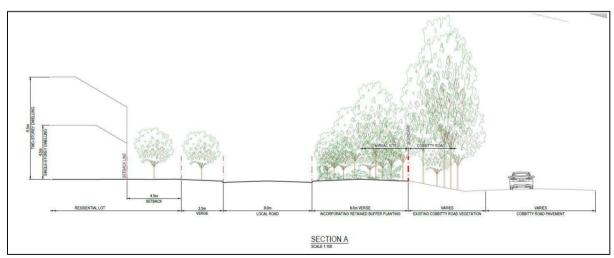


Figure 5: Cross Section of Cobbitty Road (existing Figure 28 in DCP)











DA/2023/470/1 - Landscaped earth mound

On 13 March 2024, a development application (DA/2023/470/1) was approved for the landscaped earth mound and associated landscape planting and fencing along the boundary between the subject site and Denbigh estate, with works generally located within the Denbigh estate (see **Figures 5 and 6**).

Landscape and civil plans are provided as **Appendix 6 and 7** to demonstrate the earthworks and vegetation outcomes. The landscaped earth mound will provide a transition between the residential development and the heritage curtilage of the Denbigh homestead.



Figure 6: Landscaped earth mound

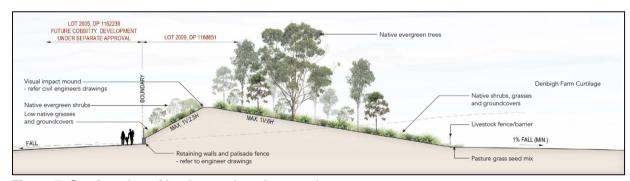


Figure 7: Section plan of landscaped earth mound

Voluntary Planning Agreement

On 24 July 2023, Council received a letter of offer (VPA Offer) from Mirvac to enter into a voluntary planning agreement (VPA). The VPA Offer includes the proposed dedication of land for water cycle management, riparian corridor, open space and road network and completion of works, as well as monetary contributions towards plan administration and off-site local infrastructure, such as a future community centre and local sports fields.





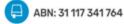




On 11 June 2024, the VPA was reported to Council. The VPA facilitates the delivery of 948 lots and the required infrastructure to support the future community. This includes upgrades to Cobbitty Road to maintain its rural character. The additional dwelling yield resulting from this proposal is inclusive of the total dwelling yield for the subject site. On 27 August 2024, the VPA for the site was executed.









Part 1 – Objectives and intended outcomes

The objective of the proposal is to amend the Precincts SEPP to realign the zoning boundaries of land zoned C4 Environmental Living and R1 General Residential within the Denbigh Transition Area and the Cobbitty Road Interface Area. To facilitate this the proposal seeks to:

- Rezone approx. 2.3 hectares of land currently zoned C4 Environmental Living to R1
 General Residential (approximately 50 lots), and 4,000m² of land currently zoned R1
 General Residential to C4 Environmental Living (approximately 4 lots) within the
 Denbigh Transition Area; and
- Rezone approx. 2.3 hectares of land zoned R1 General Residential to C4 Environmental Living (11 lots) within the Cobbitty Road Interface Area.

The proposed zoning amendment and indicative lot plans are provided in Figures 8-10.



Figure 8: Proposed zoning amendment







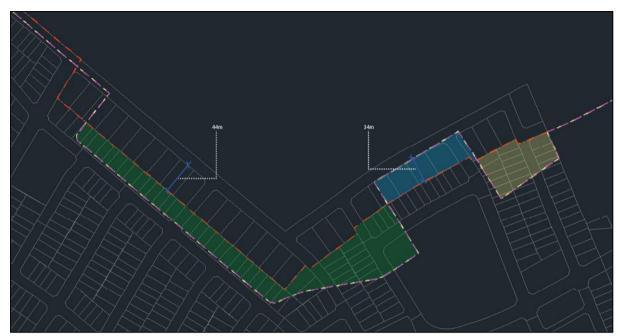


Figure 9: Indicative lot plan in the Denbigh Transition Area

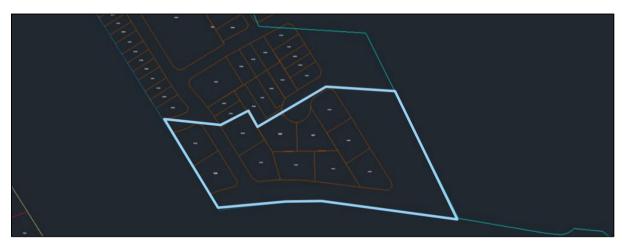


Figure 10: Indicative lot plan in the Cobbitty Road Interface Area

The intended outcome for the proposal is to align the zoning boundaries to be consistent with the recently adopted DCP amendment, including:

- Consistency with recent updates to Part B3 of the DCP to provide a transition to the south of the future view mound by providing large lot residential along most of the boundary with Denbigh Estate. The introduction of additional R1 lots aligns with the new view mound which reduces the amount of earthworks required to achieve an appropriate transition between residential development and the State heritage listed Denbigh estate.
- Consistency with recent updates to Section 5.5 of the DCP to provide an appropriate transition between residential development and Cobbitty Road by providing and maintaining larger lots (minimum 1,000m²) adjacent to Cobbitty Road. This also recognises that this land is no longer required for the expansion of Macarthur Anglican School.









Part 2 – Explanation of provision

The proposal seeks to amend the Precincts SEPP as follows:

- 1. Amend the Land Zoning Map (LZN) to realign the zoning boundaries between the C4 Environmental Living and R1 General Residential zones;
- 2. Amend the Lot Size Map (LSZ) to apply a minimum lot size of 1,000m² to C4 zoned land and 125m² to R1 zoned land to respond to the zoning realignment;
- 3. Amend the Special Areas Map (SAM) to realign the Denbigh Transition Area to respond to the zoning realignment; and
- 4. Amend the Height of Building Map (HOB) to apply:
 - a consistent height limit across the C4 Environmental Living zone of 6 metres for all development within the Denbigh Transition Area and 9.5 metres for all development within the Cobbitty Road Interface Area; and
 - b. a consistent height limit across the R1 General Residential zone of 16 metres for residential flat buildings and 9.5 metres for all other development.

Amendments to the Oran Park Precinct ILP are proposed as part of the proposal. The existing and proposed Precinct SEPP and ILP maps are provided in **Figures 8 to 15.**

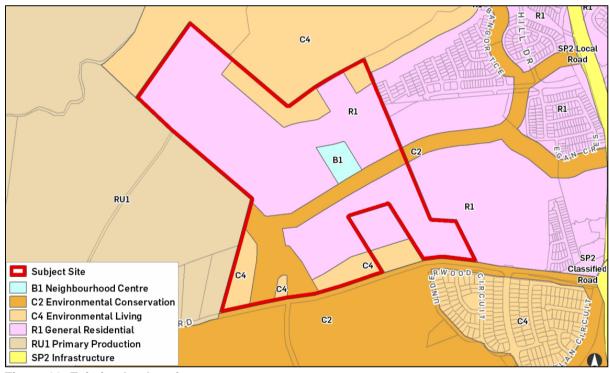


Figure 11: Existing land zoning map









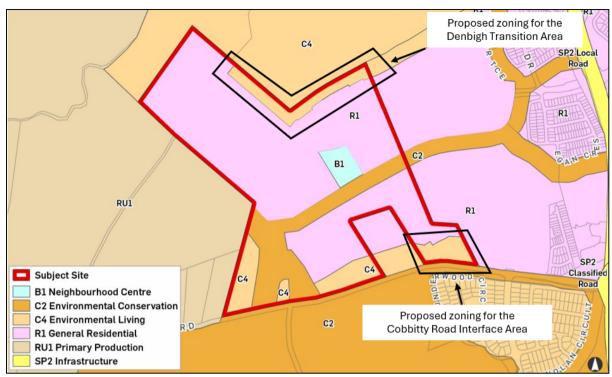


Figure 12: Proposed land zoning map



Figure 13: Existing height of buildings map

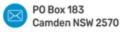










Figure 14: Proposed height of buildings map

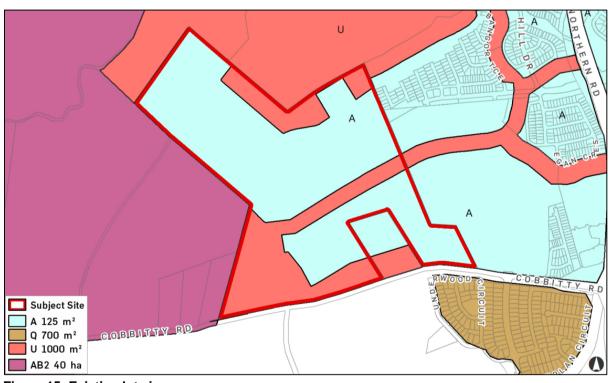


Figure 15: Existing lot size map









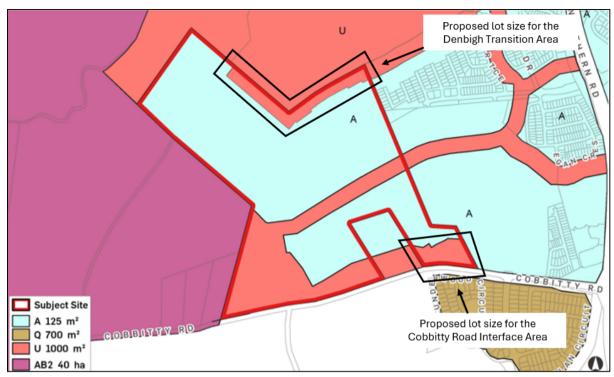


Figure 16: Proposed lot size map

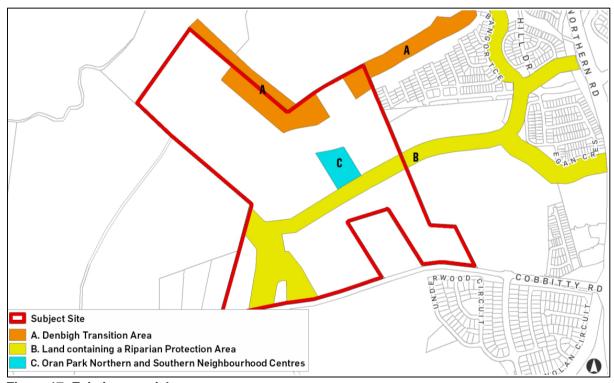


Figure 17: Existing special areas map









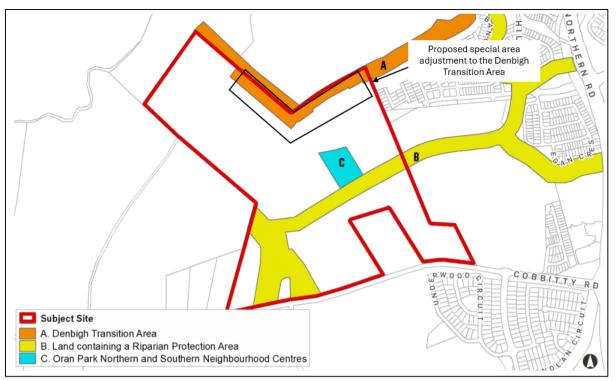


Figure 18: Proposed special areas map



Figure 19: Existing ILP map









Figure 20: Proposed ILP map





Part 3 – Justification

This section provides a detailed assessment of the proposal's strategic and site-specific merit to provide justification for amendments to the Precincts SEPP.

3.1 Section A – Need for the Planning Proposal

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

The amendments in this proposal are minor in nature and are not the result of any broad strategic study or report. Nevertheless, the proposed amendments align with the priorities of the LSPS by providing housing within an identified growth centre.

The proposal has been lodged following detailed work undertaken as part of the recently adopted DCP amendment which outlines the vision and associated development controls for the Denbigh Transition Area and Cobbitty Road. The DCP amendment was prepared through consultation with stakeholders, including an external heritage consultant, the Denbigh landowner and State agencies, including the Office of Environment and Heritage (OEH) – Heritage Division.

The proposal seeks to amend the Precincts SEPP to realign zoning boundaries to ensure consistency with the Oran Park Precinct DCP. The proposal is consistent with the objectives of the DCP controls to mitigate the impacts of future residential development on the Denbigh Estate and Cobbitty Road and facilitate the delivery of land for residential purposes aligning with the DCP and Precincts SEPP.

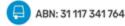
Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, a planning proposal is required to amend the Precincts SEPP. It is the best means of achieving the objectives and intended outcomes as:

- The amendments to the Denbigh Transition Area will provide consistency with the
 objectives of the DCP controls to mitigate the impacts of future residential development
 on the Denbigh estate, as well as the approved landscaped earth mound, which
 reduces the amount of earthworks required to achieve an appropriate transition
 between residential development and the Denbigh estate; and
- The amendments to the Cobbitty Road Interface Area will provide consistency with the
 objectives of the DCP controls to ensure larger lots (minimum 1,000m²) are provided
 and maintained adjacent to Cobbitty Road to protect the visual character of Cobbitty
 Road.









3.2 Section B – Relationship to Strategic Planning Framework

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

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

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

Yes. The proposal is consistent with Council's local strategies as summarised below. Consistency against these strategies has been addressed in **Appendix 1** of this report.

Camden Community Strategic Plan

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

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

- Key Direction 1 Liveable
- Key Direction 3 Balanced

Camden Local Strategic Planning Statement

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

The proposal is consistent with the relevant local priorities and actions of the LSPS, with specific focus on the following local priorities:

- Infrastructure and Collaboration
 - Priority 1: Aligning Infrastructure Delivery with Growth.
- Liveability
 - Priority 1: Providing housing choice and affordability for Camden's growing and changing population.
 - o Priority 2: Celebrating and respecting Camden's proud heritage.













- Sustainability
 - Priority 3: Improving Camden's resilience to hazards and extreme weather events.

Camden Local Housing Strategy

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

The proposal has been assessed against the priorities, objectives and actions of the strategy. The specific priorities this proposal is considered against are as follows:

- Priority 1: Providing Housing capacity and coordinating growth with infrastructure.
 - Objective 1: There is sufficient planning capacity to meet forecast housing demand.
 - Objective 8: Protect Camden LGAs Rural Lands.
- Priority 4: Increasing housing choice and diversity.
 - Objective 9: The mix of housing types matches the changing needs and preferences of the community.

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

No other State or regional studies or strategies are applicable to this proposal.

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

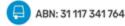
The relevant SEPPs including deemed SEPPs have been addressed at **Appendix 2** to this report. The proposal is considered consistent with these SEPPs and deemed SEPPs.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions) or key government priority?

The s9.1 directions applicable to the proposal have been addressed at **Appendix 3** of this report. The proposal is also consistent with achieving the NSW Government's priority to deliver more housing supply.









3.3 Section C – Environmental, Social and Economic Impact

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

No critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal.

The site is subject to biodiversity certification under the Biodiversity Certification Act 2016. Mapped areas for existing native vegetation and riparian areas are also in place within the Precincts SEPP which was gazetted on 4 December 2007. The proposed realignment of zoning boundaries does not change the environmental impact of the development in comparison to the investigations undertaken as part of the original rezoning in 2007.

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

The land was previously rezoned as part of the Oran Park Precinct in December 2004, which included various assessments to determine and manage environmental effects. This informed the Oran Park Precinct DCP, including Section 5.5 that outlines objectives and design controls for the Cobbitty Road Interface Area and Part B3 that outlines the objectives and design controls for the Denbigh Transition Area.

Further specialist studies were prepared to determine and manage environmental effects as part of the recently adopted DCP amendment for the subject site. The proposal did not warrant further specialist studies. The following studies are relevant to the Denbigh Transition Area and the Cobbitty Road Interface Area as part of this proposal:

Heritage Impact Study (dated February 2023)

A HIS was prepared to support amendments to Part B3 of the DCP. The HIS assessed the impacts of future development when viewed from Denbigh homestead. In response to the HIS, updated controls were made to provide a more responsive landscaped earth mound to reflect the topography of the site to visually screen future development from the Denbigh estate. This included the extent of cut and full within the ridgeline to reduce the extent of the earth mound required to be burdened on the adjoining landowner.

Visual Impact Assessment (dated August 2022)

A VIA was prepared to support amendments to Section 5.5 of the DCP. The VIA considered the potential visual impacts as a result of future development of the subject site. In response to the VIA, additional interface controls for Cobbitty Road were made to strengthen the existing controls under Section 5.5 of the DCP. This included introducing a cross section diagram to show the perimeter road and landscaped buffer that sees 24 metres between the property boundary and the front building line of the future larger lots along Cobbitty Road.

mail@camden.nsw.gov.au



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Further controls were made to ensure the clearing of vegetation within this area is minimised (where possible), requires replacement planting, and requires trees to be planted within the front setback of residential lots fronting the perimeter road running parallel to Cobbitty Road.

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

Social effects

The site forms part of the Oran Park Precinct and will facilitate the development of residential lots ranging in size and typology which is acceptable given the context of existing and future residential development planned in the SWGA.

The proposal is unlikely to have adverse social impacts with the subject site located nearby to existing and future infrastructure and services within the Oran Park Precinct.

Economic effects

The proposal will provide increased housing supply and choice. It forms part of the broader Oran Park Precinct and will contribute to the local economy.

The proposal will therefore have positive social and economic benefits for the broader community. It is considered that the proposal has addressed social and economic impacts and is in the public interest.

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

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

Essential services are available to the site as part of the delivery of the Oran Park Precinct and the proposal does not have any significant increase on demand for these services.

3.5 Section E – State and Commonwealth Interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform 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.

It is noted that further consultation with SINSW prior to public exhibition is occurring as Council officers continue to liaise with SINSW officers in relation to the size and location of the future primary school site identified in the Oran Park Precinct ILP.

Under the existing ILP, the school site is 3.5 hectares. As part of the DCP amendment for the subject site, an amendment was proposed seeking to reduce the size of the school site to 2 hectares. SINSW supported the reduced size, as it is consistent with the Department of Education's Design Framework (dated January 2023).















At its 12 December 2023 meeting, Council deferred the draft DCP amendment for the subject site where it relates to the reduction in size of the school site to provide further opportunity for Council to discuss its concerns with SINSW.

On 13 February 2025, Council received correspondence from SINSW acknowledging feedback on the size of the school site, confirming that the size has been increased to 2.5 hectares and that there is commitment to further collaborate to address traffic management concerns.

Council officers will undertake pre-exhibition engagement with SINSW to resolve this outstanding issue within the Planning Proposal.









Part 4 - Mapping

The amendments to the Precinct SEPP maps for the subject site are listed below and provided as Appendix 4.

- Land Zoning Map (Sheet LZ_004)
- Lot Size Map (Sheet LSZ_004)
- Height of Building Map (Sheet HOB_004)
- Special Areas Map (Sheet SAM_004)











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Part 5 – Community consultation

Initial Notification

From 2 to 16 September 2024, the proposal was placed on initial notification. There were 24 community submissions received with 20 objections, two in support and two requesting information or suggested amendments. A summary of these submissions with Council officers' responses is provided as **Appendix 8.**

Initial comments were sought from School Infrastructure NSW (SINSW), NSW Rural Fire Service and Heritage NSW. The agency initial comments and Council officer assessment are provided as **Appendix 9**.

It is noted that further consultation with SINSW is occurring in relation to the future primary school site identified in the Oran Park Precinct ILP.

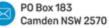
Report to Council (Pre-Exhibition)

On 11 February 2025, Council resolved to endorse the proposal and to forward it to the DPHI for Gateway Determination. Subject to receipt of a favourable gateway determination, the proposal will be publicly exhibited in accordance with the gateway determination and the following engagement methods:

- Notification letters to surrounding properties and submitters from the initial notification period;
- Site signage;
- Hard copies available at Council's public libraries;
- Online via Council's YourVoice Camden website; and
- Social media posts directing the community to Council's YourVoice Camden website for further information on the proposal.

A copy of the Council meeting report and minutes are provided as Appendix 11.









Part 6 – Project timeline

Stage	Timeframe
Consideration by Council	March 2024 – February 2025
Council decision	February 2025
Gateway determination	April 2025
Pre-exhibition review	May 2025
Commencement and completion of public exhibition period	May - June 2025
Public agency consultation	May - June 2025
Consideration of submissions	July 2025
Post-exhibition review and additional studies	July - August 2025
Post-exhibition report to Council (if required)	August - September 2025
Submission to the Department for finalisation	September - October 2025
Gazettal of SEPP amendment	October – November 2025

Table 1: Project Timeline





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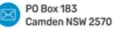
Part 7 - Conclusion

This proposal seeks to amend the Precincts SEPP to realign the zoning boundaries between land zoned C4 Environmental Living and R1 General Residential and update other associated controls within the Denbigh Transition Area and Cobbitty Road Interface Area to provide consistency with recent updates to the Oran Park Precinct DCP.

The proposal is consistent with the objectives of the DCP controls to mitigate the impacts of future residential development on the Denbigh Estate and Cobbitty Road and facilitate the delivery of land for residential purposes aligning with the DCP and Precincts SEPP.

This proposal has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and aims to improve future development outcomes on the site. It is considered that the proposal has strategic and site-specific merit to proceed to Gateway Determination and public exhibition.











Part 8 – Appendices

Appendix 1: Assessment against Regional, District and Local Strategic Plans

Appendix 2: Consistency against State Environmental Planning Policies

Appendix 3: Section 9.1 Directions

Appendix 4: Existing and Proposed SEPP Maps

Appendix 5: Proposed ILP Map

Appendix 6: Landscape Plans

Appendix 7: Civil Plans

Appendix 8: Community Submissions Response Table (Initial Notification)

Appendix 9: Agency Submissions Response Table (Initial Notification)

Appendix 10: Camden Local Planning Panel Minutes – 15 October 2024

Appendix 11: Camden Council Meeting Report and Minutes – 11 February 2025



























Assessment Against Stategic Documents

Planning Proposal - 585, 593 Cobbitty Road & 110 Charles McIntosh Parkway, Cobbitty (Mirvac)

Greater Sydney Region Plan

The Greater Sydney Region Plan (the Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters. The following table assesses the draft Planning Proposal (the proposal) against the relevant objectives of the Region Plan:

Greater Sydney Region Plan			
Objective	Demonstrated Consistency	Comment	
Infrastructure and Collaboration			
Objective 1: Infrastructure supports the three cities Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact Objective 3: Infrastructure adapts to meet future needs Objective 4: Infrastructure use is optimised	Yes	The proposal seeks to rezone land providing additional R1 General Residential land within an identified growth centre. The residential lots will benefit from proposed services within the precinct, including close proximity to connected open spaces, play fields, a future educational establishment and neighbourhood centre.	
Liveability	Γ		
Objective 6: Services and infrastructure meet communities' changing needs Objective 7: Communities are healthy, resilient and socially connected Objective 10: Greater housing supply Objective 11: Housing is more diverse and affordable	Yes	The Region Plan acknowledges that significant land release development is still to occur within the South West Growth Centre. The proposed amendments result in improvements to the Precinct which increase residential supply in an existing release area and provide services expected of a new community.	
Objective 13: Environmental heritage is conserved and enhanced	Yes	The proposal maintains scenic views from Denbigh homestead by ensuring residential development maintains visual screening within the Southern Viewscape Precinct. The recently adopted amendments to the Part B DCP for the Denbigh Transition area include amendments to ensure scenic views are maintained and heritage is conserved. These scenic views will be maintained by the construction and embellishment of a heavily landscaped earthmound. This earthmound will ensure no dwellings from the subject site will be visible to and from Denbigh homestead and surrounding grounds.	



Greater Sydney Region Plan		
Objective	Demonstrated Consistency	Comment
Sustainability		
Objective 28: Scenic and cultural landscapes are protected Objective 29: Environmental, social and economic values in rural areas are protected and enhanced	Yes	The proposal aligns with the intent of the recently adopted amendments to the Part B DCP to provide a suitable transition area that protects the rural character of Denbigh Homestead.
Objective 37: Exposure to natural and urban hazards is reduced	Yes	The subject site is bushfire prone land. A Bushfire Assessment was prepared to support the recently adopted amendments to the Part B DCP, which the proposal responds to.
		Preliminary comments were sought from NSW RFS who determined no objection to the proposal. It was advised that perimeter roads are recommended in all areas where future development may abut adjoining hazards. It is noted that such measures are in place within the draft ILP provided as part of the proposal.



Western City District Plan

On 18 March 2018, the Western Sydney District Plan (the District Plan) was released by the GSC. The District Plan guides the 20-year growth of the district to improve its social, economic and environmental assets. The following table assesses the draft Planning Proposal against the relevant objectives of the District Plan:

Western City District Plan		
Priority	Demonstrated	Comment
	Consistency	
Infrastructure and Collaboration		
Planning Priority W1: Planning for a city supported by infrastructure • Objective 1: Infrastructure supports the three cities. • Objective 2: Infrastructure aligns with forecast growth growth infrastructure compact. • Objective 3: Infrastructure adapts to meet future needs. • Objective 4: Infrastructure	Yes	Adequate local infrastructure including water, sewer, electrical, gas and telecommunications can be provided to service the future community. Sydney Water have advised that they have no objections to the recently adopted Part B DCP for the subject site, which this proposal responds to. Sydney Water noted that potable water and wastewater servicing should be available at this time and amplification,
use is optimised.		adjustments and/or minor extensions may be required. SINSW also have interest in the development of a public school which forms part of the subject site. The location is shown on the updated ILP that was adopted. A Voluntary Planning Agreement has recently been executed to facilitate the development of the broader subject site. Infrastructure to be delivered under this agreement includes the upgrade of Cobbitty Road as identified in the Oran Park Contributions Plan, dedication of land for the purposes of a future community facility, extension of Charles McIntosh Parkway to Cobbitty Road, drainage, open space embellishment, and the like.
Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport Objective 10: Greater housing supply. Objective 11: Housing is more diverse and affordable.	Yes	The proposal is consistent with this priority. It will facilitate the development of additional residential lots within the Oran Park Precinct. This will contribute to the increase of housing supply and choice with access to existing and proposed infrastructure, jobs and services within a rezoned area of the South West Growth Centre.
Sustainability		Ochiue.
Planning Priority W6: Creating and	Yes	The proposal will not visually detract from
renewing great places and local	.00	the significance of Denbigh. It is



Western City District Plan		
Priority	Demonstrated Consistency	Comment
centres and respecting the Districts heritage		consistent with the intent of the Part B DCP to provide a sensitive transition between the Denbigh curtilage and adjoining residential development.
Planning Priority W16: Protecting and enhancing scenic and cultural landscapes • Objective 28: Scenic and cultural landscapes are	Yes	The proposal is consistent with the visual screening outcomes established by the Part B DCP and will not detract from the integrity of the scenic and cultural landscape of Denbigh.
protected.		The recently adopted amendments to the Part B DCP for the Denbigh Transition area included amendments to ensure scenic views are maintained and heritage is conserved. These scenic views will be maintained by the construction and embellishment of a heavily landscaped earthmound. This earthmound will ensure no dwellings from the subject site will be visible to and from Denbigh homestead and surrounding grounds.
		The proposal is consistent with this priority.



Connecting Camden Community Strategic Plan 2036

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

Camden Community Strategic Plan		
Objective	Demonstrated Consistency	Comment
Key Direction – Liveable		
 LB2 Our public spaces and places are vibrant and accessible. LB2.1 Ensure homes, infrastructure and facilities are well planned, delivered and maintained to create high quality urban and rural environments that meet our diverse needs and respond to our climate. LB2.3 Identify and maintain city heritage and culture. 	Yes	The proposed amendments result in improvements to the Oran Park Precinct which increase residential supply, choice and affordability in an existing release area with proposed infrastructure to meet the future community's needs. The proposal also ensures an appropriate transition to adjoining rural and heritage landscapes. This transition is supported by a heavily landscaped earthmound that responds to the natural environment and eliminates views to and from the adjoining Denbigh homestead and surrounding lands.
Key Direction – Balanced		1411401
B1 Our natural environment and waterways are protected, well maintained and enhanced for community enjoyment. B1.1 Invest in environmental protection, restoration and urban greening. B1.2 Maintain, protect and increase Camden's tree canopy. B1.3 Manage the impact and integration of population growth responsibly within our natural environment. B1.5 Maintain and enhance the natural environment.	Yes	The subject site is located directly to the east of the Metropolitan Rural Area. The proposed amendments are consistent with the overall intent for the site and do not seek to encroach on existing rural land in the surrounding areas. The proposal also contributes to increasing Camden's tree canopy and investing in environmental protection. The proposal supports an appropriate transition to adjoining rural and heritage landscapes. This transition is supported by a heavily landscaped earthmound that responds to the natural environment. Furthermore, the recently amended 'Section 5.5 of the Oran Park DCP - Cobbitty Road and the Northern Road Interface' ensures a supportable transition to maintain the appearance of Cobbitty Road. The amendments ensure that the rural character of Cobbitty Road and the surrounding MRA are not compromised.
B2 Our environment is integrated into the design of our towns, villages, suburbs and places. • B2.1 Preserve and enhance the natural assets of the city.	Yes	The proposal supports an appropriate transition to adjoining rural and heritage landscapes. This transition is supported by a heavily landscaped earthmound that responds to the natural environment.



Camden Local Strategic Planning Statement

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

Camden Local Strategic Planning S	tatement	
Local Priority	Demonstrated	Comment
	Consistency	
Infrastructure		
Local Priority I1: Aligning infrastructure delivery with growth	Yes	Adequate supply of water, sewer, electrical, gas and telecommunications can be provided to service the future community.
		Sydney Water advised that they have no objections to the recently adopted Part B DCP for the subject site, which this draft proposal responds to. Sydney Water noted that potable water and wastewater servicing should be available at this time and amplification, adjustments and/or minor extensions may be required.
		SINSW also have interest in the development of a public school which forms part of the subject site. The location is shown on the updated ILP that was adopted.
		A Voluntary Planning Agreement has recently been executed to facilitate the development of the broader subject site. Infrastructure to be delivered under this agreement includes the upgrade of Cobbitty Road as identified in the Oran Park Contributions Plan, dedication of land for the purposes of a future community facility, extension of Charles McIntosh Parkway to Cobbitty Road, drainage, open space embellishment, and the like.
Liveability	T	
Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population.	Yes	The proposal is consistent with this priority as it will facilitate the development of additional residential lots within an identified area for housing growth.
		The proposal will facilitate the delivery of diverse lot sizes creating greater housing choice. This is in response to the need to transition to adjoining rural lands.
Local Priority L2: Celebrating and respecting Camden's proud heritage	Yes	The proposal supports an appropriate transition to adjoining rural and heritage landscapes of the Denbigh homestead. This transition is supported by a heavily landscaped earthmound that responds to the natural environment.



Camden Local Strategic Planning St	tatement	
Local Priority	Demonstrated Consistency	Comment
Sustainability		
Local Priority S3: Improving Camden's resilience to hazards and extreme weather events	Yes	The proposal is consistent with this priority as it does not seek to encroach on existing rural land. It is consistent with the overall intent of the Part B DCP to provide a suitable transition area that respects the rural context of Denbigh.



Camden Local Housing Strategy

The Camden Local Housing Strategy (LHS) sets out a plan for housing in the Camden LGA over the next 10 to 20 years. The following table assesses the draft Planning Proposal against the relevant objectives of the LHS:

Camden Local Housing Strategy 2020				
Objective	Demonstrated Consistency	Comment		
Priority 1 – Providing housing capac	city and coordina	ating growth with infrastructure		
Objective 1: There is sufficient planning capacity to meet forecast housing demand.	Yes	The proposal is consistent with this priority as it will facilitate the development of additional residential lots within an identified area for housing growth.		
Objective 8: Protect Camden LGAs Rural Lands	Yes	The proposal does not seek to encroach on the adjoining rural lands. Larger lot sizes transitioning into natural landscaped buffers have been incorporated on the fringe of the subject site to appropriately transition to rural lands.		
Priority 4 – Increasing housing choice	ce and diversity			
Objective 9: The mix of housing types matches the changing needs and preferences of the community	Yes	The proposal is consistent with this priority as it will facilitate a mix of housing typologies and lot sizes.		



Camden Green and Blue Grid Vision

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

It is noted that the draft Planning Proposal is not assessed against this policy. The recently adopted DCP amendment (February 2024) addressed the Green and Blue Grid Vision. This included incorporating a number of public spaces and well designed waterways that are located in the subject site. The delivery of these spaces will be facilitated by the Voluntary Planning Agreement that was executed on 27 August 2024.



Consistency against State Environmental Planning Policies

SEPP/SREP/ Chapter Title	Assessment of Consistency with
State Environmental Planning Policy	The provisions of the SEPP are not applicable to
(Biodiversity and Conservation) 2021	the proposal.
State Environmental Planning Policy	Detailed compliance with the BASIX SEPP
(Sustainable Buildings) 2022	mandated levels of energy and water efficiency
	requirements will be demonstrated within all future
	development applications relating to residential
State Environmental Planning Policy (Evernt	uses on the site.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The proposal would not impede the provisions of this SEPP.
State Environmental Planning Policy	Not applicable at this stage. Provisions for
(Housing) 2021	affordable or diverse housing may be considered
	as part of the future residential subdivision and
	development of the site.
State Environmental Planning Policy (Industry	Not applicable at this stage. Provisions for
and Employment) 2021	affordable or diverse housing may be considered
	as part of the future residential subdivision and
State Environmental Planning Policy No 65-	development of the site. Detailed compliance with the Apartment Design
Design Quality of Residential Apartment	Guide (ADG) and SEPP 65 will be demonstrated
Development Testachila Apartment	within all future development applications relating
	to residential flat buildings on the site. Residential
	flat buildings will be limited to the B1 zone if
	chosen to be developed. Furthermore, given the
	close proximity to the Denbigh estate and controls
	regarding view lines, it is unlikely that any future
	works will require assessment against the ADG or
State Environmental Policy (Planning	SEPP 65. The application of the Planning Systems SEPP is
Systems) 2021	dependent on the context of future development
	applications on the site.
	Given the minor nature of the proposal, it is
	unlikely that any future works will require
State Environmental Planning Policy	assessment against the Planning Systems SEPP. The proposal seeks to amend this SEPP. The
(Precincts- Western Parkland City) 2021	amendments relate to minor zoning changes that
	seek to align with the broader masterplan for the
	subject site.
	Future development of the subject site will be
State Environmental Planning Policy (Primary	applicable to this SEPP. Not applicable. The proposal does not result in
Production) 2021	any:
	Primary production and rural development;
	State significant agricultural land; or
	Marine waters or oyster aquaculture
State Environmental Planning Policy	Clause 4.6 of the Resilience and Hazards SEPP
(Resilience and Hazards) 2021	requires in the event of a change of land use, the
	planning authority must consider whether the land
	lie contaminated if the land can be evitably l
	is contaminated, if the land can be suitably remediated for the proposed use. The Preliminary
	is contaminated, if the land can be suitably remediated for the proposed use. The Preliminary Site Investigation (PSI) prepared as part of the



SEPP/SREP/ Chapter Title	Assessment of Consistency with
State Environmental Blanning Balia	has a generally low potential for contamination and is suitable, from a contamination perspective, for the proposed rezoning. This has been further confirmed as part of ongoing development applications for the site.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable to the proposal.
State Environmental Planning Policy (Transport and Infrastructure) 2021	effective delivery of infrastructure across the State by (amongst other things) identifying matters to be considered in the assessment of development adjacent to particular types of development. Future subdivision applications associated with the site which incorporate the development of 300 or more residential dwellings, will require concurrence from Transport for NSW in accordance with Schedule 3 of the SEPP. Furthermore, it is noted that the subject site includes land to be developed for the purposes of
	a future primary school. A future development application will be lodged and is required to be consistent with this SEPP.



Ministerial Directions

S9.1 Direction Title	Assessment of Consistency
Focus area 1: Planning Systems	Assessment of consistency
1.1 Implementation of Regional Plans	The proposal is consistent with the overall intent
1.1 implementation of Regional Flans	of the Western City District Plan, and will not
	undermine the achievement of its vision, land use
	strategy, policies, outcomes or actions.
1.2 Development of Aboriginal Land Council	The proposal has considered the relevant
Land	·
Lanu	
	Environmental Planning Policy (Planning
	Systems) 2021. It is noted this site is not
	identified within the Land Application Map and a
4.2 Annual and Deferral Descriptions and	delivery plan has not been prepared for the site.
1.3 Approval and Referral Requirements	Consistent. The proposal does not introduce any
4.40%	additional or new referral requirements.
1.4 Site Specific Provisions	Consistent. The proposal does not introduce site-
	specific provisions.
1.4A Exclusion of Development Standards from	Not applicable.
Variation	
Focus Area 1: Planning Systems-Place-based	
1.5 Paramatta Road Corridor Urban	Not applicable to the Camden LGA.
Transformation Strategy	
1.6 Implementation of North West Priority Growth	Not applicable to the Camden LGA.
Area Land Use and Infrastructure	
Implementation Plan	
1.7 Implementation of Greater Paramatta Priority	Not applicable to the Camden LGA.
Growth Area Interim Land Use and Infrastructure	
Implantation Plan	
1.8 Implementation of Wilton Priority Growth	Not applicable to the Camden LGA.
Area Interim Land Use and Infrastructure	
Implementation Plan	
1.9 Implementation of Glenfield to Macarthur	Not applicable to the Camden LGA
Urban Renewal Corridor	
1.10 Implementation of the Western Sydney	Not applicable to the draft proposal.
Aerotropolis Plan	
1.11 Implementation of Bayside West Precincts	Not applicable to the Camden LGA.
2036 Plan	
1.12 Implementation of Planning Principles for	Not applicable to the Camden LGA.
the Cooks Cove Precinct	
1.13 Implementation of St Leonards and Crows	Not applicable to the Camden LGA.
Nest 2036 Plan	
1.14 Implementation of Greater Macarthur 2040	Not applicable. Land to which the proposal
	applies is not within the Greater Macarthur
	Growth Area.
1.15 Implementation of the Pyrmont Peninsula	Not applicable to the Camden LGA.
Place Strategy	The approach to the callider Lord
1.16 North West Rail Link Corridor Strategy	Not applicable to the Camden LGA.
1.17 Implementation of the Bays West Place	Not applicable to the Camden LGA.
Strategy	That applicable to the Galildon LOA.
1.18 Implementation of the Macquarie Park	Not applicable to the Camden LGA.
Innovation Precinct	That applicable to the Galildon LOA.
1.19 Implementation of the Westmead Place	Not applicable to the Camden LGA
1	Triot applicable to the Calliden LGA
Strategy	Not applicable to the Comdon I CA
1.20 Implementation of the Camellia-Rosehill	Not applicable to the Camden LGA
Place Strategy	The preparation consistent will the
1.21 Implementation of South West Growth Area	The proposal remains consistent with the
Structure Plan	Structure Plan.



S9.1 Direction Title	Assessment of Consistency
1.22 Implementation of the Cherrybrook Station	Not applicable to the Camden LGA
Place Strategy	
Focus Area 2: Design and Place	
Focus Areas 3: Biodiversity and Conservation	
3.1 Conservation zones	The subject site is not within a conservation zone
	or land otherwise identified for environment
3.2 Heritage Conservation	conservation/protection purposes. There are no local or state heritage items located
3.2 Heritage Conservation	within the subject site. The proposal ensures a
	suitable transition to the adjoining state heritage
	item, Denbigh Homestead.
	_
	Three Aboriginal items are located on site. The
	AHIP has confirmed that no scarred trees or
	Aboriginal items are located within the subject site.
3.3 Sydney Drinking Water Catchments	Not applicable to the Camden LGA
3.4 Application of C2 and C3 Zones and	Not applicable to the Camden LGA.
Environmental Overlays in Far North Coast LEPs	
26	
3.5 Recreation Vehicle Areas	Not Applicable.
3.6 Strategic Conservation Planning	Not Applicable. Land is not identified as avoided
3.7 Public Bushland	or a strategic conservation area. Not Applicable. The land is in private ownership.
3.8 Willandra Lakes Region	Not applicable to the Camden LGA
3.9 Sydney Harbour Foreshores and Waterways	Not applicable to the Camden LGA
Area	
3.10 Water Catchment Protection	Not applicable to the Camden LGA.
Focus area 4: Resilience and Hazards	
4.1 Flooding	The proposed amendment is not identified within
	flood prone land under any SEPP or LEP. Watercycle management investigations
	undertaken for the site confirm that there are no
	adverse external flood level impacts resulting
	from the broader subject site.
4.2 Coastal Management	Not applicable to the Camden LGA
4.3 Planning for Bushfire Protection	As part of the recently adopted DCP amendment,
	the proposal introduces a perimeter road to meet
	bushfire requirements and mitigate the
	requirement for a fire trail. The northern verge has also been widened to include a share path to
	promote connectivity through the neighbourhood.
	, , ,
	As the site is identified as bushfire prone land,
	the future development application for the earth
	mound will require comment from NSW RFS prior to approval. Mitigation measures regarding
	future development will be implemented prior to
	residential development within the Transition
	Area.
4.4 Remediation of Contaminated Land	The Preliminary Site Investigation prepared for
	the previous Planning Proposal for the site
	confirms that potential areas of environmental
	concern (PAECs) across the Precinct are typical of a rural residential area with agricultural activity
	and those encountered are unlikely to pose a
	and anset checamered are armitely to pool a



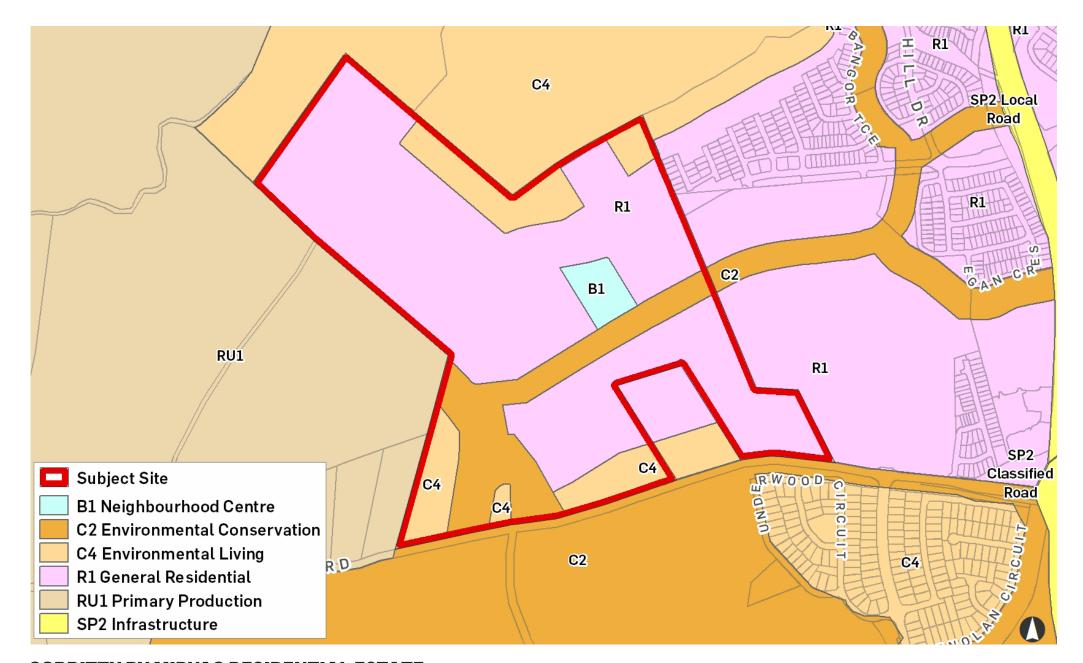
S9.1 Direction Title	Assessment of Consistency
	contamination constraint to the proposed
	rezoning.
4.5 Acid Sulfate Soils	The subject site is not identified to contain acid
110 / 1014 04.114.10 00.10	sulfate soils due to the elevation of the land.
4.6 Mine Subsidence and Unstable Lands	Not applicable to the Camden LGA
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The site will benefit from significant investment in
	road, rail and air-based transport infrastructure in
	the region anchored by the Western Sydney
	Airport. By providing a residential community
	within proximity to the proposed transport
	infrastructure, including the north-south rail
	extension the proposal aligns with the objectives
FOR Development of the Delian Development	of Direction 5.1.
5.2 Reserving Land for Public Purposes	The 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	The subject site is located approximately 15km
Defence Airfields	south of the future Western Sydney Airport and
Dolonos / timolos	is not located on land that is in an ANEF or ANEC
	contour of 20 or greater. The draft proposal is
	therefore acceptable and will not impact on
	airport operations.
5.4 Shooting Ranges	Not applicable to the proposal.
5.5 High Pressure Dangerous Goods Pipelines	Not applicable to the proposal.
Focus area 6: Housing	
6.1 Residential Zones	The proposal provides additional housing options
	within an identified area for housing growth. The
	SEPP amendment encourages the provision of
	housing that will:
	broaden the choice of building types and leasting available in the bouring market, and
	locations available in the housing market, and make more efficient use of existing
	infrastructure and services, and
	• reduce the consumption of land for housing
	and associated urban development on the urban
	fringe and be of good design.
6.2 Caravan Parks and Manufactured Home	Not applicable to the proposal.
Estates	
Focus area 7: Industry and Employment	
7.1 Employment Zones	Not applicable to the proposal.
7.2 Reduction in non-hosted short-term rental	Not applicable to the Camden LGA.
accommodation period	
7.3 Commercial and Retail Development along	Not applicable to the Camden LGA.
the Pacific Highway, North Coast	
Focus area 8: Resources and Energy	Not applicable to the present
8.1 Mining, Petroleum Production and Extractive	Not applicable to the proposal.
Industries Focus area 9: Primary Production	
Focus area 9: Primary Production 9.1 Rural Zones	Not applicable to the proposal
9.1 Rural Zories 9.2 Rural Lands	Not applicable to the proposal. The site is within the South West Growth Centre
J.E Mulai Lalius	and has identified as a Future Urban Growth
	Area. Direction 9.2 is not applicable to the
	proposal.
	1 -1
	-



S9.1 Direction Title	Assessment of Consistency
	Notwithstanding it is acknowledged that the subject site creates a suitable transition to adjoining rural lands.
9.3 Oyster Aquaculture	Not applicable to the Camden LGA
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to the Camden LGA

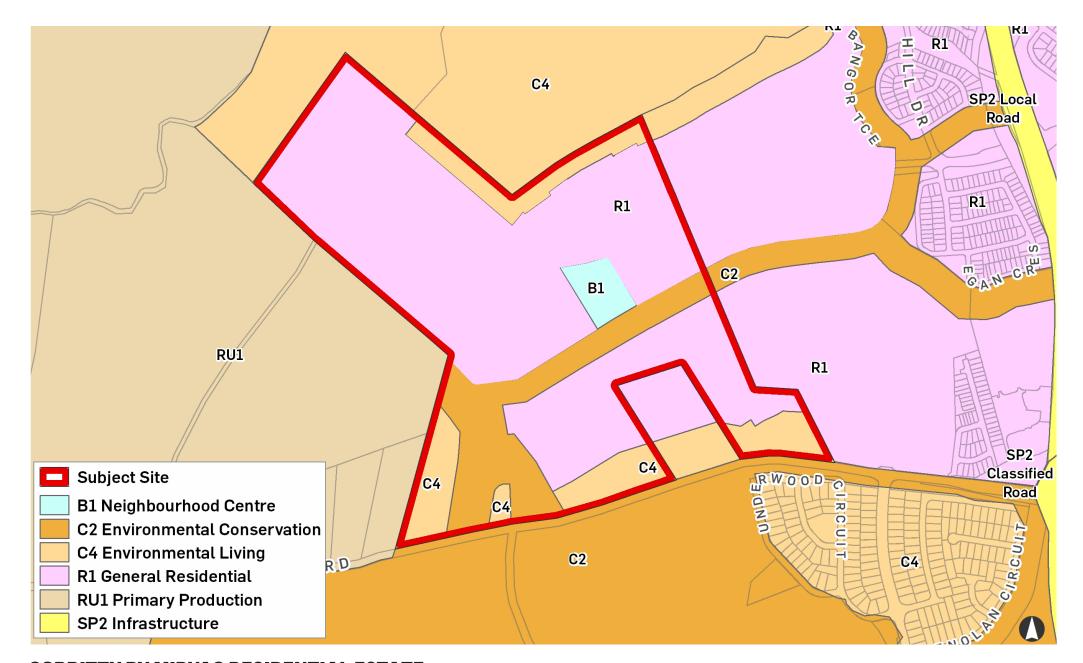


Appendix 4 – Existing and Proposed SEPP Maps

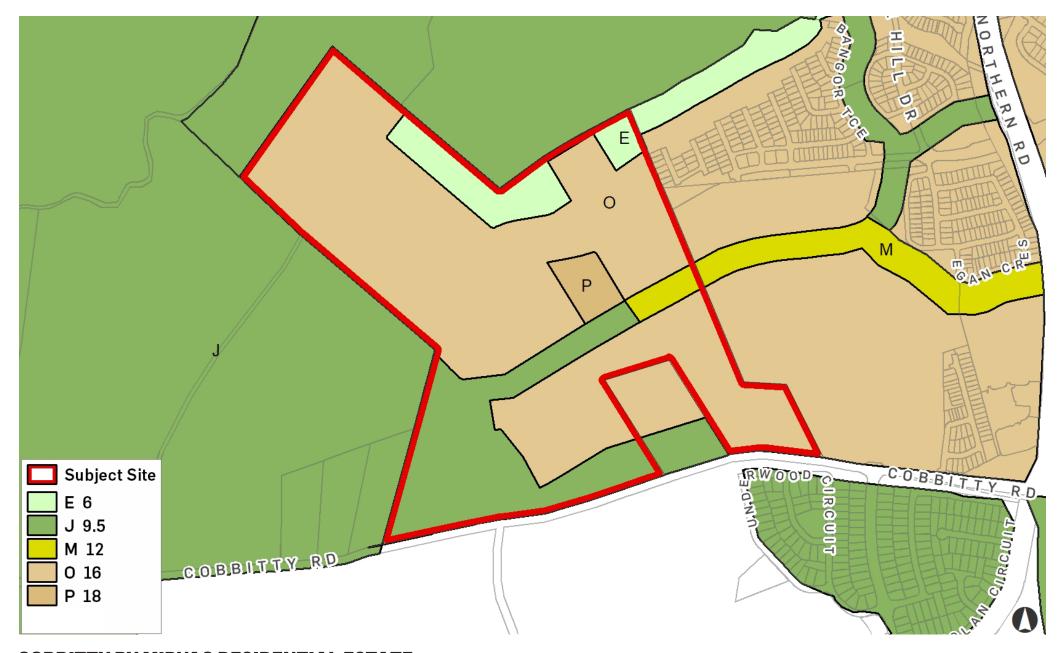


EXISTING LAND USE ZONING MAP

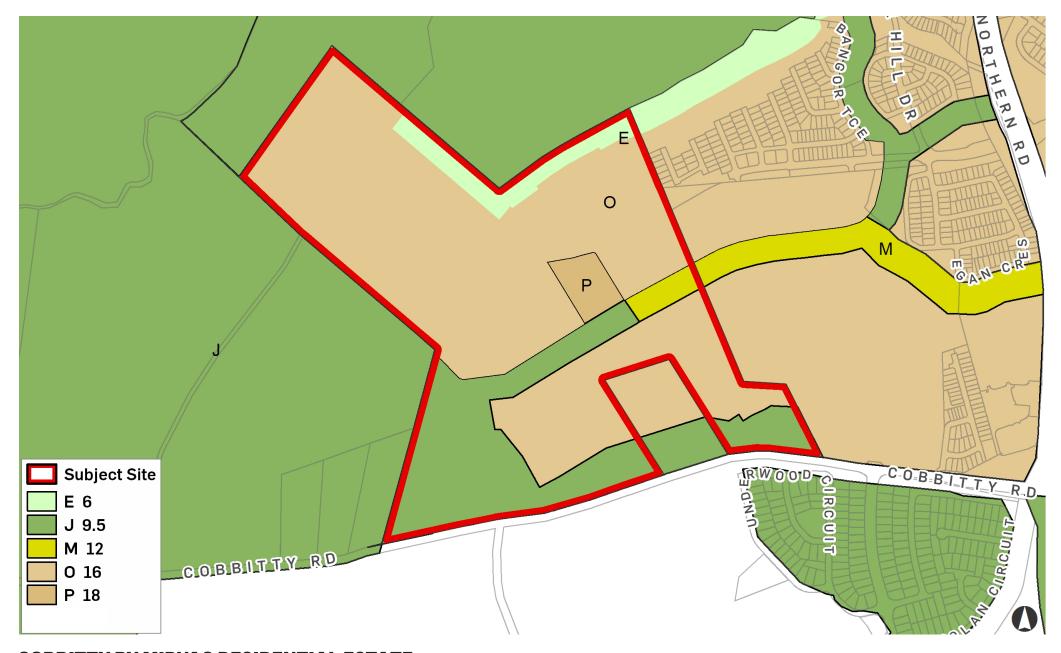
DATE: JUNE 2024



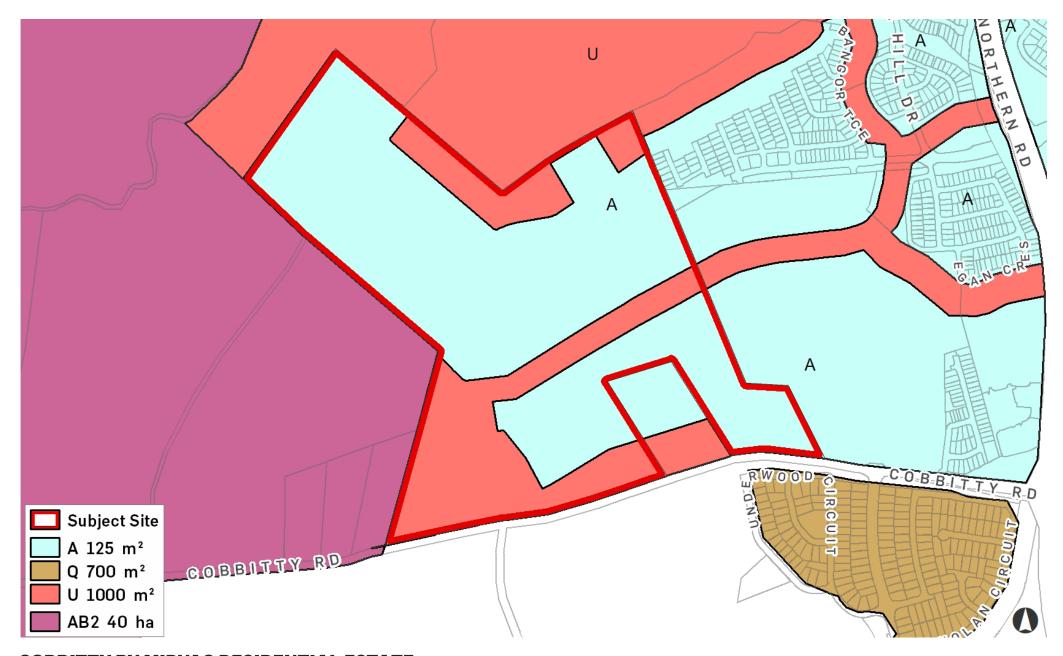
PROPOSED LAND USE ZONING MAP



EXISTING HEIGHT OF BUILDINGS MAP

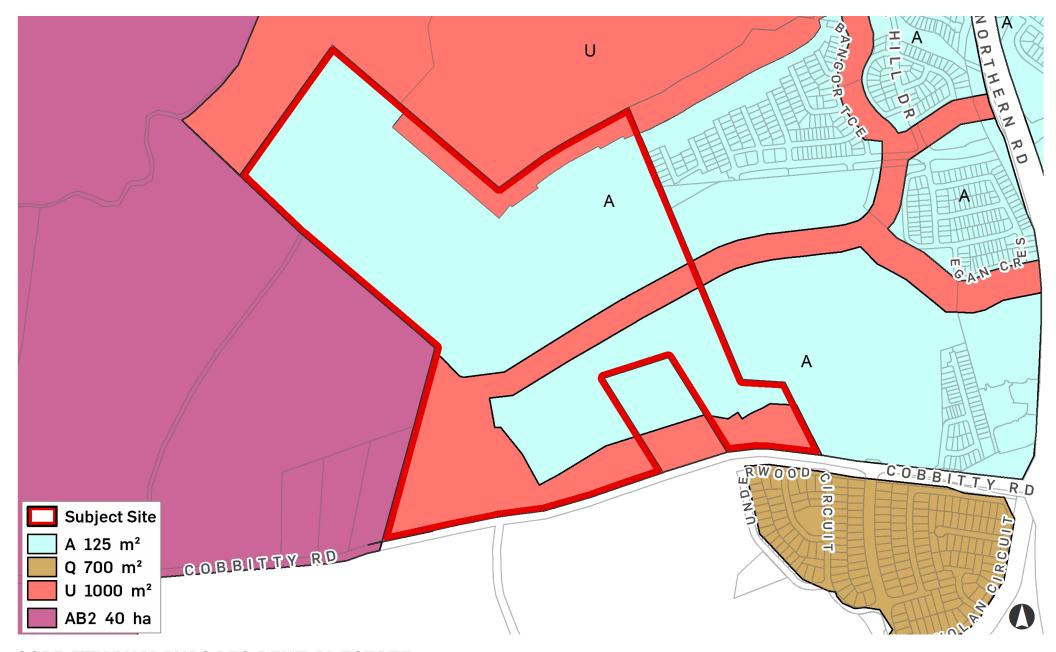


PROPOSED HEIGHT OF BUILDINGS MAP

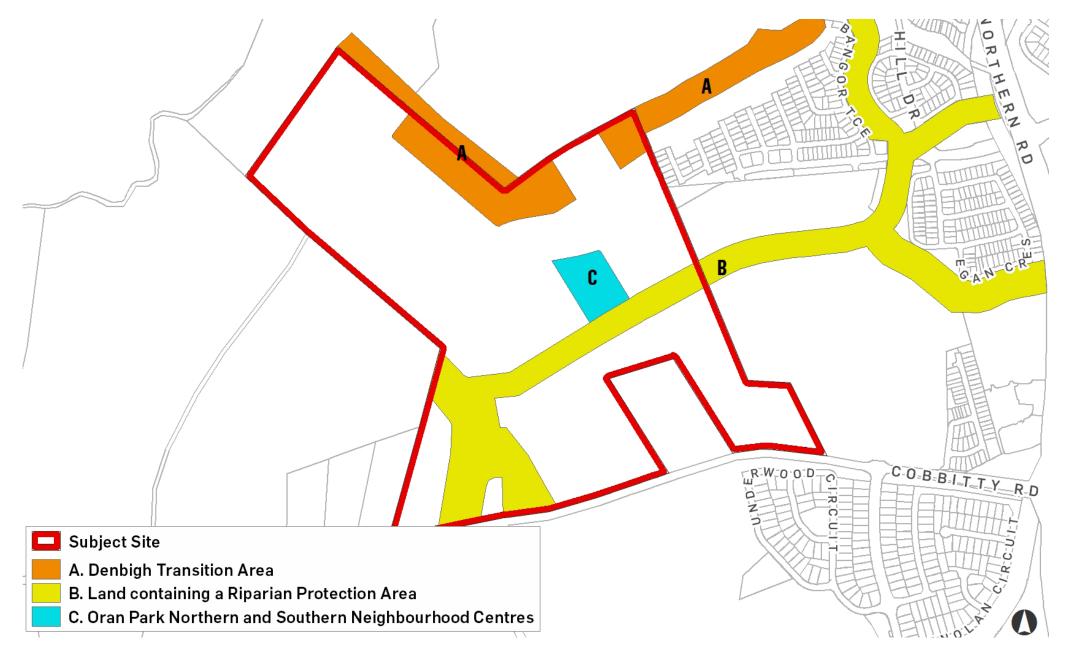


PROPOSED MINIMUM LOT SIZE MAP

DATE: JUNE 2024

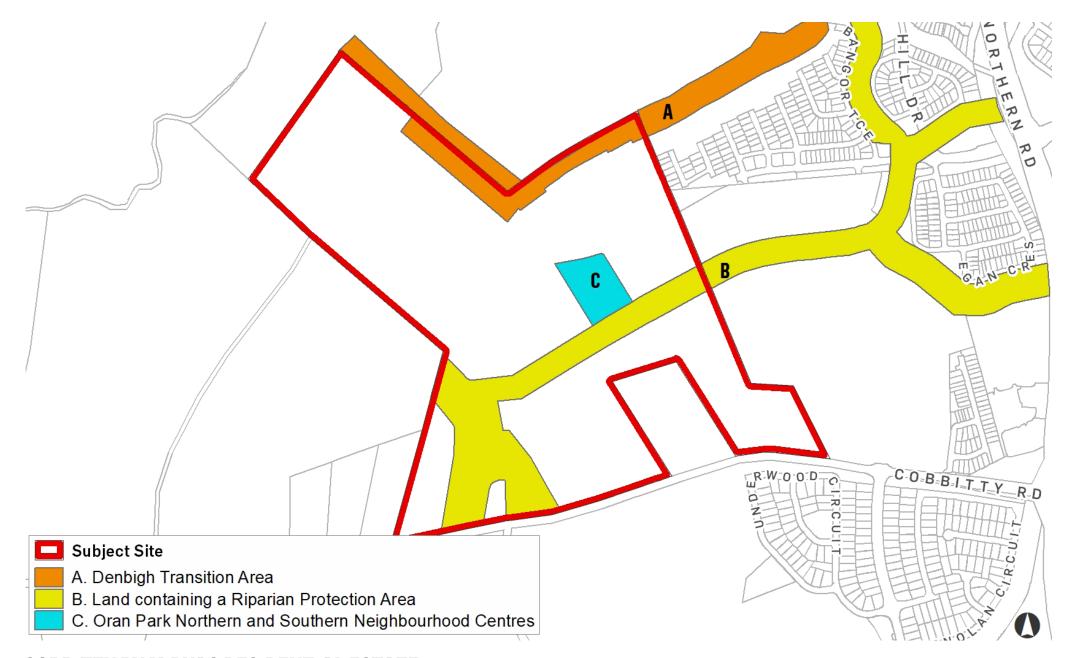


PROPOSED MINIMUM LOT SIZE MAP



EXISTING SPECIAL AREAS MAP

DATE: JUNE 2024



PROPOSED SPECIAL AREAS MAP

DATE: JUNE 2024



Appendix 5: Proposed ILP Map



Appendix 6: Landscape Plans

MIRVAC COBBITTY - DENBIGH FARM VISUAL MOUND **421 THE NORTHERN ROAD COBBITTY** LANDSCAPE DEVELOPMENT APPLICATION

DRAWING LIST

COVER PAGE

LANDSCAPE MASTERPLAN LA 2

LA3 LANDSCAPE PLAN

LA 4 LANDSCAPE PLAN

LA 5 LANDSCAPE PLAN

LA 6 LANDSCAPE SECTION

PLANT SCHEDULE LA 7

LA8 LANDSCAPE DETAILS



1 LOCATION PLAN

PLAN NOTES

This plan should be printed and read in colour and in conjunction with the architectural, civil and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.

Retaining wall details to engineers design.

This plan has been prepared for DA approval only, not for construction.

Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list

DA approved landscape plan's are required to be constructed as approved to obtain occupancy certificate.



(1) REFERENCE PLAN - NTS - ORION CONSULTING

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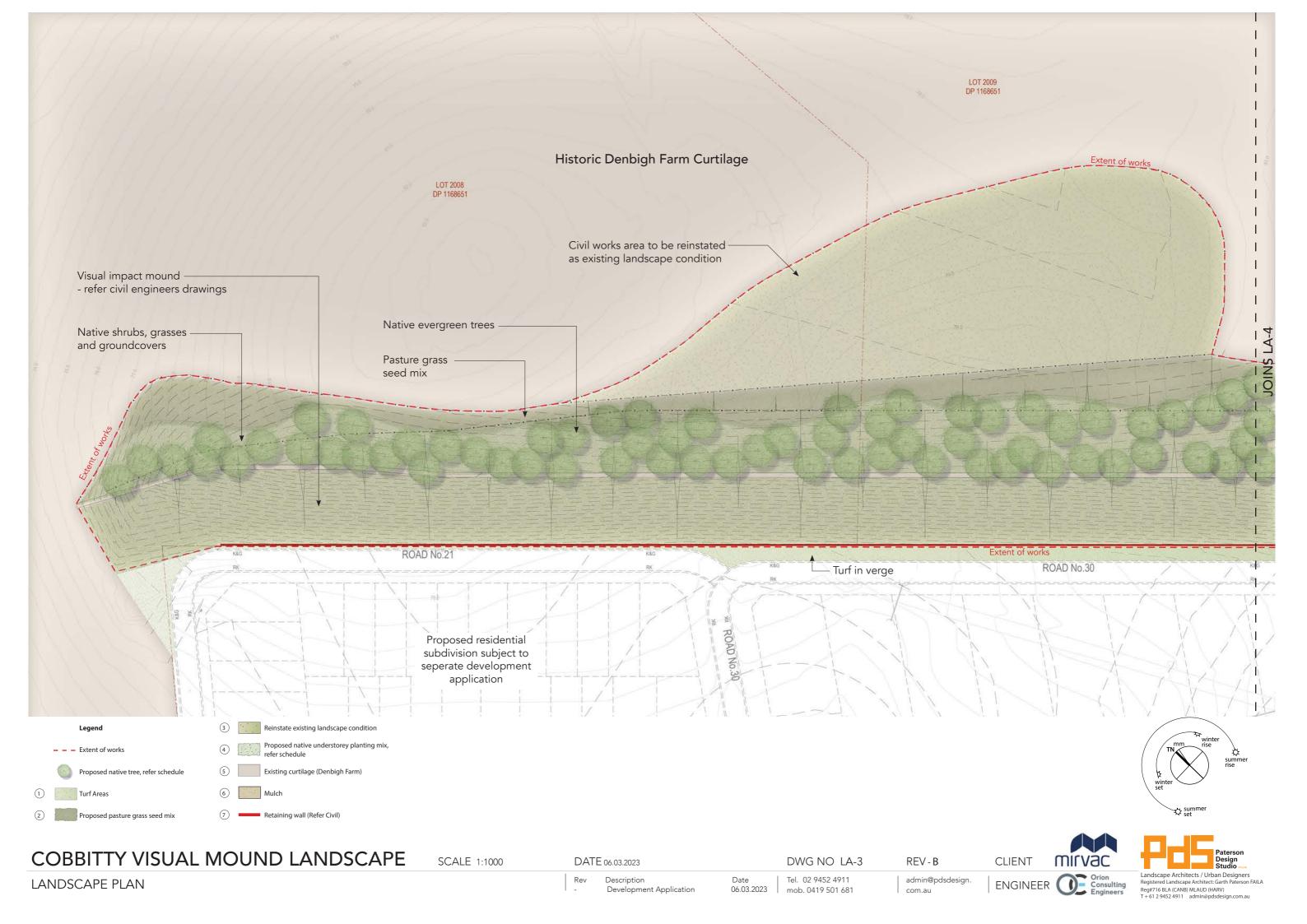
The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.



CLIENT





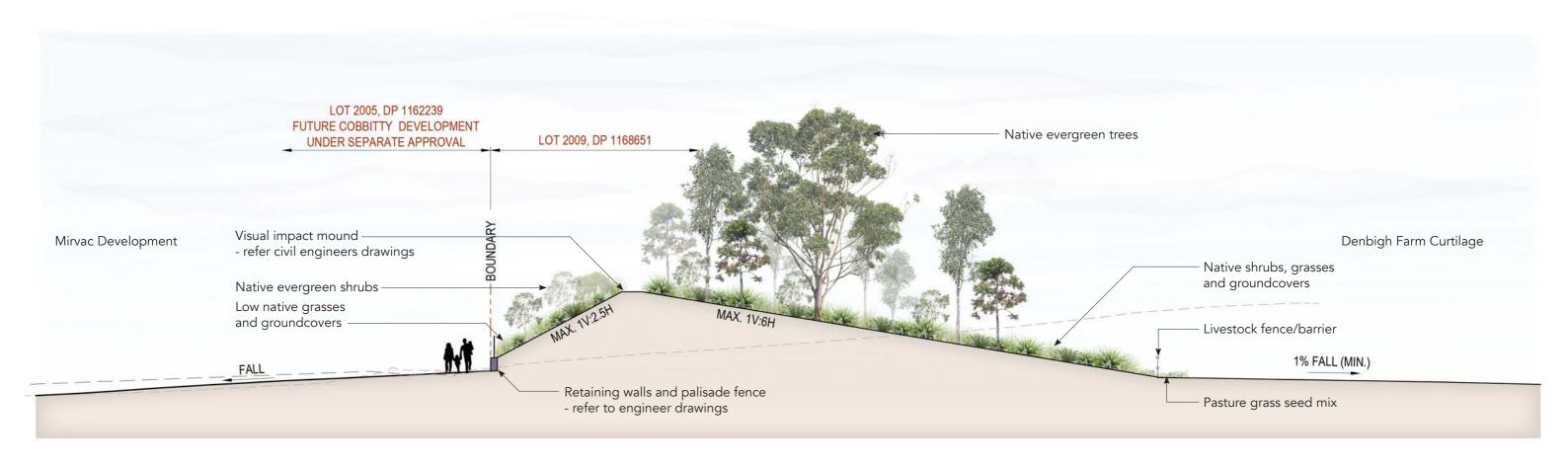






mob. 0419 501 681

Reg#716 BLA (CANB) MLAUD (HARV) T + 61 2 9452 4911 admin@pdsdesign.c



TYPICAL LANDSCAPE SECTION



CLIENT

DENBIGH CURTILAGE VISUAL MOUND PLANTING SCHEDULE EVERGREEN TREES, SHRUBS, TUFTED GRASSES & GROUNDCOVERS







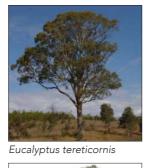


C. citrinus 'White Anzac'

Chlrois truncata

Ficinia nodosa





Melaleuca linariifolia

Grevillea 'Bronze Rambler'





CODE

Bra pop

Cor mac

EVERGREEN TREES



















Euc cre	Eucalyptus crebra	45L	1 per 10m2	2x 50x50x1800mm KDHW post	S
Euc mol	Eucalyptus moluccana	45L	1 per 10m2	2x 50x50x1800mm KDHW post	S
Euc ter	Eucalyptus tereticornis	45L	1 per 10m2	2x 50x50x1800mm KDHW post	S
SHRUBS					
Aca par	Acacia parramattensis	Hiko/tube	2 per 3m2	n/a	
Bur spi	Bursria spinosa	Hiko/tube	2 per 3m2	n/a	
Cal end	Callistemon citrinus 'Endeavour'	Hiko/tube	2 per 3m2	n/a	
Cal Anz	Callistemon citrinus 'White Anzac'	Hiko/tube	2 per 3m2	n/a	
Gre ros	Grevillea rosmarinifolia	Hiko/tube	2 per 3m2	n/a	
Mel lin	Melaleuca linariifolia	Hiko/tube	2 per 3m2	n/a	
Mel sno	Melaleuca linariifolia 'Snowstorm'	Hiko/tube	2 per 3m2	n/a	
Wes fru	Westringia fruticosa	Hiko/tube	2 per 3m2	n/a	
NATIVE TUE	TED GRASSES				
Car app	Carex appressa	Hiko/tube	6 per m2	n/a	
Chl tru	Chloris truncata	Hiko/tube	6 per m2	n/a	
Dia cae	Dianella caerulea	Hiko/tube	6 per m2	n/a	
Dia lon	Dianella longifolia	Hiko/tube	6 per m2	n/a	
Dia rev	Dianella revoluta	Hiko/tube	6 per m2	n/a	
Fic nod	Ficinia nodosa	Hiko/tube	6 per m2	n/a	
Jun usi	Juncus usitatua	Hiko/tube	6 per m2	n/a	
Lom Ion	Lomandra longifolia	Hiko/tube	6 per m2	n/a	
Lom tan	Lomandra tanika	Hiko/tube	6 per m2	n/a	
Mic sti	Microlaena stipoides	Hiko/tube	6 per m2	n/a	
Poa sie	Poa sieberiana	Hiko/tube	6 per m2	n/a	
The aus	Themeda australis	Hiko/tube	6 per m2	n/a	
GROUNDCO	OVERS				
Dic rep	Dichondra repens	Hiko/tube	1 per 2m2	n/a	
Har vio	Hardenbergia violacea	Hiko/tube	6 per m2	n/a	
Hib sca	Hibbertia scandens	Hiko/tube	6 per m2	n/a	
Gre mar	Grevillea 'Royal Marine'	Hiko/tube	6 per m2	n/a	

POT SIZE

45L

45L

DENSITY STAKING

1 per 10m2 2x 50x50x1800mm KDHW posts

1 per 10m2 2x 50x50x1800mm KDHW posts

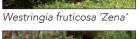
MIRVAC - COBBITTY - DENBIGH CURTILAGE VIEW MOUND - PLANT SCHEDULE

BOTANTICAL NAME

Corymbia maculata

Brachychiton populneus









Juncus usitatus









Grevillea 'Royal Manlte'









DATE 06.03.2023

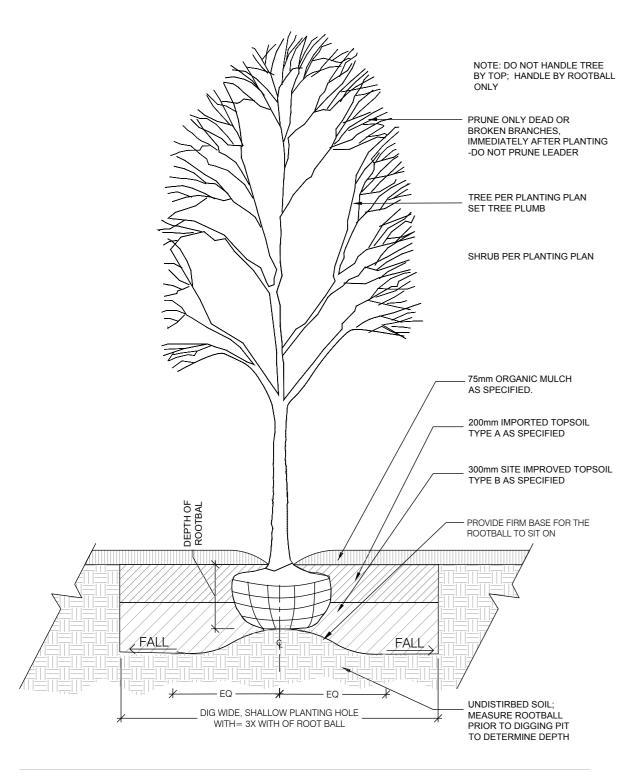
DWG NO LA-7

CLIENT

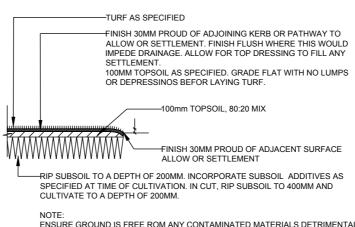




REV - B

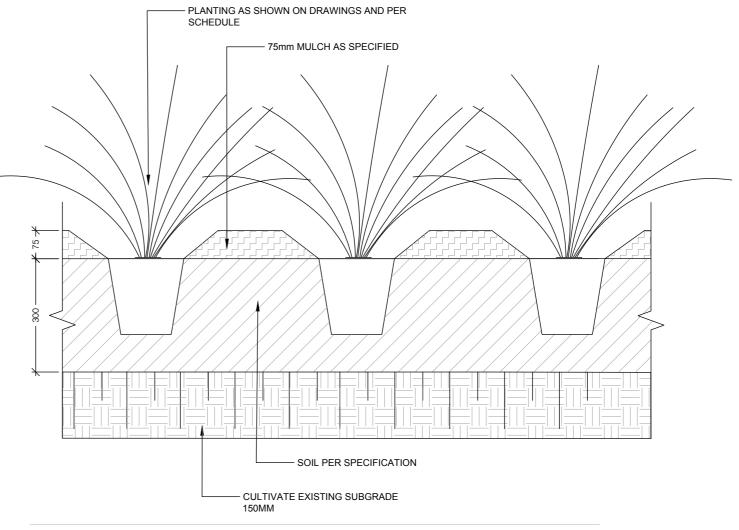


DETAIL 1 - (TREE PLANTING DETAIL) SCALE 1:20



ENSURE GROUND IS FREE ROM ANY CONTAMINATED MATERIALS DETRIMENTAL TO PLANT GROWTH.PREVENT COMPACTION BY CONSTRUCTION PLANT. COMPACT LIGHTLY AND UNIFORMLY IN 100MM LAYERS, TO PROVIDE A FINISHED SURFACE AT DESIGN LEVELS, SMOOTH AND FREE OF STONES OR LUMPS OF SOIL AND GRADED TO DRAIN FREELY WITHOUT PONDING TO CATCHMENT POINTS.

DETAIL 2 - (TURF DETAIL) SCALE 1:50



DETAIL 3 - (PLANTING DETAIL) SCALE 1:10

ENGINEER



REV - B



Appendix 7: Civil Plans

Prepared by:





Prepared for:

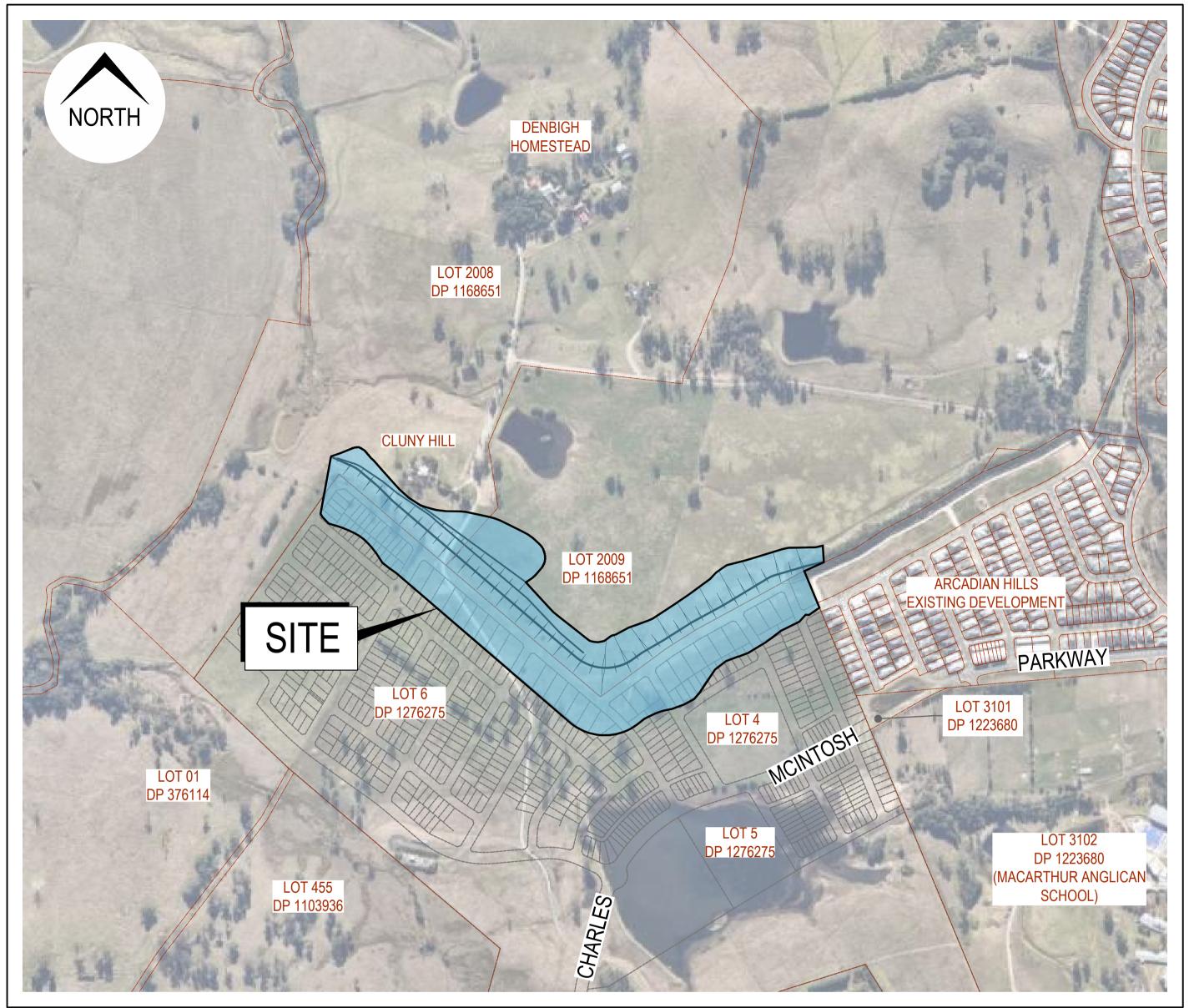






No.	PLAN	REV
PRELIMI	NARIES	_
DA 000	COVER SHEET & PLAN INDEX	С
DA 001	GENERAL LAYOUT PLAN, NOTES & LEGEND	В
DA 002	SITE REGRADING PLAN	В
DA 003	SITE REGRADING SECTIONS SHEET 01 OF 02	В
DA 004	SITE REGRADING SECTIONS SHEET 02 OF 02	В
DA 005	DEMOLITION & TREE REMOVAL PLAN	А
SEDIMEN	NT & EROSION CONTROL	
DA 100	SEDIMENT & EROSION CONTROL PLAN	В
DA 101	SEDIMENT & EROSION CONTROL NOTES & DETAILS	В
ENGINEE	RING	•
DA 200	ENGINEERING PLAN SHEET 01 OF 03	В
DA 201	ENGINEERING PLAN SHEET 02 OF 03	В
DA 202	ENGINEERING PLAN SHEET 03 OF 03	В
DA 400	DENBIGH CURTILAGE LINE OF SIGHT RAY PLAN	В
DA 401	DENBIGH CURTILAGE LINE OF SIGHT RAY LONG SECTIONS	В
DA 500	MAXIMUM BUILDING HEIGHT HEAT MAP	В

DA: _____

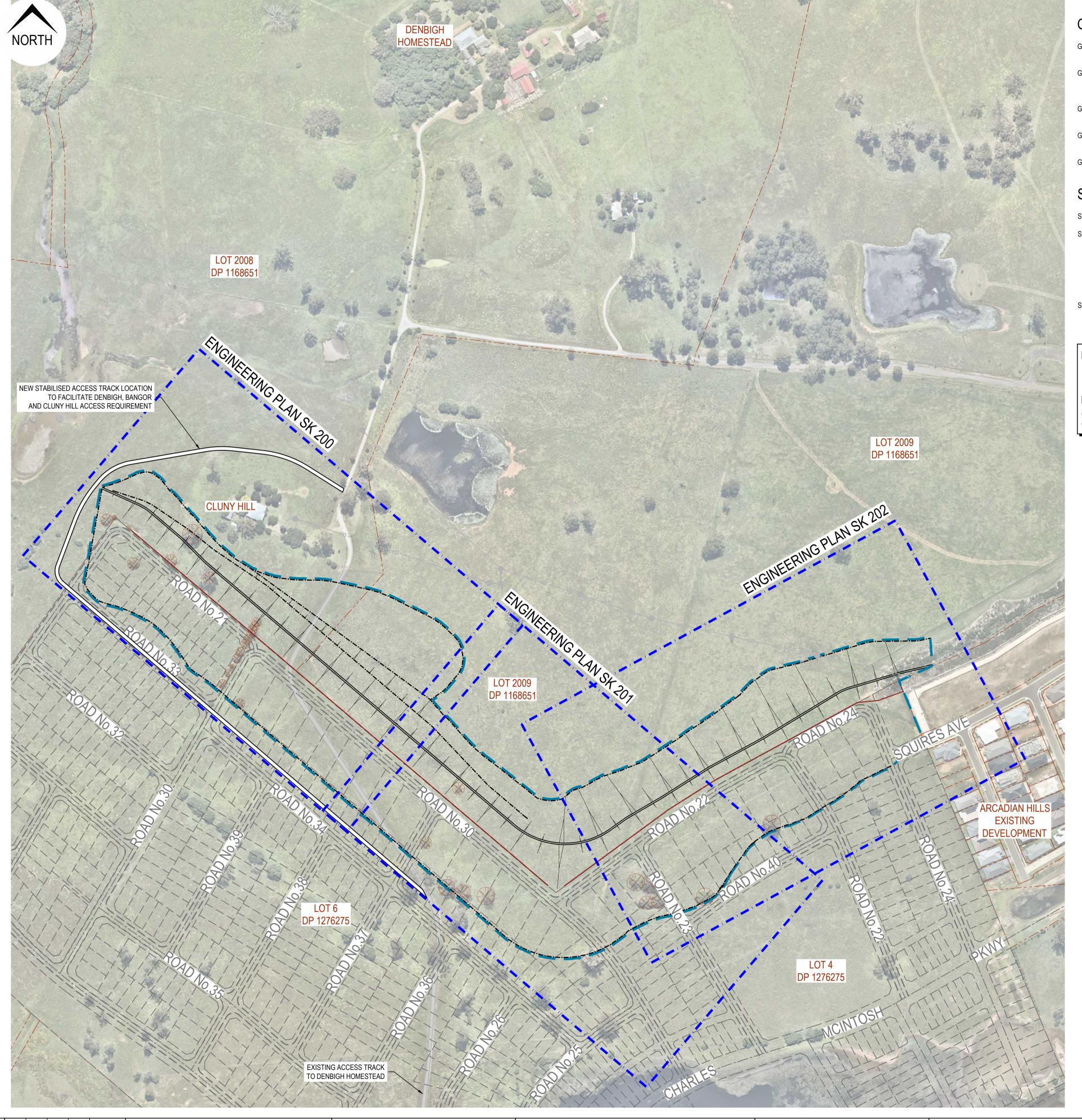


SITE / LOCATION (Image courtesy of Nearmap 22.06.2022)

LOT 2008 & LOT 2009, DP 1168651 & LOT 6, DP 1276275

COBBITTY VIEW MOUND (DENBIGH CURTILAGE) EARTHWORKS

ISSUED DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION



GENERAL NOTES

- G1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CAMDEN COUNCIL'S WORKS SPECIFICATION CIVIL (CURRENT EDITION) AND/OR AS DIRECTED BY THEIR REPRESENTATIVE.
- G2. THE CONTRACTOR IS TO IDENTIFY, LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS AND WHERE NECESSARY MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST WHERE NECESSARY.
- G3. COUNCIL'S TREE PRESERVATION ORDER MUST BE OBSERVED AND NO TREE SHALL BE FELLED, LOPPED OR REMOVED WITHOUT THE PRIOR APPROVAL OF COUNCIL.
- DIMENSIONS SHALL NOT BE SCALED FROM THE PLANS. CLARIFICATION OF DIMENSIONS SHALL BE SOUGHT FROM THE SUPERINTENDENT OR REFERRED TO THE DESIGNER.
- G5. ALL NEW WORK IS TO MAKE A SMOOTH JUNCTION WITH THE EXISTING CONDITIONS.

SURVEY SET OUT INFORMATION NOTES

- S1. ALL SITE SET OUT AND CONTROL POINTS ARE TO BE CERTIFIED BY A REGISTERED SURVEYOR.
- S2. THE INFORMATION DETAILED ON THE CERTIFIED CONSTRUCTION CERTIFICATE PLANS TAKES PRECEDENCE OVER ALL ELECTRONIC INFORMATION PROVIDED. THE ORDER OF PRIORITY FOR USE OF ALL INFORMATION PROVIDED IS AS FOLLOWS:
- a. CERTIFIED CONSTRUCTION CERTIFICATE DRAWINGS
- b. 2D DRAFTING BASE (ELECTRONIC FILE)
- c. 3D DTM (ELECTRONIC FILE)
- S3. ANY DISCREPANCY BETWEEN ANY OF THE INFORMATION CONTAINED WITHIN THESE FILES IS TO BE BROUGHT TO THE ATTENTION OF THE SUPERINTENDENT PRIOR TO CONSTRUCTION WHO WILL SEEK CLARIFICATION AND ISSUE INSTRUCTIONS ON THE APPROPRIATE COURSE OF ACTION.

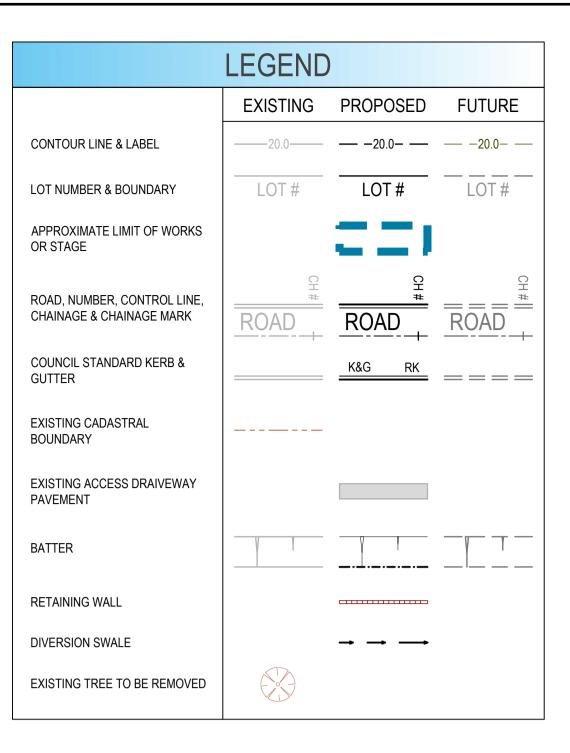
DETAIL SURVEY PROVIDED BY GEOLYSE (DATED 20/12/2018) DATUM: A.H.D.

LEVELS ORIGIN: SSM18303, R.L. 75.154

BOUNDARY SURVEY PROVIDED BY KFW (DATED 06/06/2022)

COORDINATES: M.G.A 2020

COORDINATES ORIGIN: SSM23117 - SSM18303





UTILITIES SHOWN ARE DIAGRAMMATIC ONLY AND MAY NOT INCLUDE ALL SERVICES WITHIN THE LIMIT OF WORKS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, LOCATE AND AVOID DAMAGE TO THEM AS SPECIFIED BY EACH UTILITIES EXCAVATION GUIDE LINES/STANDARDS.

FOR DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

Orion Consulting



COBBITTY VIEW MOUND (DENBIGH CURTILAGE) EARTHWORKS

GENERAL LAYOUT PLAN, **NOTES & LEGEND**

Project No. 21-0258

001 DA

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SCALE 1:2000 (A1)

0 20 40 60 80 100 120 140 160 180 200

SCALE 1:4000 (A3)

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ISSUED FOR DEVELOPMENT APPLICATION

ISSUED WITH DCP/ILP MODIFICATION

Revision Description

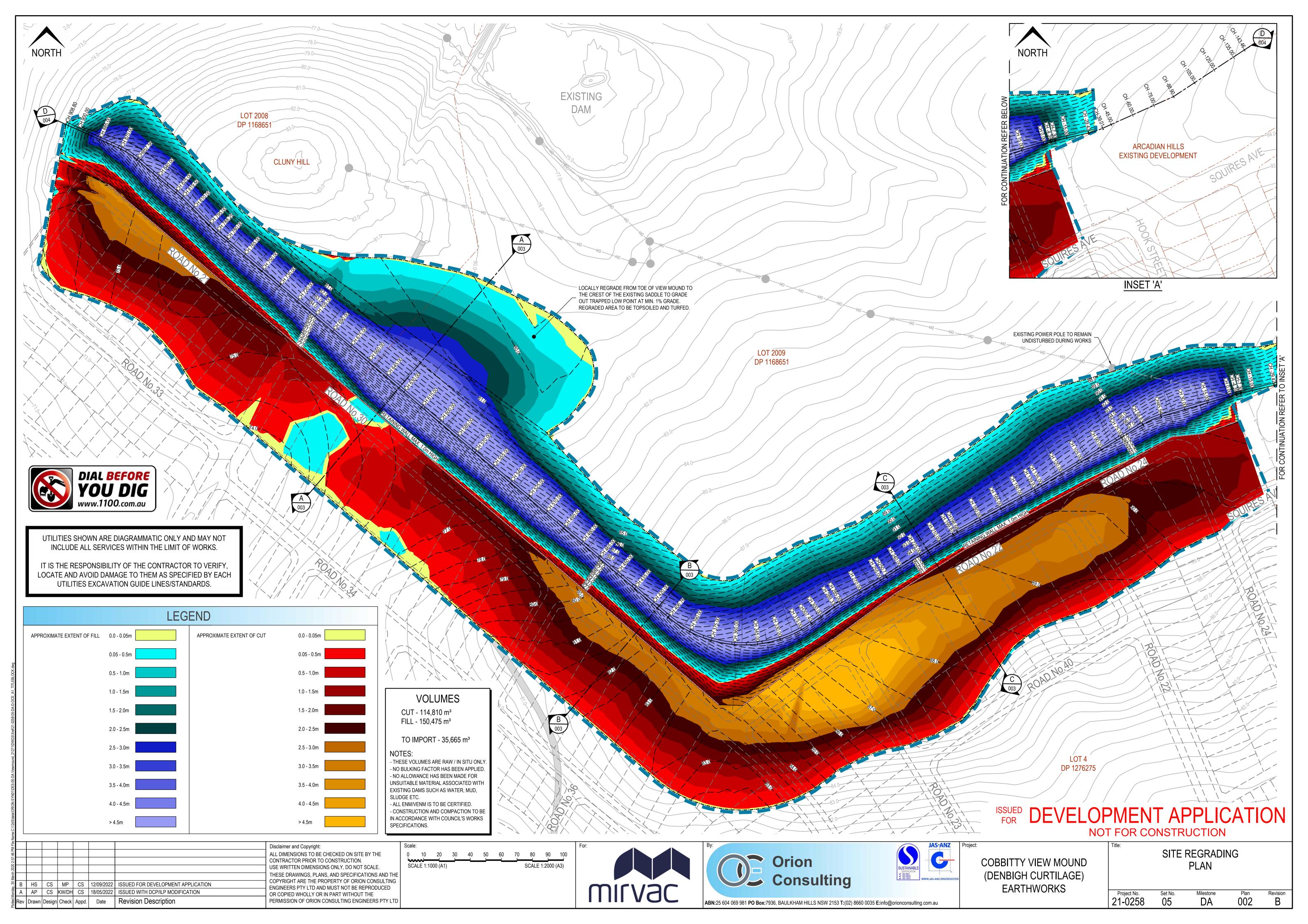
A AP CS KW/DH CS 18/05/2022

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ABN:25 604 069 981 PO Box:7936, BAULKHAM HILLS NSW 2153 T:(02) 8660 0035 E:info@orionconsulting.com.au



LOT 2005, DP 1162239 CONSTRUCT RURAL STYLE FENCE AT TOE OF MOUND MIN. 1.5m HIGH. REFER LANDSCAPE PLANS BY PDS FUTURE COBBITTY DEVELOPMENT LOT 2009, DP 1168651 UNDER SEPARATE APPROVAL FOR DETAILS. LOCALLY REGRADE FROM TOE OF VIEW MOUND TO THE CREST OF THE EXISTING SADDLE TO GRADE OUT TRAPPED LOW POINT AT MIN. 1% GRADE. REGRADED AREA TO BE TOPSOILED AND TURFED. PROVIDE 1.5m WIDE BERM ERSE(75.84 52.49 MAX. 1V:8H 1% FALL (MIN.) FALL PROPOSED EARTHWORKS TO MATCH PROPOSED 2 COURSE SANDSTONE LOG GRAVITY WALL SMOOTHLY WITH EXISTING LEVELS PROPOSED EARTHWORKS TO MATCH 0.8-1.0m MAX. HIGH. CONSTRUCT BLACK PALISADE SMOOTHLY WITH EXISTING LEVELS FENCING (MIN. 1.8m HIGH) ALONG TOP OF WALL. DATUM R.L. 34 DESIGN 23 74 23 23 23 24 23 LEVEL 85. 84. **EXISTING** 15 17 27 35 LEVEL 76. CHAINAGE 459 521 447 SITE SECTION (A)

LOT 2005, DP 1162239 FUTURE COBBITTY DEVELOPMENT UNDER SEPARATE APPROVAL LOT 2009, DP 1168651 CONSTRUCT RURAL STYLE FENCE AT TOE OF MOUND ─ MIN. 1.5m HIGH. REFER LANDSCAPE PLANS BY PDS TEMPORARY EARTHWORKS TO FOR DETAILS. FACILITATE CONSTRUCTION OF VIEW MOUND AND RETAINING WALL WITHIN MCINTOSH FAMILY LAND PROVIDE 1.5m WIDE BERM MAX. 1V:8H — PROPOSED EARTHWORKS TO MATCH SMOOTHLY WITH EXISTING LEVELS PROPOSED EARTHWORKS TO MATCH - ______ SMOOTHLY WITH EXISTING LEVELS PROVIDE CATCHDRAIN TO DIVERT PROPOSED 2 COURSE SANDSTONE LOG GRAVITY WALL CONCENTRATED DISTURBED FLOWS ─ 0.8-1.0m MAX. HIGH. CONSTRUCT BLACK PALISADE FENCING (MIN. 1.8m HIGH) ALONG TOP OF WALL. TO DOWNSTREAM LEVEL SPREADER. REFER TO INSET B BELOW. DATUM R.L. 48 DESIGN 26 77 8 LEVEL 90 90 90 EXISTING LEVEL CHAINAGE SITE SECTION B

- FOR FENCE AND PLANTING DETAILS REFER TO

REF.: 'COBBITTY VISUAL MOUND LANDSCAPE'.

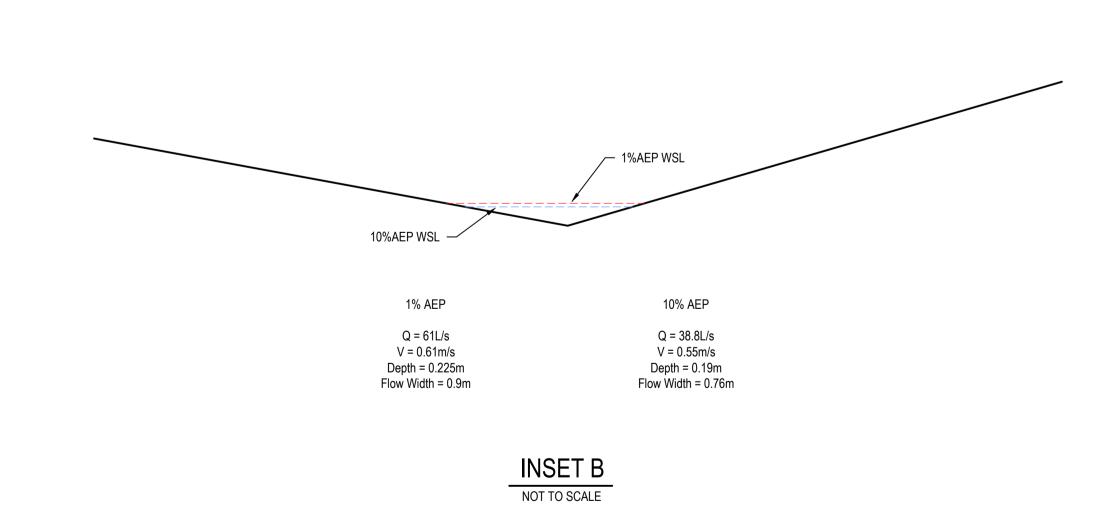
USING THE RATIONAL METHOD.

LANDSCAPE PLANS BY PATERSON DESIGN STUDIO (PDS).

ALL FLOW VOLUMES AND WIDTHS HAVE BEEN CALCULATED

FUTURE COBBITTY DEVELOPMENT UNDER SEPARATE APPROVAL LOT 2009, DP 1168651 PROVIDE 1.5m WIDE BERM CONSTRUCT RURAL STYLE FENCE AT TOE OF MOUND - MIN. 1.5m HIGH. REFER LANDSCAPE PLANS BY PDS FOR DETAILS. FALL PROPOSED 2 COURSE SANDSTONE LOG GRAVITY WALL PROPOSED EARTHWORKS TO MATCH PROPOSED EARTHWORKS TO MATCH - 0.8-1.0m MAX. HIGH. CONSTRUCT BLACK PALISADE SMOOTHLY WITH EXISTING LEVELS SMOOTHLY WITH EXISTING LEVELS FENCING (MIN. 1.8m HIGH) ALONG TOP OF WALL. DATUM R.L. 55 DESIGN 92.72 93.13 94.6 94.44 LEVEL **EXISTING** 90.62 90.55 90.31 90.19 LEVEL CHAINAGE 82.459 83.521 87.447 90

SITE SECTION C
SCALE: 1:500 002



FOR DEVELOPMENT APPLICATION

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0 5 10 15 20 25 30 35 40 45 50 SCALE 1:500 (A1) SCALE 1:1000 (A3)







COBBITTY VIEW MOUND (DENBIGH CURTILAGE) EARTHWORKS SITE REGRADING SECTIONS SHEET 01 OF 02

LEGEND

_ _ _ _ _

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL

FUTURE SURFACE LEVEL

EXISTING LOT BOUNDARY

PROPOSED RETAINING WALL

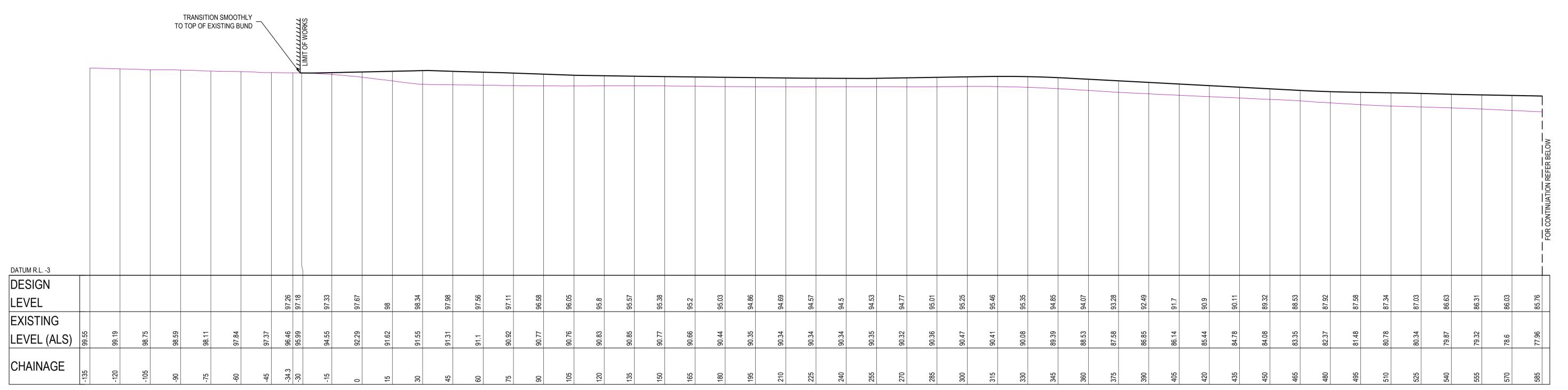
Project No. Set No. Milestone Plan R 21-0258 05 DA 003

- FOR FENCE AND PLANTING DETAILS REFER TO LANDSCAPE PLANS BY PATERSON DESIGN STUDIO (PDS). REF.: 'COBBITTY VISUAL MOUND LANDSCAPE'.

LEGEND

DESIGN SURFACE LEVEL

EXISTING SURFACE LEVEL EXTRACTED FROM AERIAL LASER SCANNING (ALS)



SITE SECTION D
SCALE: 1:1000 002

	FOR CONTINUATION REFER ABOVE																						LIMIT OF WORKS	PROPOSED EARTHWORKS TO MA SMOOTHLY WITH EXISTING LEVE
DESIGN LEVEL	85.76	85.6	85.47	85.34	85.22	85.08	84.96	84.85	84.74	84.79	84.97	85.15	85.33	85.5	85.67	85.84	98	85.73	84.57	83.17	80.99	77.25	75.51	
EXISTING LEVEL (ALS)	96.77	77.27	76.59	76.15	76.36	77.04	76.77	78.19	77.69	78.31	78.85	79.26	79.61	80.37	80.61	80.52	80.25	79.87	79.27	78.44	77.4		75.28	
CHAINAGE	585	009	615	630	645	099	675	069	705	720	735	750	765	780	795	810	825	840	855	870	885	006	907.004	

SCALE: 1:1000

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0 10 20 30 40 50 60 70 80 90 100 SCALE 1:1000 (A1) SCALE 1:2000 (A3)



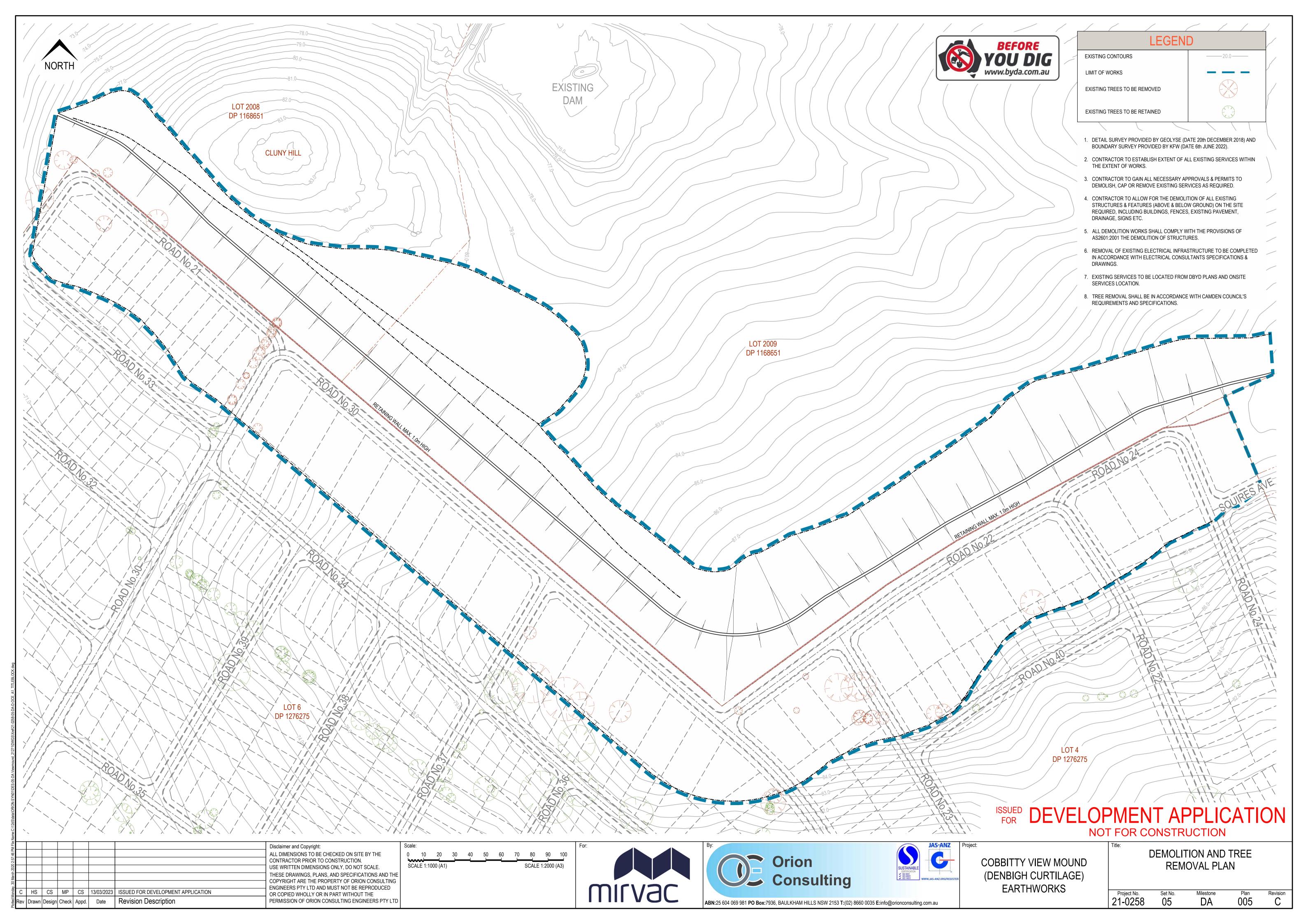


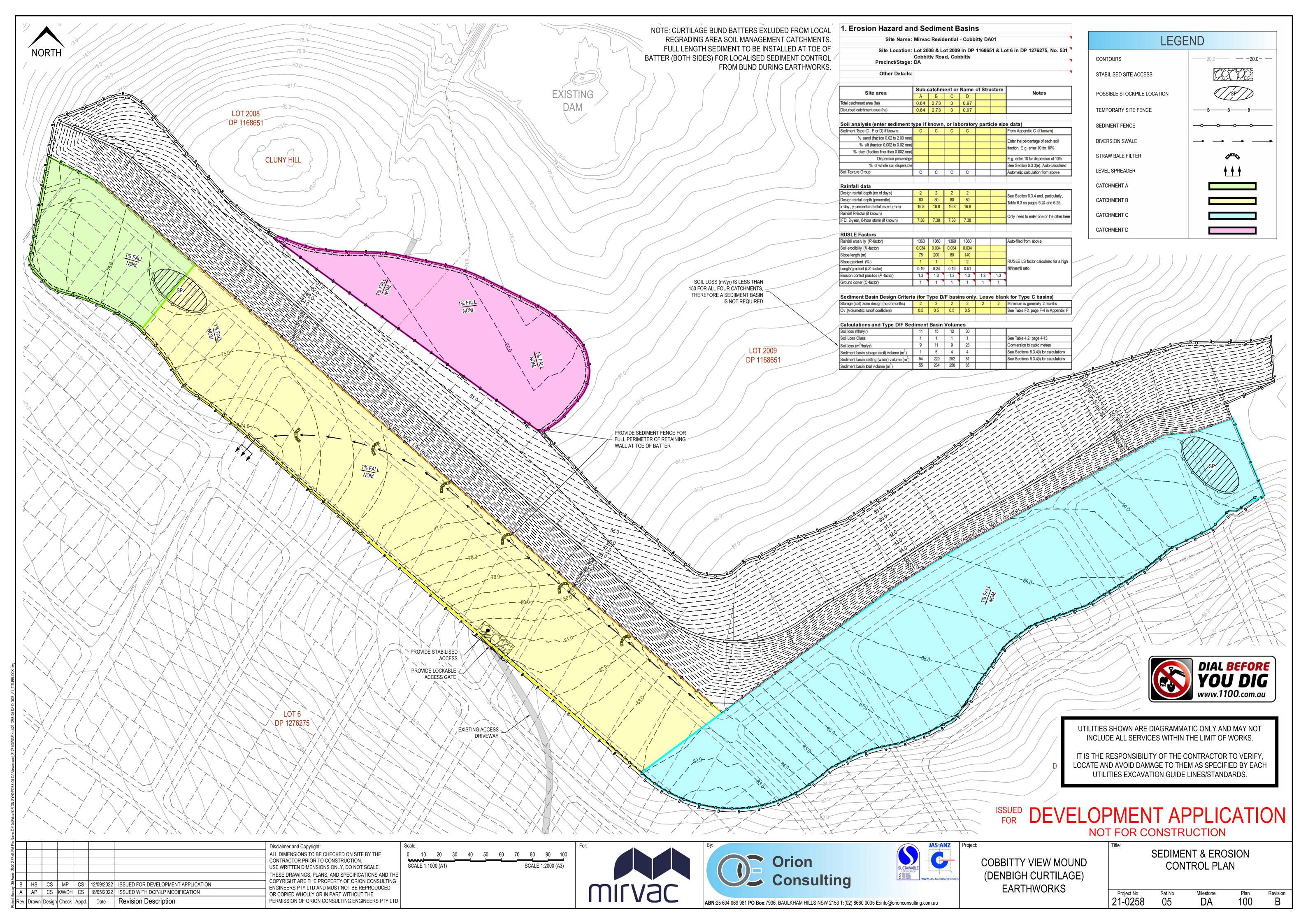


COBBITTY VIEW MOUND (DENBIGH CURTILAGE) **EARTHWORKS**

SITE REGRADING SECTIONS SHEET 02 OF 02

Project No. 21-0258 004





SEDIMENT & EROSION CONTROL NOTES

- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF ANY WORKS BEING CARRIED OUT. ALL SOIL AND EROSION MEASURES SHALL BE MAINTAINED AND KEPT IN PLACE FOR THE FULL DURATION OF THE WORKS AND SHALL ONLY BE REMOVED AT FINAL STABILISATION OF THE WORKS. WHERE IT IS NECESSARY TO UNDERTAKE STRIPPING IN ORDER TO CONSTRUCT A SEDIMENT CONTROL DEVICE ONLY SUFFICIENT GROUND SHALL BE STRIPPED TO ALLOW CONSTRUCTION.
- 2. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED & MAINTAINED AS INDICATED ON THESE DRAWINGS. LOCATION AND EXTENT OF SOIL & WATER MANAGEMENT DEVICES IS DIAGRAMMATIC ONLY AND THE ACTUAL REQUIREMENTS SHALL BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT.
- CONFORMITY WITH THIS PLAN SHALL IN NO WAY REDUCE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AGAINST WATER DAMAGE DURING THE COURSE OF THE CONTRACT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ANY NECESSARY CONTROL IS IN PLACE EVEN THOUGH SUCH CONTROL MAY NOT BE SHOWN ON THE PLAN.
- 4. THE CONTRACTOR SHALL INFORM ALL SUBCONTRACTORS & ALL EMPLOYEES OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION & POLLUTION TO DOWNSTREAM AREAS
- APART FROM SEDIMENT BASINS, THE CONTRACTOR SHALL REGULARLY MAINTAIN SEDIMENT AND EROSION CONTROL STRUCTURES & DESILT SUCH STRUCTURES PRIOR TO THE REDUCTION IN CAPACITY OF 30% DUE TO ACCUMULATED SEDIMENT. THE SEDIMENT SHALL BE DISPOSED OF ON SITE IN A MANNER APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALLTEMPORARILY REHABILITATE WITHIN TEN (10) DAYS ANY DISTURBED AREAS PROVIDING A MINIMUM 60% COVER. FINAL REHABILITATION IS TO BE PROVIDED WITHIN A FURTHER 60 DAYS WITH A MINIMUM 70% COVER.
- THE CONTRACTOR SHALL PROVIDE WATERING OF THE VEGETATED BATTERS FOR MAINTENANCE PERIOD. PLANT, MACHINERY AND VEHICLES SHALL NOT BE DRIVEN OVER GRASSED AREAS UNLESS ON AN APPROVED HAULAGE ROUTE.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS QUICKLY AS POSSIBLE TO MINIMISE RISK OF EROSION.
- 9. SITE ACCESS SHALL BE RESTRICTED TO THE NOMINATED POINTS. THE CONTRACTOR SHALL PROVIDE STABILISED SITE ACCESS.
- 10. DUST AND SITE DISTURBANCE MUST BE KEPT TO A MINIMUM. DURING WINDY WEATHER, LARGE, UNPROTECTED AREAS MUST BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO REDUCE WIND EROSION. ERECT BARRIER FENCING TO MINIMISE LAND DISTURBANCE BY PREVENTING VEHICULAR AND PEDESTRIAN ACCESS TO AREAS BEING REHABILATATED AND LANDS THAT DO NOT NEED TO BE DISTURBED BY THIS PROJECT
- 11. STOCKPILE TOPSOILS, SUBSOILS AND OTHER MATERIALS SEPARATELY.
- 12. TOPSOIL SHALL BE STORED IN LOW MOUNDS NO MORE THAN 2 METRES HIGH AND RE-USED WITHIN TWO MONTHS TO MAINTAIN ACTIVE POPULATIONS OF BENEFICIAL SOIL MICROBES & SEED.
- 13. PLACE ALL STOCKPILES AT LEAST FIVE METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS, ESPECIALLY EARTH BANKS AND ROADS. IF NECESSARY, EARTH BANKS OR DRAINS WILL BE CONSTRUCTED TO DIVERT LOCALISED RUN-ON.
- 14. TURN TOPSOIL STOCKPILES OVER TO AERATE THEM AT MONTHLY INTERVALS. ENSURE VEGETATION IS NOT INCORPORATED INTO THE SOIL.

- 15. AVOID REVERSING THE SOIL PROFILE MATERIALS DURING FILL OPERATIONS - REPLACE DISTURBED SOILS IN THEIR ORIGINAL ORDER.
- ON COMPLETION OF MAJOR EARTHWORKS AND BEFORE ADDING TOPSOIL. LEAVE DISTURBED LANDS WITH A LOOSE SURFACE. ALTERNATELY, DISTURBED AREAS PREVIOUSLY COMPACTED BY CONSTRUCTION WORKS WILL BE RIPPED TO MORE THAN 200mm ALONG THE CONTOUR BEFORE APPLYING TOPSOIL
- 17. PROVIDING MATERIALS ARE AVAILABLE, SPREAD TOPSOIL TO A MINIMUM DEPTH OF 75mm IN REVEGETATION AREAS ON SLOPES OF 4(H):1(V) OR LESS AND TO A DEPTH OF 40 TO 60mm IN REVEGETATION AREAS STEEPER THAN 4:1.
- 18. LEAVE TOPSOIL IN A SCARIFIED OR ROUGH CONDITION ONCE REPLACED TO HELP MOISTURE INFILTRATION AND REDUCE SOIL EROSION.
- 19. ENSURE SOIL IS THOROUGHLY SOAKED TO A DEPTH OF 75mm (RAIN OR IRRIGATION) IMMEDIATELY BEFORE PLANTING.
- 20. HANDLE TOPSOIL ONLY WHEN IT IS MOIST (NOT WET OR DRY) TO AVOID DECLINE OF SOIL STRUCTURE
- 21. THE CONTRACTOR SHALL MAINTAIN A LOG BOOK DETAILING: - RECORDS OF ALL RAINFALL - CONDITION OF SOIL AND WATER MANAGEMENT STRUCTURES - ANY APPLICATION OF FLOCCULATING AGENTS TO SEDIMENT BASIN

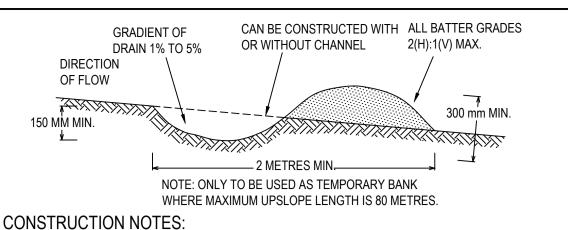
- ANY ADDITIONAL REMEDIAL WORKS REQUIRED.

COMPLETION OF WORKS

22. THE LOG BOOK SHALL BE MAINTAINED ON A WEEKLY BASIS AND BE MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. THE ORIGINAL LOG BOOK SHALL BE ISSUED TO THE PROJECT MANAGER AT THE

- VOLUMES OF ALL WATER DISCHARGED FROM SEDIMENT BASINS

- 23. ALL ROAD EMBANKMENTS TO BE STABILISED AS PER LANDSCAPE ARCHITECTS DETAILS.
- 24. A SELF AUDITING PROGRAM SHOULD BE ESTABLISHED BASED ON A CHECK SHEET DEVELOPED FOR THE SITE. A SITE INSPECTION USING THE CHECK SHEET SHOULD BE MADE BY THE SITE MANAGER AT LEAST WEEKLY, IMMEDIATELY BEFORE SITE CLOSURE AND IMMEDIATELY FOLLOWING RAINFALL EVENTS THAT CAUSE RUNOFF.
- 25. UNDERTAKE THE SELF AUDIT BY: - WALKING AROUND THE SITE SYSTEMATICALLY (E.G. CLOCKWISE) - RECORDING THE CONDITION OF EVERY BMP EMPLOYED - RECORDING MAINTENANCE REQUIREMENTS (IF ANY) FOR EACH BMP - RECORDING THE SITE WHERE SEDIMENT IS DISPOSED - FORWARDING A SIGNED DUPLICATE OF THE COMPLETED CHECK SHEET TO THE PROJECT MANAGER/DEVELOPER/SITE OPERATOR FOR THEIR INFORMATION
- 26. IN PARTICULAR, INSPECT - LOCATIONS WHERE VEHICLES ENTER AND LEAVE THE SITE ALL INSTALLED EROSION AND SEDIMENT CONTROL MEASURES, ENSURING THEY ARE OPERATING CORRECTLY - AREAS THAT MIGHT SHOW WHETHER SEDIMENT OR OTHER POLLUTANTS ARE LEAVING THE SITE OR HAVE POTENTIAL TO DO SO - ALL DISCHARGE POINTS, TO ASSESS WHETHER THE EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING IMPACTS TO THE RECEIVING WATERS
- 27. A SITE INSPECTION USING THE CHECK SHEET WILL BE MADE BY THE SITE MANAGER AT LEAST WEEKLY, IMMEDIATELY BEFORE SITE CLOSURE, AND IMMEDIATELY FOLLOWING RAINFALL EVENTS GREATER THAN 5mm IN 24

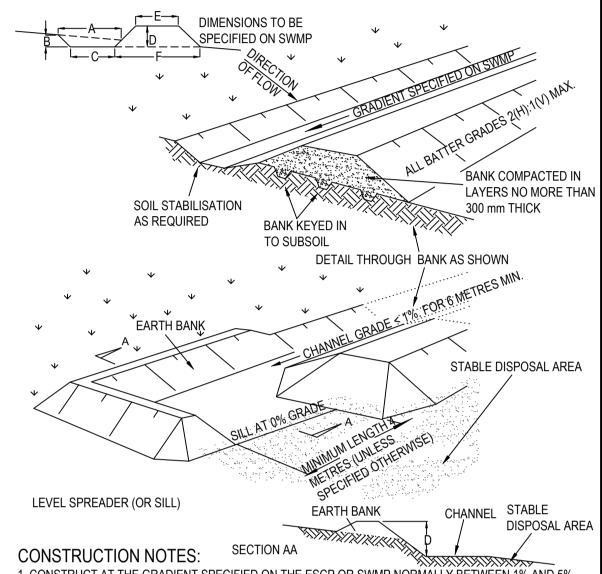


1. BUILD WITH GRADIENTS BETWEEN 1 PERCENT AND 5 PERCENT

- 2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE WORK AROUND THEM. 3. ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD
- 4. BUILD THE DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V SHAPED. 5. ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
- 6. COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION.

EARTH BANK (LOW FLOW)

SD 5-5



1. CONSTRUCT AT THE GRADIENT SPECIFIED ON THE ESCP OR SWMP, NORMALLY BETWEEN 1% AND 5% 2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE - WORK AROUND THEM. 3. ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD

IMPEDE WATER FLOW. 4. BUILD THE DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V-SHAPED,

AT THE DIMENSIONS SHOWN ON THE SWMP. 5. ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.

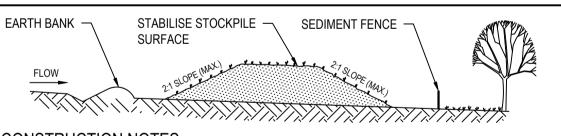
6. COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION FOLLOWING TABLE 5.2 IN LANDCOM (2004).

APPROVAL MIGHT BE REQUIRED TO DISCHARGE INTO OTHER SUBCATCHMENTS.

WHERE DISCHARGING TO ERODIBLE LANDS, ENSURE THEY OUTLET THROUGH A PROPERLY CONSTRUCTED LEVEL SPREADER. 8. CONSTRUCT THE LEVEL SPREADER AT THE GRADIENT SPECIFIED ON THE ESCP OR SWMP, NORMALLY

LESS THAN 1% OR LEVEL. 9. WHERE POSSIBLE, ENSURE THEY DISCHARGE WATERS ONTO EITHER STABILISED OR UNDISTURBED DISPOSAL SITES WITHIN THE SAME SUBCATCHMENT AREA FROM WHICH THE WATER ORIGINATED.

SD 5-6 EARTH BANK (HIGH FLOWS)



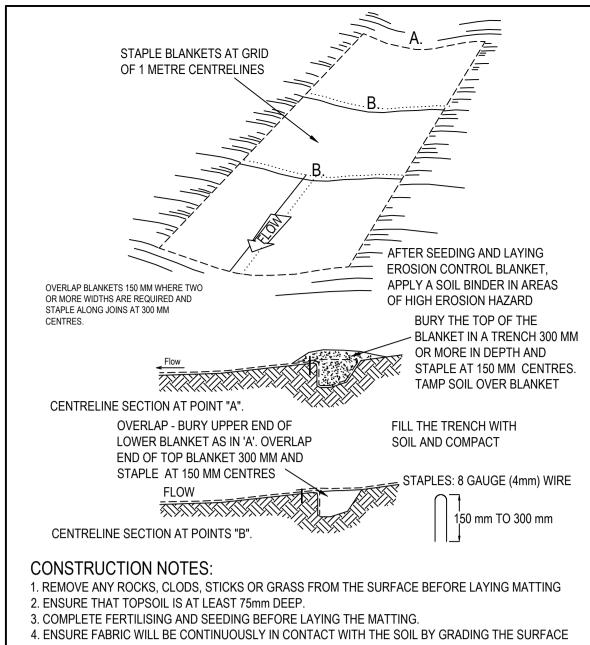
CONSTRUCTION NOTES:

- . PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION,
- CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS. . CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
- B. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT. 4. ALL STOCKPILES ARE TO BE LOCATED AND PLACED IN ACCORDANCE WITH THE CONTRACTOR'S
- 5. WHERE STOCKPILES ARE TEMPORARY (<14 DAYS) NO STABILISATION IS REQUIRED. REVIEW THE ADEQUACY OF SEDIMENT CONTROLS IF RAINFALL IS PREDICTED.
- . WHERE STOCKPILES ARE TEMPORARY (<14 DAYS) THE FOLLOWING ADDITIONAL CONTROLS ARE
- -MAXIMUM BATTER SLOPE REDUCED TO 1:4

EROSION AND SEDIMENT CONTROL PLAN.

- -CONSTRUCT A CONTOUR DRAIN ON THE LOW SIDE OF THE STOCKPILE, AND DISCHARGING THROUGH A STRAW BALE OR 200mm HIGH GRAVEL DAM -ESTABLISH GRASS COVER TO SURFACE OF STOCKPILE WITHIN 14 DAYS, USING HYDROMULCH WITH A
- 75:25 MIX OF SEASONAL AND PERMANENT GRASS SEEDS, AND A STRAW MULCH THICKNESS OF NO
- . CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2 METRES DOWNSLOPE.

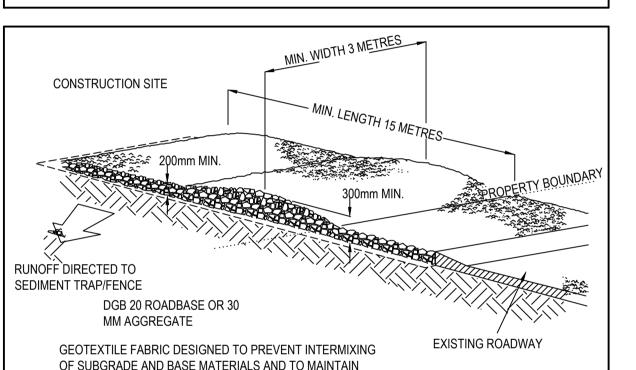
STOCKPILES SD 4-1



- 5. LAY THE FABRIC IN "SHINGLE-FASHION", WITH THE END OF EACH UPSTREAM ROLL OVERLAPPING
- THOSE DOWNSTREAM. ENSURE EACH ROLL IS ANCHORED PROPERLY AT ITS UPSLOPE END (STANDARD DRAWING 5-7B).
- 6. ENSURE THAT THE FULL WIDTH OF FLOW IN THE CHANNEL IS COVERED BY THE MATTING UP TO THE DESIGN STORM EVENT, USUALLY IN THE 10-YEAR ARI TIME OF CONCENTRATION STORM EVENT. 7. DIVERT WATER FROM THE STRUCTURE UNTIL VEGETATION IS STABILISED PROPERLY

RECP: CONCENTRATED FLOW

SD 5-7



CONSTRUCTION NOTES:

GOOD PROPERTIES OF THE SUB-BASE LAYERS. GEOFABRIC

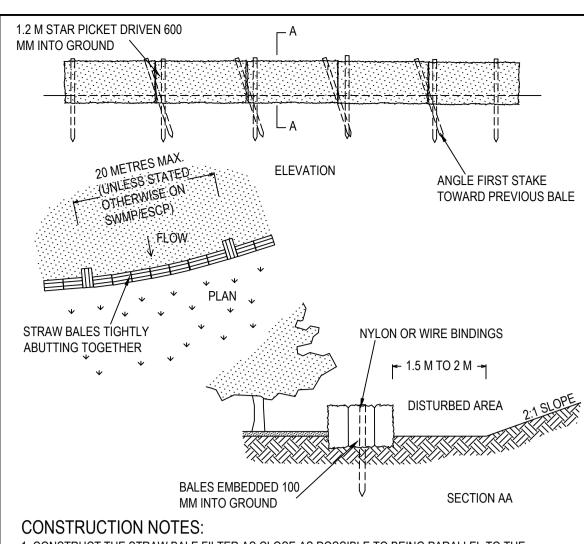
MAY BE A WOVEN OR NEEDLE-PUNCHED PRODUCT WITH A

MINIMUM CBR BURST STRENGTH (AS3706.4-90) OF 2500 N

- 1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE. 2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE. 3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE. 4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST
- 5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE

STABILISED SITE ACCESS

SD 6-14



1. CONSTRUCT THE STRAW BALE FILTER AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE.

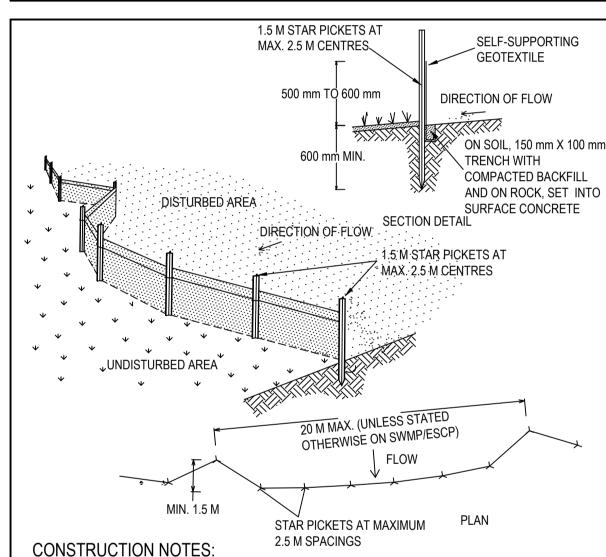
2. PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAPS BETWEEN BALES. STRAWS ARE TO BE PLACED PARALLEL TO GROUND. 3. ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE.

- 4. EMBED EACH BALE IN THE GROUND 75 mm TO 100 mm AND ANCHOR WITH TWO 1.2 METRE STAR PICKETS OR STAKES. ANGLE THE FIRST STAR PICKET OR STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE.DRIVE THEM 600 mm INTO THE GROUND AND, IF POSSIBLE, FLUSH WITH THE TOP OF THE BALES. WHERE STAR PICKETS ARE USED AND THEY PROTRUDE ABOVE THE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS.
- 5. WHERE A STRAW BALE FILTER IS CONSTRUCTED DOWNSLOPE FROM A DISTURBED BATTER, ENSURE THE BALES ARE PLACED 1 TO 2 METRES DOWNSLOPE FROM THE TOE.

6. ESTABLISH A MAINTENANCE PROGRAM THAT ENSURES THE INTEGRITY OF THE BALES IS RETAINED THEY COULD REQUIRE REPLACEMENT EACH TWO TO FOUR MONTHS.

STRAW BALE FILTER

SD 6-7



1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE. BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE

2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.

3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS. 4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE

MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.

5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP 6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE

SD 6-8

FOR DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

COBBITTY VIEW MOUND (DENBIGH CURTILAGE) **EARTHWORKS**

SEDIMENT & EROSION **CONTROL NOTES** & DETAILS

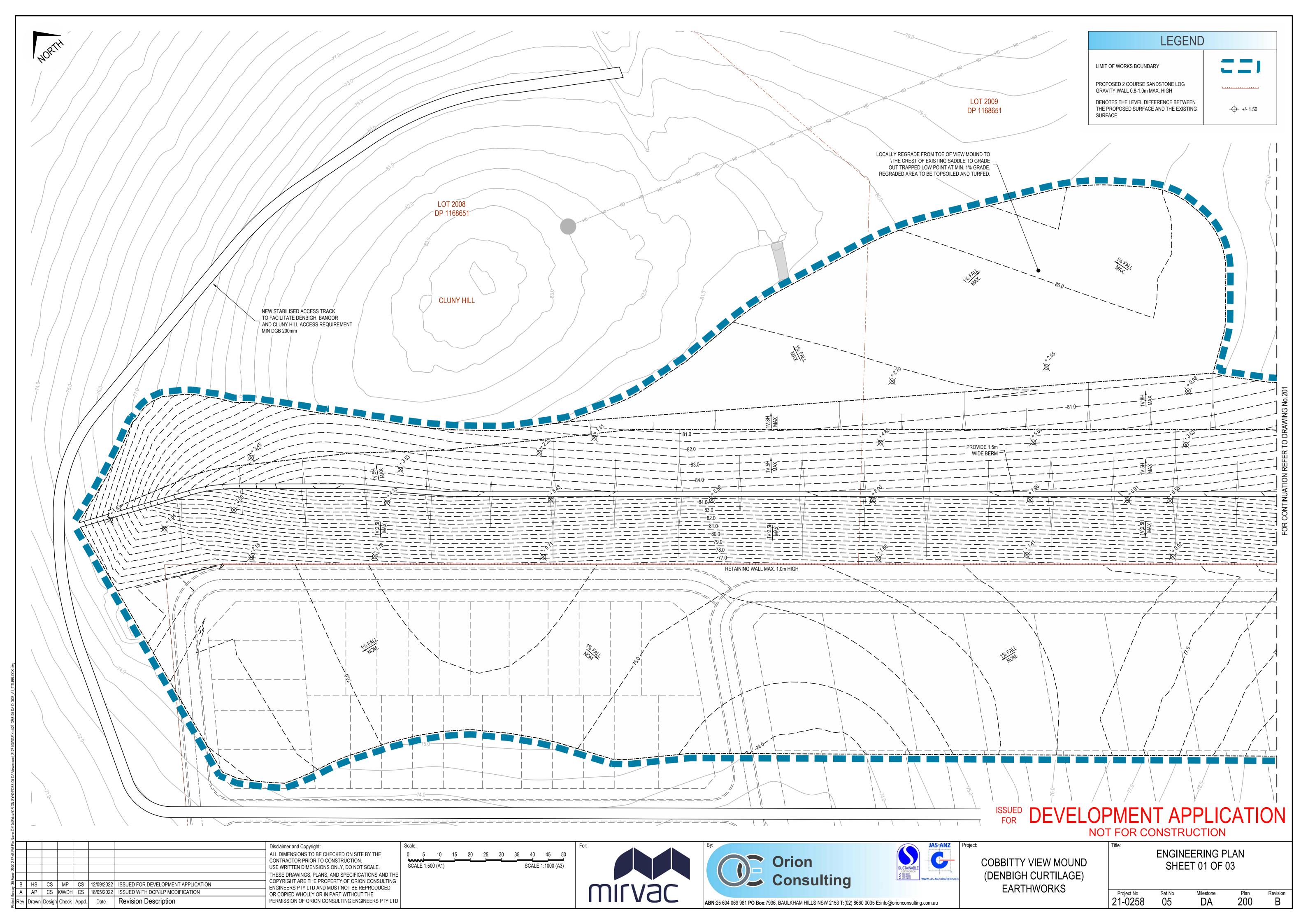
Set No. 21-0258

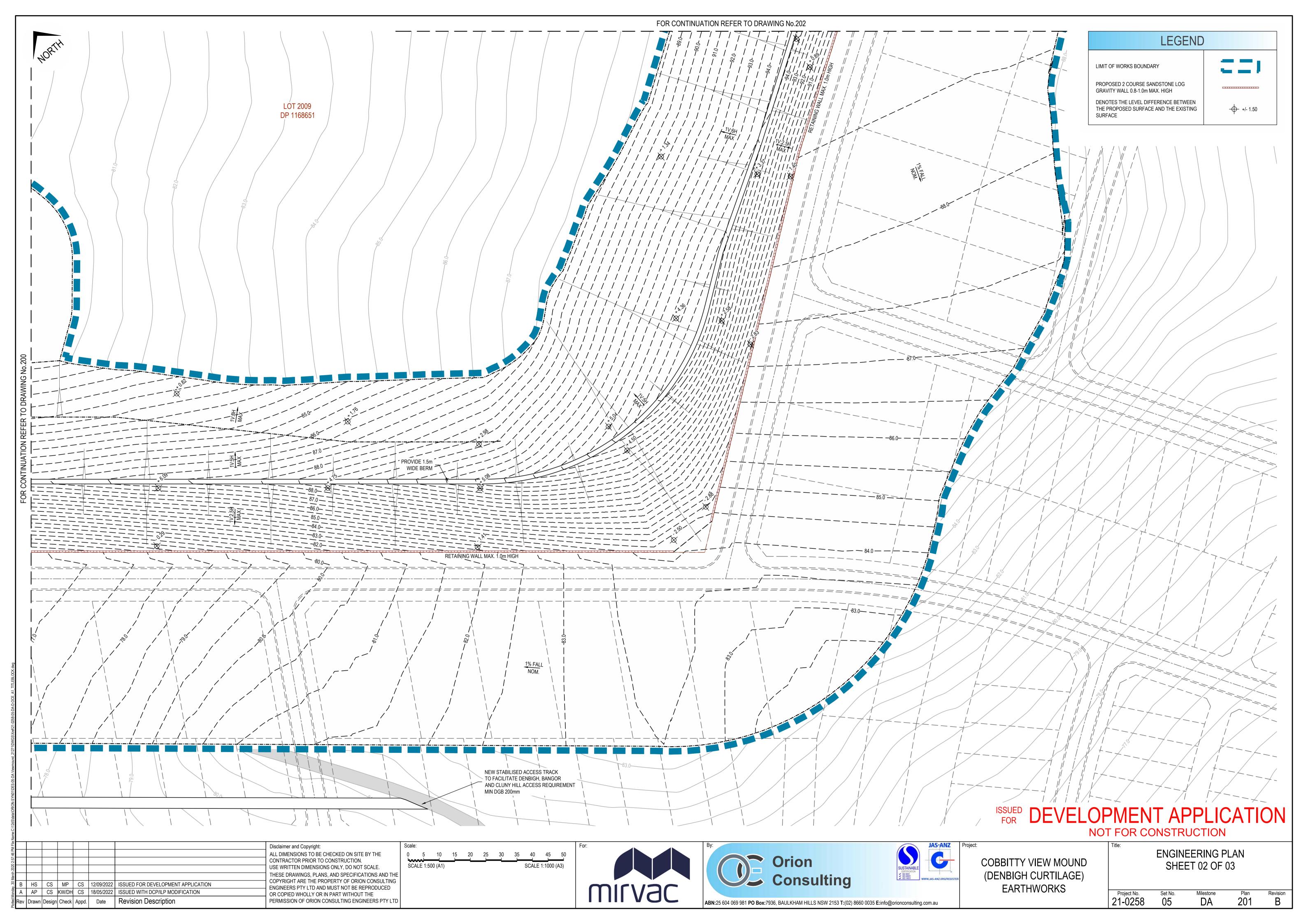
B | HS | CS | MP | CS | 12/09/2022 | ISSUED FOR DEVELOPMENT APPLICATION ISSUED WITH DCP/ILP MODIFICATION A | AP | CS |KW/DH| CS | 18/05/2022 | ev | Drawn | Design | Check | Appd. | Date Revision Description

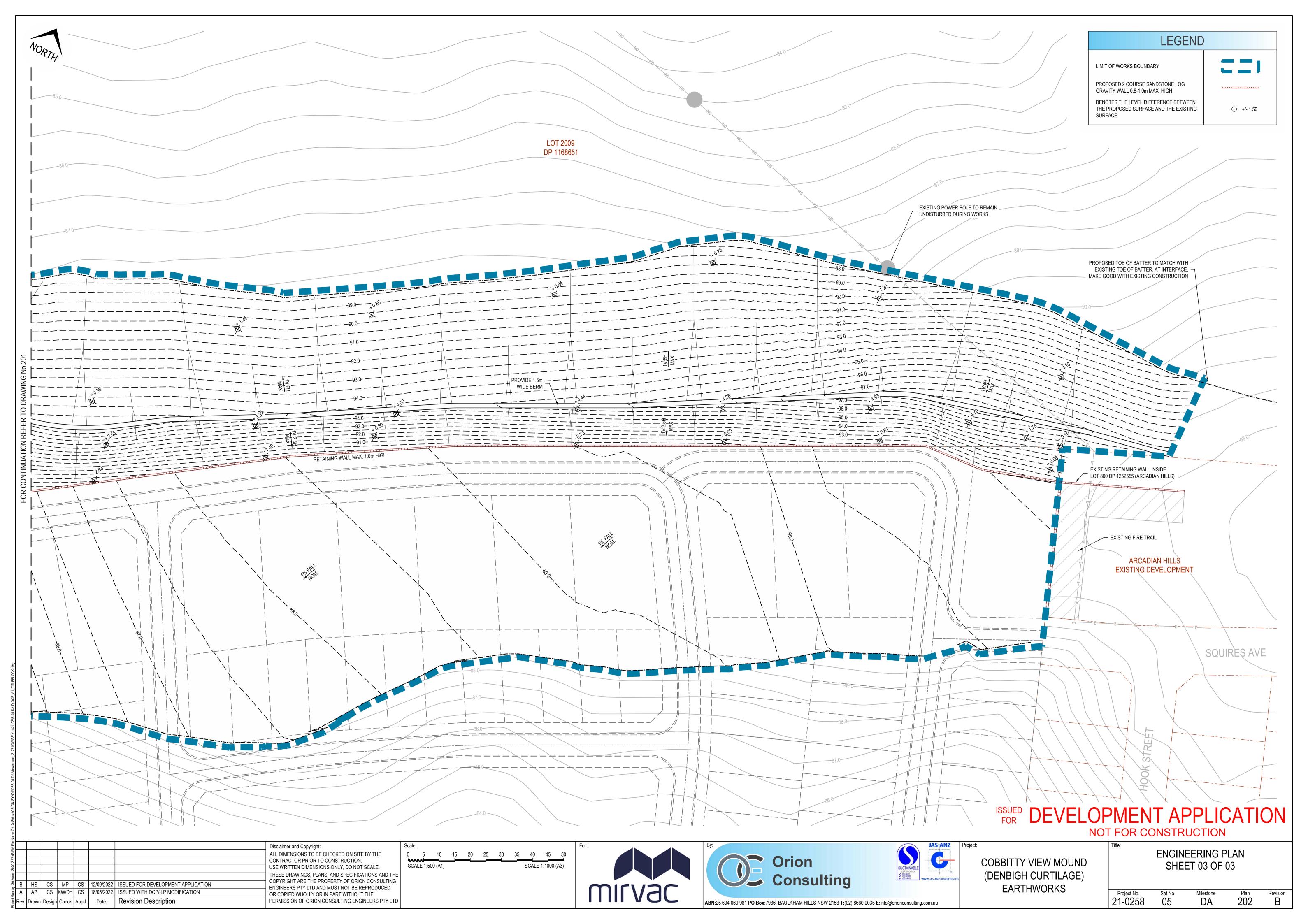
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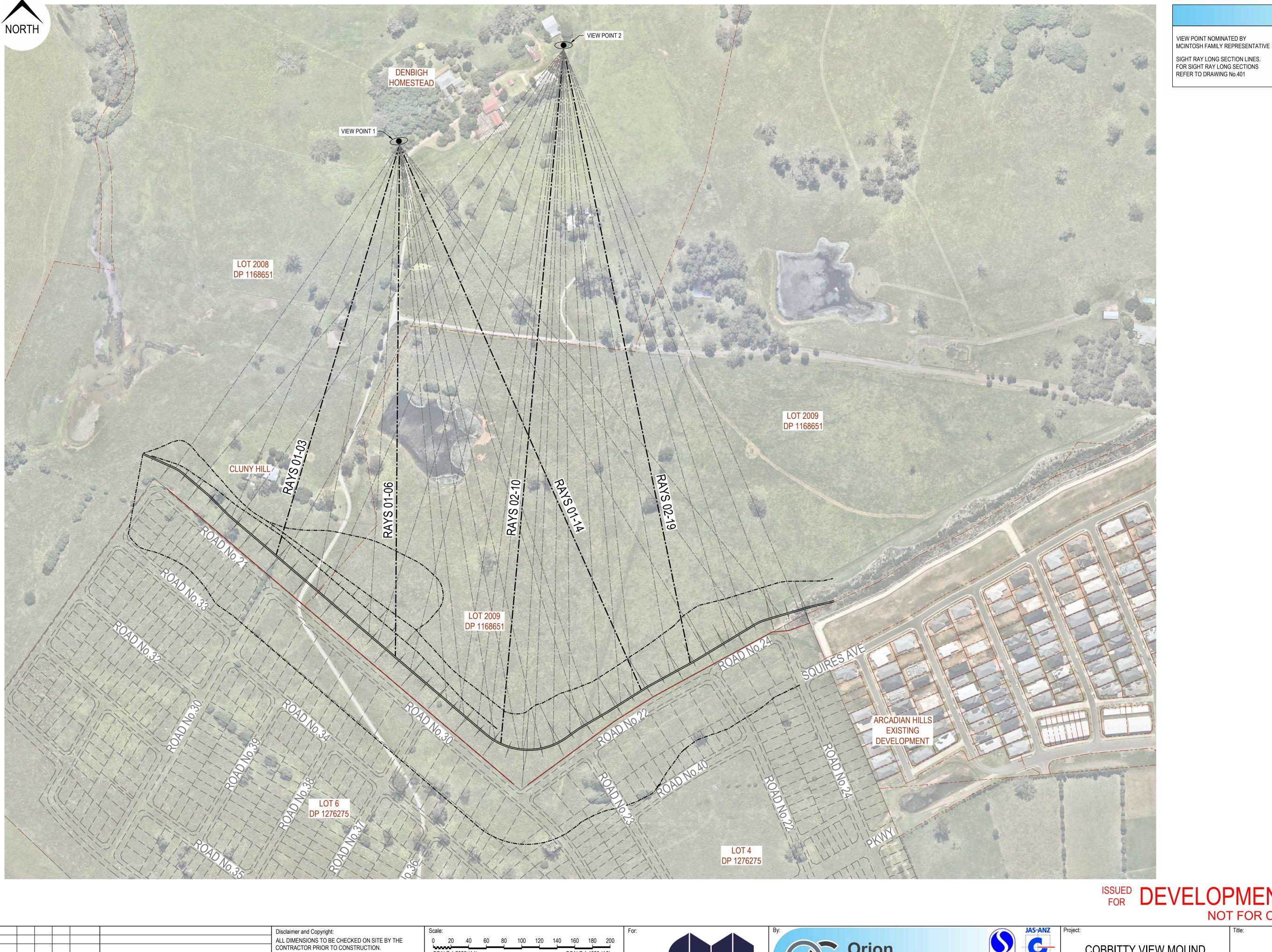












FOR DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

LEGEND

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USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE. 0 20 40 60 80 100 120 140 160 180 200 SCALE 1:2000 (A1) SCALE 1:4000 (A3) THESE DRAWINGS, PLANS, AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF ORION CONSULTING ENGINEERS PTY LTD AND MUST NOT BE REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE

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A AP CS KW/DH CS 18/05/2022 ISSUED WITH DCP/ILP MODIFICATION

Revision Description







COBBITTY VIEW MOUND (DENBIGH CURTILAGE) EARTHWORKS

DENBIGH CURTILAGE LINE OF SIGHT RAY PLAN

Project No.	Set No.	Milestone	Plan	Revisi
21-0258	05	DA	400	В



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CONTRACTOR PRIOR TO CONSTRUCTION.

B HS CS MP CS 12/09/2022 ISSUED FOR DEVELOPMENT APPLICATION
A AP CS KW/DH CS 18/05/2022 ISSUED WITH DCP/ILP MODIFICATION

Revision Description

DENBIGH CURTILAGE LINE OF SIGHT RAY LONG SECTIONS

LEGEND

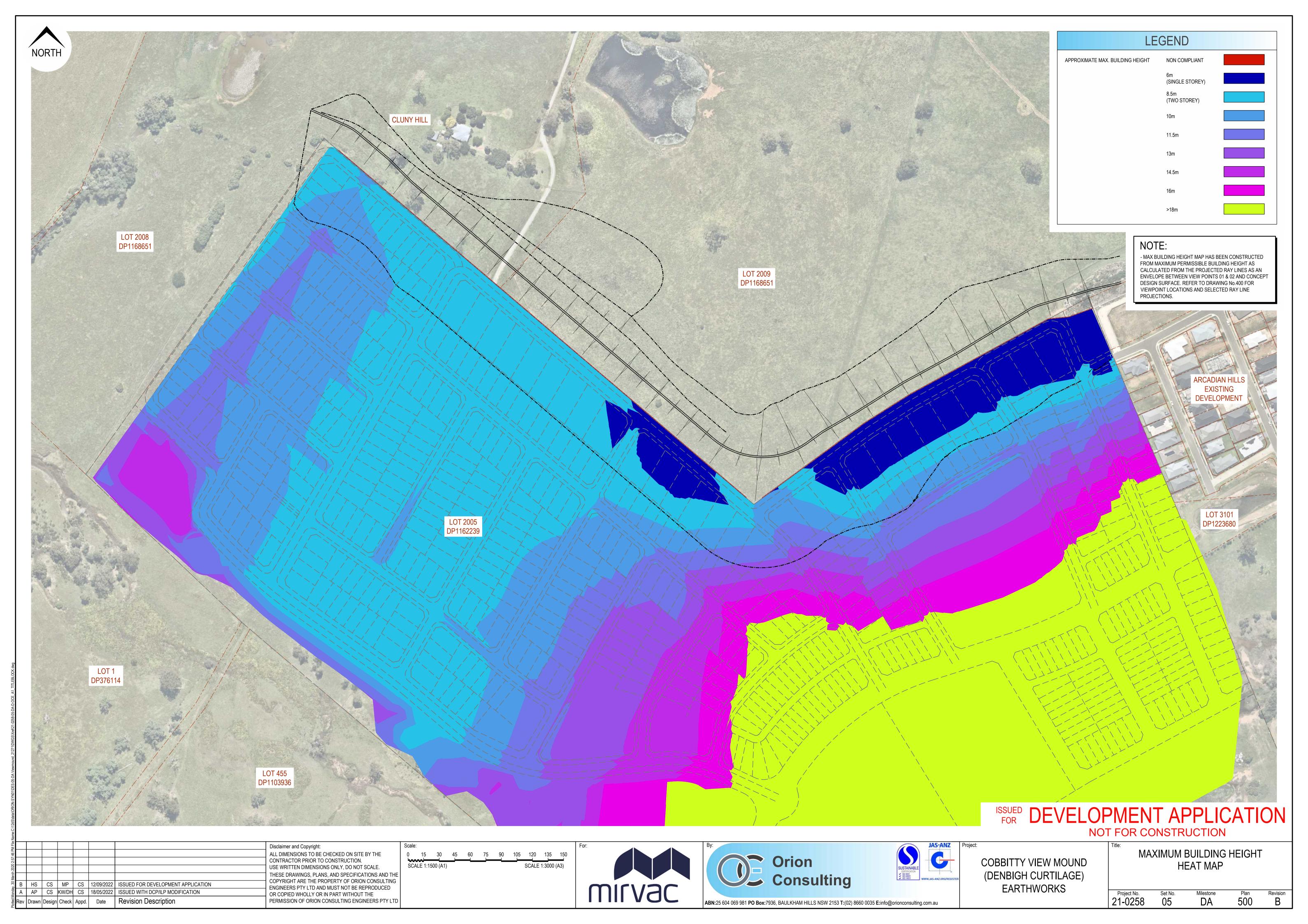
Project No. 21-0258

COBBITTY VIEW MOUND

(DENBIGH CURTILAGE)

EARTHWORKS

ABN:25 604 069 981 PO Box:7936, BAULKHAM HILLS NSW 2153 T:(02) 8660 0035 E:info@orionconsulting.com.au





Appendix 8: Community Submissions Response Table (Initial Notification)



Initial Notification - Public Submissions Response Table Planning Proposal - 585, 593 Cobbitty Road & 110 Charles McIntosh Parkway, Cobbitty (Mirvac)

Matter Raised	No. of Subs	Comment	Proposed Action	
Proposed Development	Proposed Development Controls and Loss of Community Character			
The proposed minimum lot size of 125m² is not supported as this is not consistent with the surrounding building character of Cobbitty and neighbouring suburbs.	12	The proposed 125m² minimum lot size for the proposed R1 zoned land is consistent with the existing lot size provision applicable to the existing R1 zoned land within the Mirvac estate. This lot size provision is also consistent with the surrounding residential character of the South West Growth Area (SWGA), including the neighbouring development of Arcadian Hills to the north-west of the estate.	No further action required.	
		The proposal does not reflect a true change to the minimum lot size but rather it is attached to the redistribution of land zoned as R1.		
The proposed height of building (HOB) control of 16m for Residential Flat Buildings (RFB) is not supported as this is not consistent with the low-density character of Cobbitty and neighbouring suburbs.	4	The proposed 16m HOB provision for RFBs is consistent with existing HOB provision for existing R1 zoned land within the Mirvac estate.	No further action required.	
		It is noted Section 4.1A of the Precincts SEPP prohibits RFBs in the R1 zone if the area of the lot is less than 1,000m². The draft proposal does not propose any changes to this provision. As such, all future DAs will be subjected to this provision of the SEPP.		
		Further, the Oran Park DCP does not permit the development of RFBs in the R1 zone.		
		No development will result in a 16m built height as a result of this Planning Proposal.		
A submitter suggested to include the C4 Environmental Living Zone around the entire western perimeter of the development to allow for a more visual and natural transition between the rural land and R1 zoned land.	1	The suggestion is acknowledged. However, Council officers consider the western boundary of the Mirvac estate to be well transitioned.	No further action required.	
		The recently adopted Oran Park DCP Amendment for the subject site included updates to the objectives and controls to manage the interface with the Metropolitan Rural Area (MRA), including cross-sections for the north-west and		



Matter Raised	No. of Subs	Comment	Proposed Action
		south-west boundaries to ensure a transition and buffer area between the development and adjoining rural lands. Views to and from the MRA are protected through landscaped buffers that adjoin the MRA at the western boundary of the site.	
Inadequate Infrastructur	е		
Several submitters raised concerns regarding the lack of local infrastructure to support increased density in the area.	11	The draft Proposal seeks to rezone land providing additional R1 General Residential land within an identified growth centre. The additional lots will benefit from proposed services within the precinct including close proximity to connected open spaces, playfields, a future educational establishment and local centre.	No further action required.
		In addition, infrastructure upgrades will be in accordance with the Oran Park Contributions Plan and site-specific Voluntary Planning Agreement (VPA) recently executed (27 August 2024). The VPA facilitates the delivery of 948 lots and the required infrastructure to support the future community.	
Environmental and Herit	age Im	pacts	
A submitter raised concerns regarding the preservation of the Cumberland Plain Woodland (CPW), a critically endangered ecological community listed under the	1	Several DAs have been approved or currently under assessment for the subject site. As part of the DA approval process, Biodiversity Development Assessment Reports (BDAR) have previously been approved by Council and the relevant credits retired across the site as part of DA assessments for the estate.	No further action required.
Biodiversity Conservation Act 2016 Bushland, and existing tree canopy.		In addition, a flora and fauna assessment (FFA) and vegetation management plan (VMP) have also supported the BDAR to demonstrate that functions of the riparian corridor in the Mirvac estate are improved and maintained.	
A submitter raised concerns regarding the proposed removal of the body of water located in	1	The draft proposal does not propose any changes to the existing farm dam located in the middle of the estate.	No further action required.
the middle of the estate that provides native flora and fauna and preserves the natural landscape.		It is noted an Integrated Water Cycle Management Study (IWCMS) was undertaken as part of the recently adopted Oran Park DCP amendment for the subject site. The IWCMS focused on the re-creation of the existing farm dam into a new man-made lake, online to the	



Matter Raised	No. of Subs	Comment	Proposed Action
		same creek the existing farm dam sits on. This was due to post development flows that could not be managed to existing levels without consideration of online storage.	
		Council's engineers and a Nepean River Catchment Consultant reviewed the IWCMS. The assessments concluded that the modelling is fit for purpose, the residential areas are not subject to overland flow, and flood velocity differences demonstrate compliance with Council's Floodplain Risk and Management Study for the 5, 20 and 100-year flood events.	
Several submitters raised concerns that the draft proposal fails to respect the heritage of the state heritage listed Denbigh Estate that represents Camden's	6	The northern boundary of the site adjoins the state heritage listed Denbigh estate. The draft proposal sits within the Southern Viewscape Precinct of the Denbigh Transition Area (DTA), which is identified in Part B3 of the Oran Park DCP.	No further action required.
rich history.		Amendments to the view mound have been introduced via a DCP Amendment recently adopted by Council.	
		The amendments to the view mound ensure that views to the development estate are eliminated. The amendments to the viewmound also ensure that views from the development estate into Denbigh are not possible.	
		As such, the DTA map (and associated controls) is proposed to be amended to reflect the earth mound design approved in DA/2023/470/1.	
		The draft proposal maintains the integrity of Denbigh's heritage curtilage as it aligns the overall zoning with a more responsive earth mound design to reflect the topography of the site.	
A submitter noted the use of the name 'Cobbitty by Mirvac' as	1	The concern is acknowledged. However, this is outside of the scope of the draft proposal.	No further action required.
the estate's identification is not supported as this does not recognise the historical importance of Cobbitty and the original Denbigh Homestead.		It is noted DA/2023/274/1 was approved on 9 August 2023, which granted consent for landscape embellishments to the entry of the estate, including the provision of 'Cobbitty by Mirvac' entry signage and associated site works.	



Matter Raised	No. of Subs	Comment	Proposed Action
		The DA was notified until 12 June 2023. No written submissions were received during this time.	
Inconsistency with Loca	l Planni	ing Strategies	
The Camden Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) highlight the need for sustainable growth that respects local character and is supported by adequate infrastructure. However, the proposed development fails to meet this objective by focusing on short-term growth without regard for the long-term sustainability and liveability of the community.	5	The draft proposal has been assessed against key strategic planning documents and is generally consistent with the priorities and objectives in the Camden LSPS and LHS. It is noted that infrastructure upgrades will be in accordance with the Contributions Plan and the VPA recently executed. The VPA facilitates the delivery of 948 lots and the required infrastructure to support the future community.	No further action required.
Traffic and Safety Conce	erns		
Several submitters raised traffic and safety concerns with increased traffic generation in the area, including:	10	A Traffic Impact Assessment (TIA) was prepared to support the recently adopted Oran Park DCP Amendment and ILP for the subject site.	No further action required.
 Issues with the existing roundabout at Macarthur Anglican College and the new roundabout leading into the subdivision. Issues with Cobbitty Road being too narrow and unable 	The potential traffic impacts associated with the subject site on the surrounding critical road network, have been considered as part of the updated Masterplan. The proposed trip generation associated with the updated Masterplan is distributed to the surrounding road network.		
to cater to increased traffic generation.		The updated road network, as part of the DCP Amendment, improves the overall traffic network for the Oran Park Precinct and results in positive benefits in relation to site accessibility and road network permeability. It also improves pedestrian and active transport connections by moving connector roads to the periphery of the site and creating improved	



Matter Raised	No. of Subs	Comment	Proposed Action	
		connections to public facilities and riparian corridors.		
		The subject Planning Proposal did not warrant further consideration of traffic impacts.		
Pollution – Noise, Dust	and Wa	ste		
Several submitters raised concerns regarding increased noise pollution, dust pollution and waste generated during the construction phase of the development and once additional growth is established in the area.	5	Council officers consider these matters to be managed during the DA stage of the estate. Relevant measures will be detailed in any approval issued by Council in respect to dust management, noise emissions and remediation protocols.	No further action required.	
Decline in Property Valu	Decline in Property Values			
Several submitters raised concerns regarding the introduction of high-density housing in proximity to existing low-density properties, stating this may deter prospective buyers in purchasing in the area once it becomes overcrowded.	5	The Mirvac estate is located within the SWGA and forms part of the Oran Park Precinct, which was rezoned under the Precinct SEPP for future urban development in December 2007. It is also noted that RFBs are not permissible under the R1 zone, according to the provisions in the Precinct SEPP and DCP. The subject Planning Proposal will not increase the likelihood of high density residential development within the precinct.	No further action required.	



Appendix 9: Agency Submissions Response Table (Initial Notification)



Initial Agency Consultation – Submissions Response Table Planning Proposal - 585, 593 Cobbitty Road & 110 Charles McIntosh Parkway, Cobbitty (Mirvac)

Matter Raised in Submissions	Response		
Schools Infrastructure NSW (SINSW)			
SINSW reviewed the proposal and determined there is minimal impact from the proposal. SINSW would like to be engaged further if the subject proposal changes or there are other planning matters related to DoE to be discussed.	Noted.		
NSW Rural Fire Service (RFS)			
NSW RFS considered the proposal and raise no objections to the proposed amendments in the SEPP.	Noted.		
Perimeter roads are recommended in all areas where future development may abut adjoining hazards. It is noted that such measures are in place within the indicative layout plan provided in the proposal.	Noted, single perimeter road (Road No.30) provided adjacent to earth mounds.		
Consideration should be given to any potential future hazards which may revegetate within areas designated for public recreation or for environmental conservation and suitable treatments such as appropriate separation distances and asset protection zones may need to be incorporated in this regard where these areas of potential vegetation are considered to represent hazards.	Noted, future development applications will need to consider and address any potential bushfire threat.		



Matter Raised in Submissions

Response

Heritage NSW (HNSW)

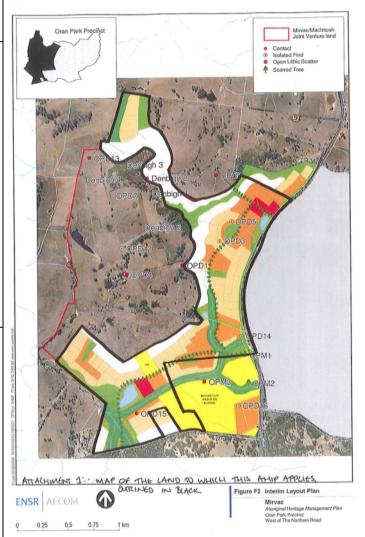
HNSW request a Statement of Heritage Impact (SoHI) to be completed to assess the impact of the proposed development on the heritage values of Denbigh including on any significant views to and from Denbigh.

A comprehensive Aboriginal Cultural Heritage Assessment Report (ACHAR) is needed and should inform this proposal to address the conservation of Aboriginal objects, in accordance with Ministerial Direction 2.3 Heritage Conservation.

The proposal should also consider impacts to the Aboriginal Cultural Landscape, including impacts on visual corridors. Measures to limit any impacts to identified Aboriginal Cultural Landscape Values should be developed and integrated into the proposal.

If the proposal is approved and future development proceeds, the proponent would need to consider the Aboriginal cultural heritage impacts within their environmental assessments. Where harm to Aboriginal objects cannot be avoided, the proponent would be required to obtain an Aboriginal Heritage Impact Permit (AHIP) before proceeding.

As part of the original rezoning of the site under the Oran Park and Turner Road Precinct Plans in December 2007, a comprehensive ACHAR was undertaken in consultation with registered Aboriginal stakeholders, which included an investigation of the Mirvac Cobbitty site, shown in the Figure below.



The Oran Park DCP contains a map of Aboriginal Archaeological Conservation Areas that was informed by the ACHAR. No changes are proposed to this section of the DCP. As such, all future DAs will still need to comply with this map and further cultural heritage assessment would be required at this stage.

An AHIP (Permit 1116799) was issued on 7 July 2010. A variation to the AHIP was granted on 28 June 2017 to extend the application of the permit until 28 June 2024. A second variation to the AHIP was granted on 19 June 2024 to extend the application of the AHIP until 7 July 2031.



Appendix 10: Camden Local Planning Panel Minutes – 15 October 2024

Minutes

Camden Local Planning Panel

Camden Council Administration Centre 70 Central Avenue, Oran Park

15 October 2024





camden



Site Inspections Commenced:

11:00am.

Attendees:

Robert Montgomery (Chairperson), Jason Perica (Expert Member), Vince Hardy (Expert Member) and Chris Shinn (Community Representative)

Also in Attendance:

Manager Strategic Planning, Team Leader Precincts and Growth, Executive Strategic Planner and Governance Officer – Panel & Committees.

CLPP01 PP/2024/3/1 Planning Proposal For 585, 589 & 593 Cobbitty Road, Cobbitty

PANEL RECOMMENDATION/ADVICE

- 1. The Panel considers that the Planning Proposal demonstrates strategic and site specific merit, and supports the Planning Proposal proceeding to a Gateway Determination.
- 2. The Panel concurs with the Council Officer's report and conclusions.
- The Panel acknowledges that the planning proposal represents a fine tuning of the existing controls to facilitate RFS requirements, heritage considerations within the Denbigh Transition Area, recognition that land reserved for expansion of Macarthur Anglican School is no longer required, and to provide consistency with the recently adopted DCP.
- 4. It was confirmed that the relatively minor increase in density as a consequence of the planning proposal can be accommodated within the planned facilities and infrastructure for the area.

The Panel inspected the site and was briefed by Council Strategic Planning Staff.

Note: The Panel notes that the this planning proposal will bring the planning controls in line with the DCP adopted by Council on 12 December 2023. While it is not common for a DCP amendment to proceed prior to the zoning controls, the Panel acknowledges the need to be flexible to keep pace with housing demand in the SWGA. It would be preferable, where possible, to prepare planning proposals and DCPs concurrently, which would also provide a much clearer picture to the community of what is actually proposed. Due to potential for confusion when the Planning Proposal is exhibited after Gateway Determination, the explanation of the Planning Proposal should be clear in terms of the drivers for the changes.

Voting Numbers

The Panel voted 4-0 in favour of the recommendation.

















ABN: 31 117 341 764



Appendix 11: Camden Council Meeting Report and Minutes – 11 February 2025

Minutes

Ordinary Council Meeting

Camden Council
Administration Centre
70 Central Avenue
Oran Park

11 February 2025





camden



ORD5/25 THE MOTION ON BEING PUT WAS CARRIED

Councillors Cagney, Campbell, Fedeli, Ferreri, McLean, Quinnell, Rahman, Sicari and Suri voted in favour of the Motion.

No Councillors voted against the Motion.

ORD01 PRE-PUBLIC EXHIBITION - DRAFT PLANNING PROPOSAL - 585, 593 COBBITTY ROAD & 1 FRESHWATER DRIVE, COBBITTY (MIRVAC)

Motion: Moved Councillor Fedeli, Seconded Councillor Quinnell that Council:

- i. endorse the draft Planning Proposal to be forwarded to the Department of Planning, Housing and Infrastructure for Gateway Determination;
- ii. endorse the draft amendment to the Oran Park Precinct Development Control Plan;
- iii. subject to receiving a Gateway determination from the Department of Planning, Housing and Infrastructure, proceed to public exhibition of the draft Planning Proposal and the draft Development Control Plan amendment in accordance with the requirements of the Gateway determination and the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021:
 - a. notify the Department of Planning, Housing and Infrastructure of the exhibition of the draft Development Control Plan amendment
- iv. subject to no unresolved submissions being received, forward the Planning Proposal and Development Control Plan Amendment (unless under delegation given to Council) to the Department of Planning, Housing and Infrastructure for finalisation;
- v. if unresolved submissions are received, consider a further report outlining the results of the public exhibition period; and
- vi. should the draft Planning Proposal not receive Gateway Approval, notify the proponent that the draft Planning Proposal will not proceed.

ORD6/25 THE MOTION ON BEING PUT WAS CARRIED

Councillors Cagney, Fedeli, Ferreri, McLean, Quinnell, Rahman, Sicari and Suri voted in favour of the Motion.

Councillor Campbell voted against the Motion.

ORD02 ADVOCATING FOR CAMDEN - THE TIME IS NOW - CAMDEN'S STATE AND FEDERAL GOVERNMENT ELECTION PRIORITIES

Motion: Moved Councillor Rahman, Seconded Councillor Quinnell that Council:

- i. note the information contained within the report; and
- ii. endorse the attached advocacy publication 'The Time is Now' and supporting advocacy campaign.

Business Paper

Ordinary Council Meeting

Camden Council Administration Centre 70 Central Avenue Oran Park

11 February 2025









ORD01

SUBJECT: PRE-PUBLIC EXHIBITION - DRAFT PLANNING PROPOSAL - 585, 593

COBBITTY ROAD & 1 FRESHWATER DRIVE, COBBITTY (MIRVAC)

FROM: Director Planning and Environment

EDMS #: 24/660183

PREVIOUS ITEMS: ORD03 - Post Public Exhibition - Cobbitty Road DCP

Amendment - Ordinary Council - 12 Dec 2023

PROPERTY ADDRESS 585 Cobbitty Road, Cobbitty (Lot 2 DP 1298600)

593 Cobbitty Road, Cobbitty (Lot 6 DP 1276275)

1 Freshwater Drive, Cobbitty (Lot 174 DP 1289775)

PROPONENT Urbis Pty Ltd

OWNER Mirvac Homes Pty Ltd

PURPOSE OF REPORT

The purpose of this report is to advise Council of a draft Planning Proposal for land at 585, 593 Cobbitty Road, and 1 Freshwater Drive (formerly 589 Cobbitty Road), Cobbitty (subject site).

The draft Planning Proposal seeks to amend *State Environmental Planning Policy* (*Precincts – Western Parkland City*) 2021 (Precincts SEPP) to realign the zoning boundaries between land zoned C4 Environmental Living and R1 General Residential to provide consistency with the Oran Park Precinct Development Control Plan (DCP). Amendments to the Oran Park Precinct Indicative Layout Plan (ILP) are proposed as part of the draft Planning Proposal and will form an amendment to the DCP.

The draft Planning Proposal package is provided as an **attachment** to this report. If endorsed, the proposal will be referred to the Department of Planning, Housing and Infrastructure (DPHI) for Gateway Determination and placed on public exhibition.

BACKGROUND

The site is located within the South West Growth Area (SWGA) and has been zoned for urban development since 2007. The site is currently under development and will provide a new residential precinct (approximately 948 homes), with supporting infrastructure, including a primary school, neighbourhood centre and open space.

In December 2023, Council endorsed an amendment to the Oran Park Precinct DCP that included:

- updating the controls for the Denbigh Transition Area (DTA), and the transition between the development, Cobbitty Road and the Metropolitan Rural Area (MRA);
- designating land previously identified for the expansion of Macarthur Anglican School for urban development;
- introducing the Hassall Driveway heritage boulevard;



- changing the water cycle management, riparian corridor, open space network and road network; and
- introducing of a new section known as Part B6 Southern Neighbourhood Centre which provides a vision and design principles for the future centre.

On 20 March 2024, Urbis (proponent) on behalf of Mirvac Homes Pty Ltd (owner) lodged the draft Planning Proposal with Council. The draft Planning Proposal is intended to align with the recent DCP amendment and associated ILP.

On 15 October 2024, the Camden Local Planning Panel (CLPP) considered the Planning Proposal and recommended the proposal proceed to Gateway determination. In doing so, the Panel acknowledged the proposal represents a fine tuning of the existing controls to facilitate the Rural Fire Service (RFS) requirements, heritage considerations within the Denbigh Transition Area (DTA), recognition that land reserved for the expansion of Macarthur Anglican School is no longer required, and to provide consistency with the recently adopted DCP.

Councillors were briefed on the draft Planning Proposal on 6 August 2024 and 28 January 2025.

Site context

The site is located on the western edge of the South West Growth Area (SWGA). The site includes a total area of 78 hectares with direct frontage to Cobbitty Road. The surrounding area includes a mix of land uses including:

- · Metropolitan Rural Area (MRA) located to the west;
- · Denbigh homestead (State listed heritage item) to the north; and
- Macarthur Anglican School to the east.

The site is approximately 2.5 kilometres west of Oran Park Town Centre and 1.5 kilometres east of Cobbitty village. A locality map is provided in **Figure 1**.

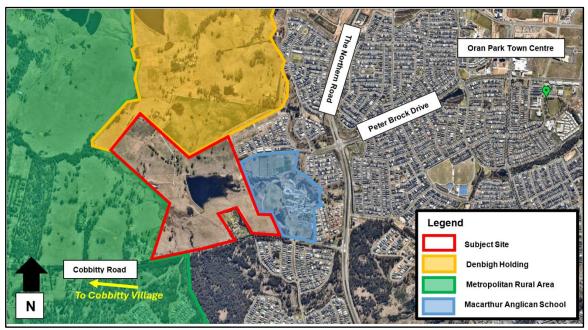


Figure 1: Site locality



Subject site

The site is known as the 'Cobbitty by Mirvac' estate and is currently under development.

The draft Planning Proposal relates to two areas within the site (identified in **Figure 2**):

- 1. Denbigh Transition Area (DTA)
- 2. Cobbitty Road Interface Area

Proposed amendments within the DTA relate to the ridgeline, located to the north of the estate and the adjoining Denbigh estate.

Proposed amendments within the Cobbitty Road Interface Area relate to the south-eastern portion of the estate. This land was previously designated for the future expansion of Macarthur Anglican School however it is not required by the school and is now intended for urban development (including large 1,000m² lots).

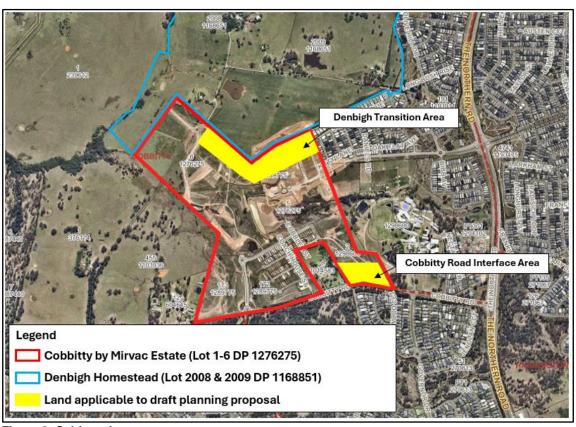


Figure 2: Subject site

Denbigh Transition Area

The Denbigh Transition Area (DTA) is designed to achieve a transition between the residential development and the heritage curtilage of the adjoining Denbigh estate. The DCP includes detailed controls to ensure development in the DTA preserves the heritage values and views from the Denbigh estate.



The DCP requires a landscaped earth mound to avoid adverse visual impacts on the rural setting of the Denbigh estate and was informed by a Heritage Impact Study. The Study recommended the mound achieve a naturalistic ridgeline that retains and respects the Denbigh estate (see **Figure 3**).

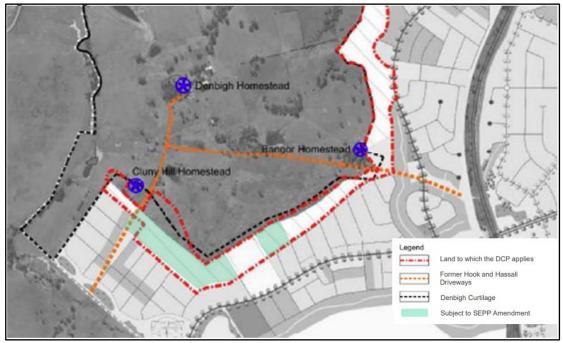


Figure 3: Denbigh transition area land subject to the draft planning proposal

Development History

The site is part of the Oran Park precinct, which was rezoned in 2007 by the Department of Planning. The site is currently under development and several development applications have been approved or are under assessment. The development history is provided as an **attachment** to this report.

Landscaped earth mound

On 13 March 2024, a development application (DA/2023/470/1) was approved for the landscaped earth mound and associated landscape planting and fencing along the boundary between the Cobbitty estate and Denbigh estate, with works generally located within the Denbigh estate (see **Figures 4 and 5**).

Landscape and civil plans are provided as **attachments** to demonstrate the earthworks and vegetation outcomes. The landscaped earth mound will provide a transition between the residential development and the heritage curtilage of the Denbigh homestead.





Figure 4: Landscaped earth mound

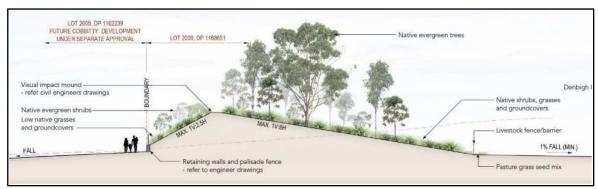


Figure 5: Section plan of landscaped earth mound

MAIN REPORT

The draft Planning Proposal seeks to amend the Precincts SEPP to realign the zoning boundaries on land zoned C4 Environmental Living and R1 General Residential within the Denbigh Transition Area (DTA) and Cobbitty Road Interface Area.

The objectives of the draft Planning Proposal are to:

- maintain the heritage considerations within the DTA;
- facilitate the delivery of land for residential purposes, recognising that land reserved for the expansion of Macarthur Anglican school is no longer required;
- facilitate changes to the DCP to meet NSW RFS requirements; and
- provide consistency with the recently adopted Oran Park DCP amendment.

In response to the draft Planning Proposal, a minor amendment is proposed to the Oran Park DCP to facilitate the proposed changes.



Zoning and Permissibility

The draft Planning Proposal seeks to amend the Precincts SEPP to:

- 1. Amend the land zoning map (LZN) to realign the zoning boundaries between C4 Environmental Living and R1 General Residential;
- 2. Amend the lot size map (LSZ) to apply a minimum lot size of 1,000m² and 125m² to respond to the zoning realignment; and
- 3. Amend the building height map (HOB) to apply:
 - a consistent height limit across the C4 Environmental Living zone of 6 metres for all development within the Denbigh Transition Area and 9.5 metres for all development within Cobbitty Road Interface Area; and
 - a consistent height limit across the R1 General Residential zone of 16 metres for residential flat buildings* and 9.5 metres for all other development. (*noting, no residential flat buildings are provided in the R1 General Residential zone).

The 'R1 General Residential' zone is the primary residential zone applied across most residential areas and allows for a variety of housing types and densities. The 'C4 Environment Living' zone is applied in areas with special ecological or aesthetic value and requires larger lots (minimum 1,000m²) and development that does not adversely impact the special value of the area.

The existing and proposed Precinct SEPP maps are provided in **Figures 6 to 11**. The zoning amendments align with the approved landscaped earth mound (discussed earlier in the report). The amendments have no impact on the heritage significance of the Denbigh Homestead to the north.

The proposed zoning amendment in the Cobbitty Road Interface Area will ensure larger lots (minimum 1,000m²) are provided and maintained adjacent to Cobbitty Road. In addition, specific DCP controls apply to this area, including a requirement for an 8 metre wide landscaped verge on the internal road and large trees to be planted within the front setbacks of the large residential lots facing Cobbitty Road.





Figure 6: Existing Land Use Zoning Map

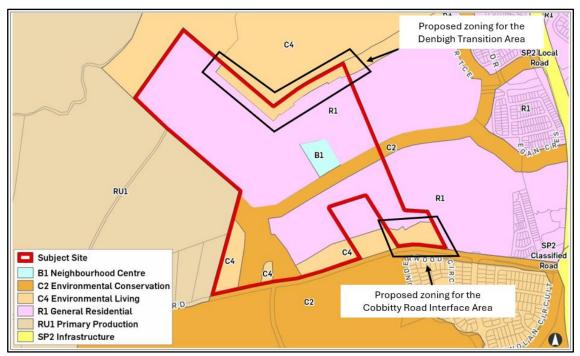


Figure 7: Proposed Land Use Zoning Map





Figure 8: Existing Height of Buildings Map

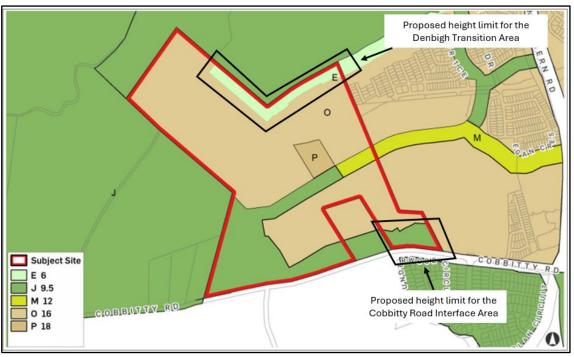


Figure 9: Proposed Height of Buildings Map



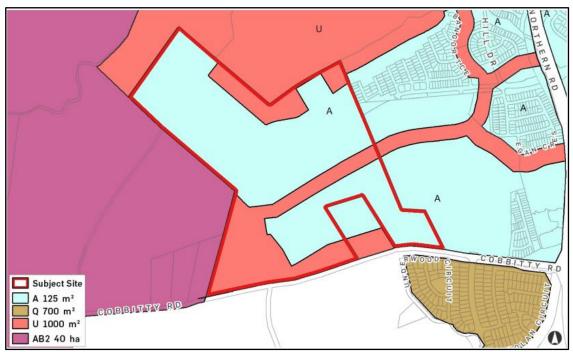


Figure 10: Existing Lot Size Map



Figure 11: Proposed Lot Size Map



Oran Park Precinct Development Control Plan Amendment

The Planning Proposal is accompanied by an amendment to the Oran Park ILP, including:

- A perimeter road in the Denbigh Transition Area (DTA) in response to NSW Rural Fire Service (RFS) recommendations;
- Widening the northern verge to include a share path to promote connectivity;
- Re-aligning a local road in the DTA between the Cobbitty estate and neighbouring Arcadian Hills estate to correct a misalignment;
- Including a landscaped road reserve to reflect landscape screening provisions from the recently adopted Oran Park DCP amendment;
- Updating road alignments to reflect recent DA approvals and land swap between Mirvac and Macarthur Anglican School along the eastern boundary; and
- Updating the proposed land use configuration to reflect recent DA approvals.

The existing and proposed Oran Park Precinct ILP maps are shown in Figures 12 to 13.



Figure 12: Existing ILP



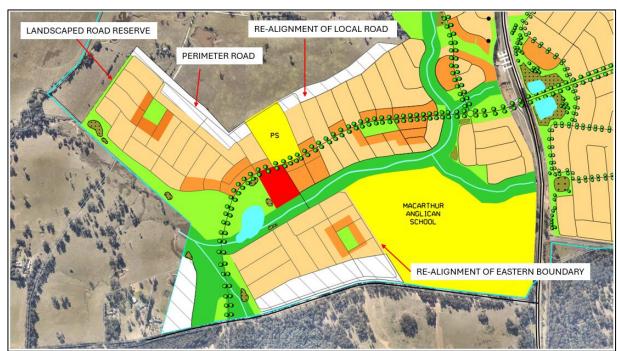


Figure 13: Proposed draft ILP

Key Assessment Considerations

Future Primary School Site (PS)

The draft Planning Proposal includes a zoning amendment to a portion of the site identified for the future school, from R1 General Residential to C4 Environmental Living (see **Figures 14 and 15**).

School Infrastructure (SINSW) raised no objection to the draft planning proposal. SINSW acknowledged there is minimal impact from the proposal and would like to be engaged further if the proposal changes.

The exact size and configuration of the future school site is not determined by the draft Planning Proposal, rather the zoning amendment is to reflect the surrounding road network required to facilitate future development.

Officer comment

Council officers will continue to liaise with SINSW officers on the draft Planning Proposal and the future school site, including during the public exhibition period. Council will be updated as these discussions progress.



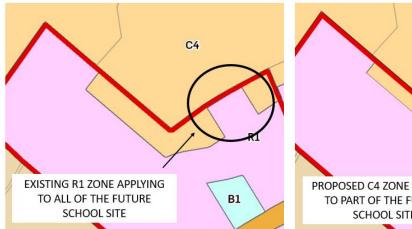


Figure 14: Extract of existing zoning map



Figure 15: Extract of proposed zoning map

Dwelling Yield

The draft Planning Proposal involves the realignment of the zoning boundaries between land currently zoned R1 General Residential and C4 Environmental Living. Residential development is permissible within both zones.

Specifically, the proposal will provide:

- Approx. 2.3 hectares of land zoned R1 General Residential (approximately 50 lots), currently zoned in the C4 Environmental Living, and 4,000 sqm of C4 Environmental Living zoned land (approximately 4 lots), currently zoned R1 General Residential within the Denbigh Transition Area; and
- Approx. 2.3 hectares of land zoned C4 Environmental Living (11 lots) currently zoned R1 General Residential within the Cobbitty Road Interface Area.

Officer comment

The site is located within the South West Growth Area and the zoning amendments are consistent with the vision and planning for the estate. Residential development is permissible within the current zoning and the dwelling yield has been considered through the previous DCP amendment (endorsed in December 2023) and Voluntary Planning Agreement (executed 27 August 2024).

Within the Denbigh Transition Area, the lots zoned C4 Environmental Living will have a minimum size of 1,000m². The lots zoned R1 General Residential will have an average lot size between 250m² to 550m² (approximately).

Within the Cobbitty Road Interface Area, the lots zoned C4 Environmental Living will have a minimum lot size of 1,000m². The DCP requires these lots to incorporate two (2) trees (mature height 8 metres) within the front setback, as well as an eight (8) metre wide landscaped verge on the internal road (**Figure 16**). The objective of these controls is to provide a vegetated buffer between the development and Cobbitty Road.





Figure 16: Cross section Cobbitty Road, perimeter road (existing DCP)

Heritage and Visual Impacts

The draft Planning Proposal seeks zoning amendments within the Denbigh Transition Area which adjoins the State Heritage listed Denbigh Homestead.

Heritage NSW (HNSW) recommended a Statement of Heritage Impact to assess the impact on the heritage values of Denbigh, including significant views to and from Denbigh. HNSW also recommended a comprehensive Aboriginal Cultural Heritage Assessment Report (ACHAR) to address the conservation of Aboriginal objects and that the draft Planning Proposal consider impacts to the Aboriginal Cultural Landscape, including impacts on view corridors.

Officer comment

A Heritage Impact Study (February 2023) was prepared as part of the recent DCP amendment. The Study assessed the impacts and concluded that the landscaped earth mound will visually screen future development from the Denbigh estate. HNSW were consulted as part of the assessment of the DCP amendment and noted further detailed assessment will be undertaken at the DA stage.

HNSW were also consulted during the assessment of the DA for the landscaped earth mound (DA/2023/470/1). The DA was approved on 13 March 2024 and HNSW granted general terms of approval in accordance with Section 4.47 of the Environmental Planning and Assessment Act 1979.

An ACHAR was prepared as part of the original rezoning of the Oran Park and Turner Report Precinct Plans. The ACHAR was undertaken in consultation with registered Aboriginal stakeholders. HNSW granted an Aboriginal Heritage Impact Permit (AHIP) which is valid until 7 July 2031.

The DCP contains a map of Aboriginal Archaeological Conservation Areas that was informed by the ACHAR. No changes are proposed to this section of the DCP. All DAs need to comply with this map and further cultural heritage assessment would be required at this stage.



HNSW will be further consulted during the public exhibition, subject to the draft Planning Proposal being endorsed for referral to DPHI.

Assessment against Key Strategic Documents

The draft Planning Proposal has been assessed against key strategic plans, including the Greater Sydney Region Plan, Western City District Plan, Local Strategic Planning Statement (LSPS), Community Strategic Plan (CSP), Local Housing Strategy (LHS) and Rural Lands Strategy. This assessment is provided as an **attachment** to this report.

Assessment of Planning Merit

It is considered that the draft Planning Proposal has strategic and site-specific planning merit to proceed to Gateway determination and public exhibition for the following reasons:

- The proposal represents a fine tuning of the existing controls;
- The proposal will facilitate the delivery of housing and supporting infrastructure within an identified Growth Area;
- The proposal aligns with the objectives of the DCP to provide a suitable transition area that responds to the heritage context of Denbigh and Cobbitty Road; and
- The proposal includes larger lots transitioning into natural landscaped buffers on the fringe of the site to transition to rural lands. This transition is supported by a landscaped earth mound that responds to the natural environment.

Camden Local Planning Panel (CLPP)

On 15 October 2024, the CLPP considered the draft Planning Proposal. The CLPP recommended that the draft Planning Proposal proceed to Gateway determination as it demonstrates strategic and site-specific merit. A copy of the minutes from the CLPP meeting is provided as an **attachment** to this report.

Initial Notification

The draft Planning Proposal has not yet been placed on formal public exhibition. In accordance with the planning legislation, public exhibition and State agency engagement will occur following receipt of a favourable Gateway determination from DPHI.

Notwithstanding the above, Council placed the draft Planning Proposal on initial notification from 2 September to 16 September 2024. There were 24 community submissions received with 20 objections, two in support and two requesting information or suggested amendments. All submitters will be notified of the formal public exhibition.

Matters raised in objection to the draft Planning Proposal include:

- Proposed development controls and loss of community character;
- Inadequate infrastructure to support increased density;
- Environmental and heritage impacts;
- Inconsistency with local planning strategies (LHS and LSPS);
- Traffic and safety concerns with increased traffic generation;
- Noise, dust and waste pollution generated from development and additional growth; and
- · Potential decline in property values.



Matters raised in support of the draft Planning Proposal include:

- Consistent with the strategic planning for the South West Growth Area that rezoned the subject site for future urban development; and
- Minor amendment that realigns zoning anomalies, particularly along the Cobbitty Road.

A summary of initial notification submissions and Council officer assessment is provided as **attachment** to this report. The submissions are provided as a **confidential attachment**.

The draft Planning Proposal seeks to amend the Precincts SEPP to align the zoning boundaries to ensure consistency with recent updates to the Oran Park Precinct DCP. The proposal is consistent with the objectives of the DCP controls to mitigate the impacts of future residential development on the Denbigh Estate and Cobbitty Road and facilitate the delivery of land for residential purposes aligning with the DCP and Precincts SEPP.

Initial State Agency Consultation

The draft Planning Proposal was referred to School Infrastructure NSW, NSW Rural Fire Service and Heritage NSW for initial comment. The State agency submissions and Council officer assessment are provided as **attachments** to this report.

Formal consultation with State agencies will occur during public exhibition, should the draft Planning Proposal be supported.

Voluntary Planning Agreement

On 24 July 2023, Council received a letter of offer (VPA Offer) from Mirvac to enter into a voluntary planning agreement (VPA). The VPA Offer includes the proposed dedication of land for water cycle management, riparian corridor, open space and road network and completion of works, as well as monetary contributions towards plan administration and off-site local infrastructure, such as a future community centre and local sports fields.

On 11 June 2024, the VPA was reported to Council. The VPA facilitates the delivery of 948 lots and the required infrastructure to support the future community. The additional dwelling yield resulting from this proposal is inclusive of the total dwelling yield for the subject site. On 27 August 2024, the VPA for the site was executed.

Next Steps

Subject to Council endorsement, the draft Planning Proposal will be submitted to DPHI for Gateway determination. Subject to a favourable Gateway determination, the draft Planning Proposal and draft DCP amendment will be placed on public exhibition. Consultation with relevant State agencies will occur at this stage.

A further report to Council will be prepared to consider submissions received during the exhibition. If no unresolved submissions are received, the draft Planning Proposal and DCP amendment will be finalised.



Recommended Community Participation Methods

On 14 September 2021, Council endorsed the Camden Community Participation Plan 2021 (CPP). The CPP identifies that where a draft Planning Proposal demonstrates strategic merit, the Gateway report to Council will recommend the community participation methods for the public exhibition period.

Subject to Council endorsement and receipt of a favourable Gateway determination, it is recommended that the following engagement methods be undertaken at public exhibition of the draft Planning Proposal:

- Notification letters to surrounding properties and submitters from the initial notification period;
- Site signage;
- Hard copies available at Council's public libraries;
- Online via Council's YourVoice Camden website; and
- Social media posts directing the community to Council's YourVoice Camden website for further information on the proposal.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

CONCLUSION

The draft Planning Proposal seeks to amend the Precincts SEPP to align the zoning boundaries to ensure consistency with recent updates to the Oran Park Precinct DCP.

The proposal is consistent with the objectives of the DCP controls to mitigate the impacts of future residential development on the Denbigh Estate and Cobbitty Road, and facilitate the delivery of land for residential purposes aligning with the DCP and Precincts SEPP.

It is considered that the draft Planning Proposal has strategic and site-specific merit to proceed to Gateway determination and public exhibition. A further report will be brought back to Council to consider unresolved submissions received during the public exhibition.



RECOMMENDED

That Council:

- i. endorse the draft Planning Proposal to be forwarded to the Department of Planning, Housing and Infrastructure for Gateway Determination;
- ii. endorse the draft amendment to the Oran Park Precinct Development Control Plan;
- iii. subject to receiving a Gateway determination from the Department of Planning, Housing and Infrastructure, proceed to public exhibition of the draft Planning Proposal and the draft Development Control Plan amendment in accordance with the requirements of the Gateway determination and the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021:
 - a. notify the Department of Planning, Housing and Infrastructure of the exhibition of the draft Development Control Plan amendment
- iv. subject to no unresolved submissions being received, forward the Planning Proposal and Development Control Plan Amendment (unless under delegation given to Council) to the Department of Planning, Housing and Infrastructure for finalisation;
- v. if unresolved submissions are received, consider a further report outlining the results of the public exhibition period; and
- vi. should the draft Planning Proposal not receive Gateway Approval, notify the proponent that the draft Planning Proposal will not proceed.

ATTACHMENTS

- 1. Planning Proposal Report Mirvac Cobbitty
- 2. Existing and Proposed SEPP Maps Mirvac PP
- 3. Draft Oran Park Precinct ILP Mirvac Cobbitty
- 4. Civil Plans Earth Mound DA
- 5. Landscape Plans Earth Mound DA
- 6. Assessment Against Strategic Documents
- 7. Mirvac Cobbitty Development History Summary
- 8. Initial Notification Public Submissions Response Table
- 9. Initial Notification State Government Agency Submissions Response Table
- 10. Combined State Agency Submissions Initial Notification
- 11. Camden Local Planning Panel Minutes 15 October 2024
- 12. Combined Community Submissions Initial Notification CONFIDENTIAL