



IRF NUMBER – IRF25/724

## Gateway determination report – PP-2024-147

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Camden Council Planning Proposal: 585, 593 Cobbitty Road & 110 Charles McIntosh Parkway, Cobbitty.

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# Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

## Contents

<b>1</b>	<b>Planning Proposal .....</b>	<b>1</b>
1.1	Overview and objectives of planning proposal .....	1
1.2	Explanation of provisions .....	2
1.3	Site description and surrounding area.....	2
1.4	Mapping.....	3
<b>2</b>	<b>Need for the planning proposal .....</b>	<b>8</b>
<b>3</b>	<b>Strategic assessment .....</b>	<b>9</b>
3.1	Regional Plan .....	9
3.2	District Plan [If relevant] .....	<b>Error! Bookmark not defined.</b>
3.3	Local.....	9
3.4	Local planning panel (LPP) recommendation.....	<b>Error! Bookmark not defined.</b>
3.5	Section 9.1 Ministerial Directions .....	10
3.6	State environmental planning policies (SEPPs) .....	11
<b>4</b>	<b>Site-specific assessment .....</b>	<b>11</b>
4.1	Environmental.....	11
4.2	Social and economic.....	11
4.3	Infrastructure .....	12
<b>5</b>	<b>Consultation.....</b>	<b>12</b>
5.1	Community .....	12
5.2	Agencies.....	12
<b>6</b>	<b>Timeframe .....</b>	<b>12</b>
<b>7</b>	<b>Local plan-making authority .....</b>	<b>12</b>
<b>8</b>	<b>Assessment Summary.....</b>	<b>12</b>
<b>9</b>	<b>Recommendation.....</b>	<b>12</b>

**Table 1 Reports and plans supporting the proposal**

Relevant reports and plans
Planning Proposal – 585,593 Cobbitty Road & 110 Charles McIntosh Parkway, Cobbitty. Version 4, February 2025

<Insert name of document and date of document>

Civil Plans – Cobbitty Residential estate

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Landscape Plans – Cobbitty Residential Estate

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Draft SEPP Mapping

# 1 Planning proposal

## 1.1 Overview

Table 2 Planning proposal details

LGA	LGA name
PPA	Camden Council
NAME	585, 593 Cobbitty Road & 110 Charles McIntosh Parkway, Cobbitty
NUMBER	PP-2024-147
LEP TO BE AMENDED	Camden LEP 2010 to amend State Environmental Planning Policy (Precincts – Western Parkland City) 2021
ADDRESS	585, 593 Cobbitty Road & 110 Charles McIntosh Parkway, Cobbitty
DESCRIPTION	Lot 2, DP 1298600, Lot 6 DP 1276275 and Lot 143 DP 1303450.
RECEIVED	20/03/2025
FILE NO.	IRD25/9141
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

## 1.2 Objectives of planning proposal

The objective of the proposal is to amend Camden Local Environmental Plan 2010 (LEP) to amend the **State Environmental Planning Policy (Precincts – Western Parkland City) 2021** (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 4,000m<sup>2</sup> 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.

## 1.3 Explanation of provisions

The proposal seeks to amend the LEP 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 1,000m<sup>2</sup> to C4 zoned land and 125m<sup>2</sup> 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
  - 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.

**Table 3 Current and proposed controls**

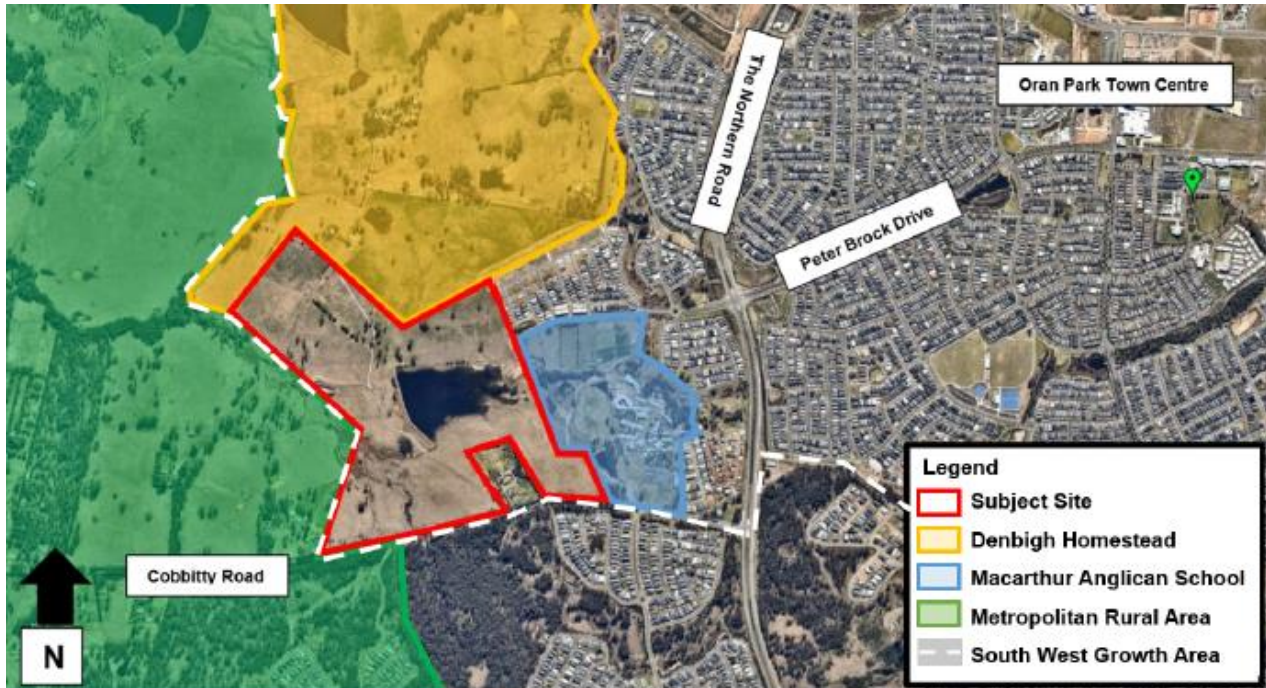
Control	Current	Proposed
Zone	C4 (Denbigh Transition Area) R1 (Cobbitty Road Interface Area)	R1 General Residential (Denbigh Transition Area) C4 Environmental Living (Cobbitty Road Interface Area)
Maximum height of the building	6 - 18m	No change
Floor space ratio	N/A	N/A
Minimum lot size	125m <sup>2</sup> – 1000m <sup>2</sup>	No change
Number of dwellings	N/A	50
Number of jobs	N/A	N/A
Reclassify land from	N/A	N/A

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

## 1.4 Site description and surrounding area

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 1**).

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.

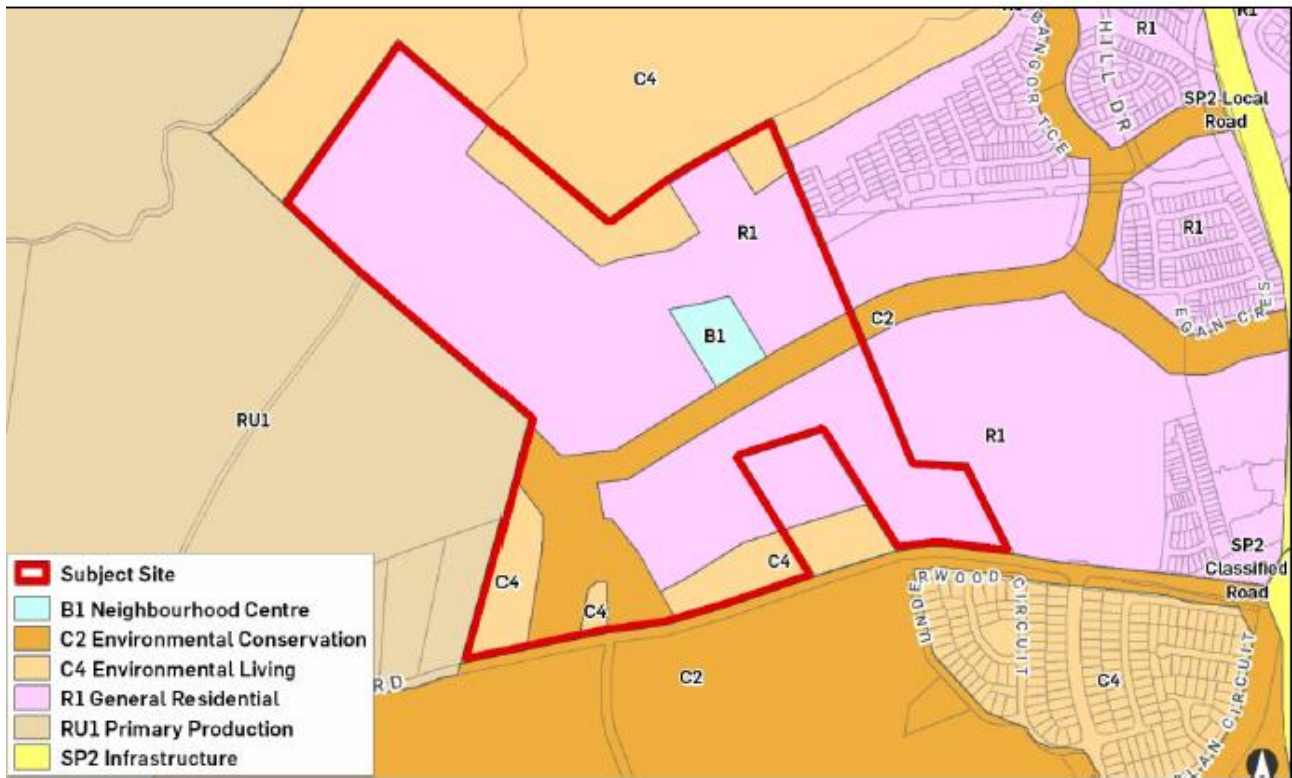


**Figure 1 Site Locality**

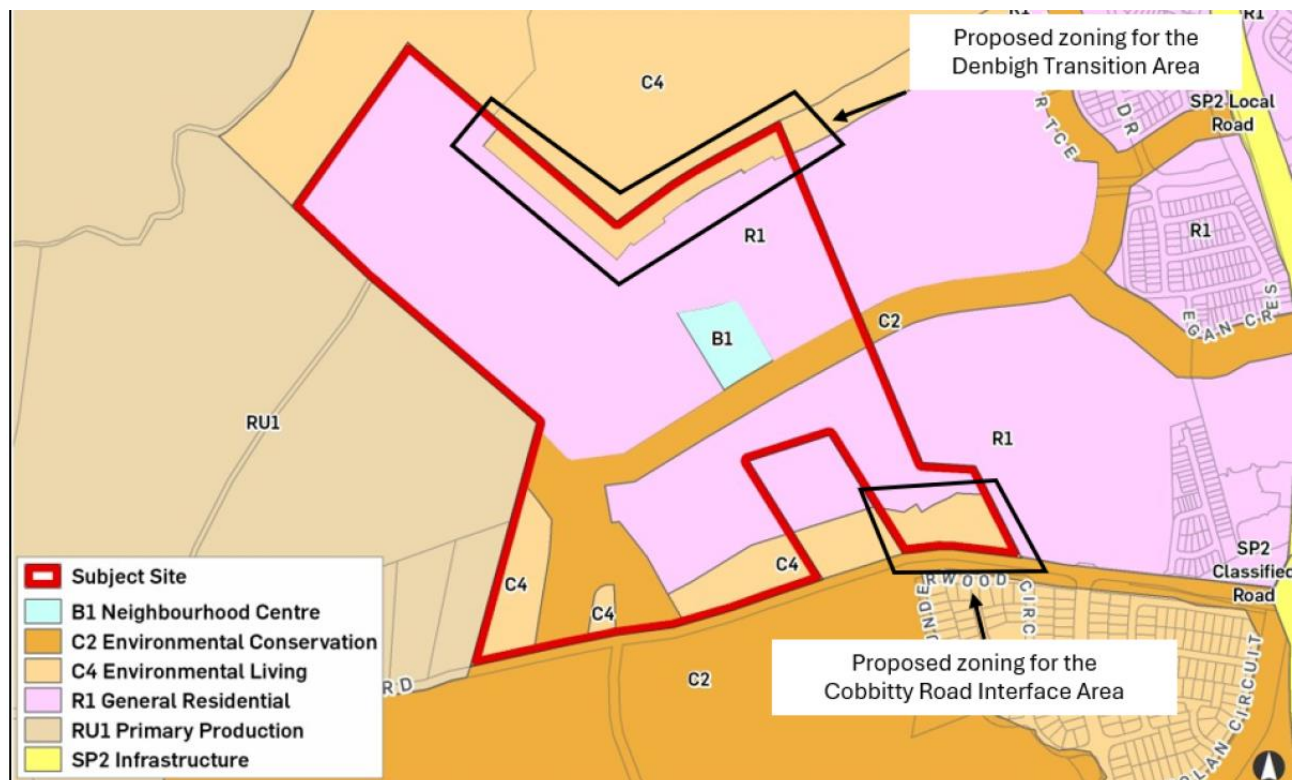
## 1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 maps, which are suitable for community consultation.





**Figure 2 Current zoning map - State Environmental Planning Policy (Precincts – Western Parkland City) 2021**



**Figure 3 Proposed zoning map State Environmental Planning Policy (Precincts – Western Parkland City) 2021**



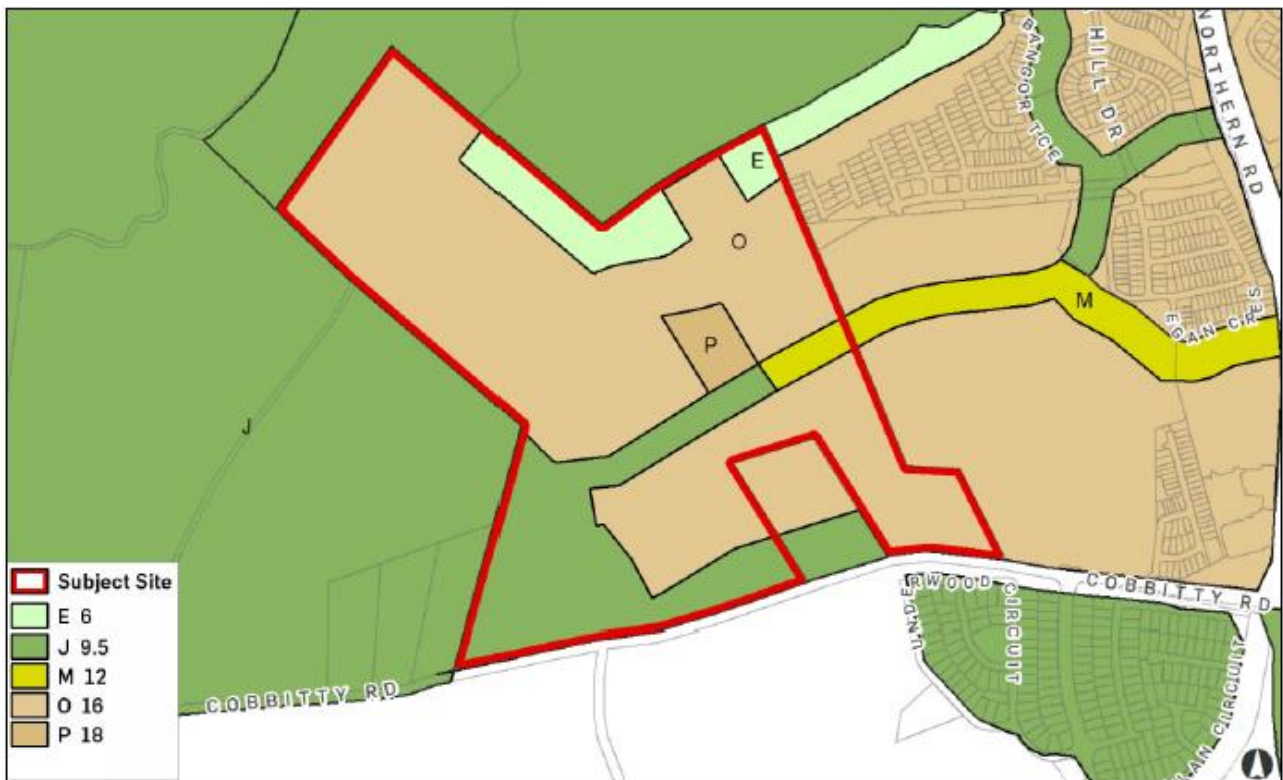


Figure 4 Current height of building map State Environmental Planning Policy (Precincts – Western Parkland City) 2021



Figure 5 Proposed height of building map State Environmental Planning Policy (Precincts – Western Parkland City) 2021

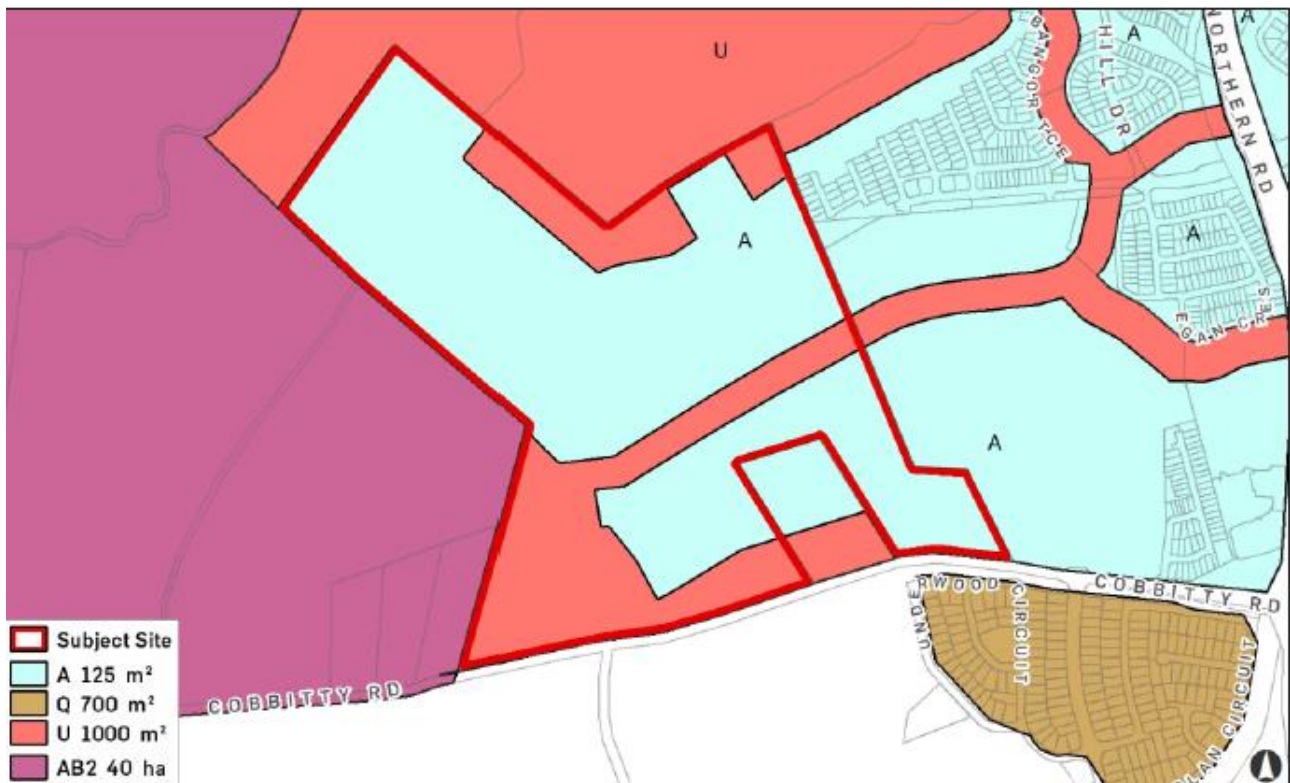


Figure 6 Current minimum lot size map State Environmental Planning Policy (Precincts – Western Parkland City) 2021

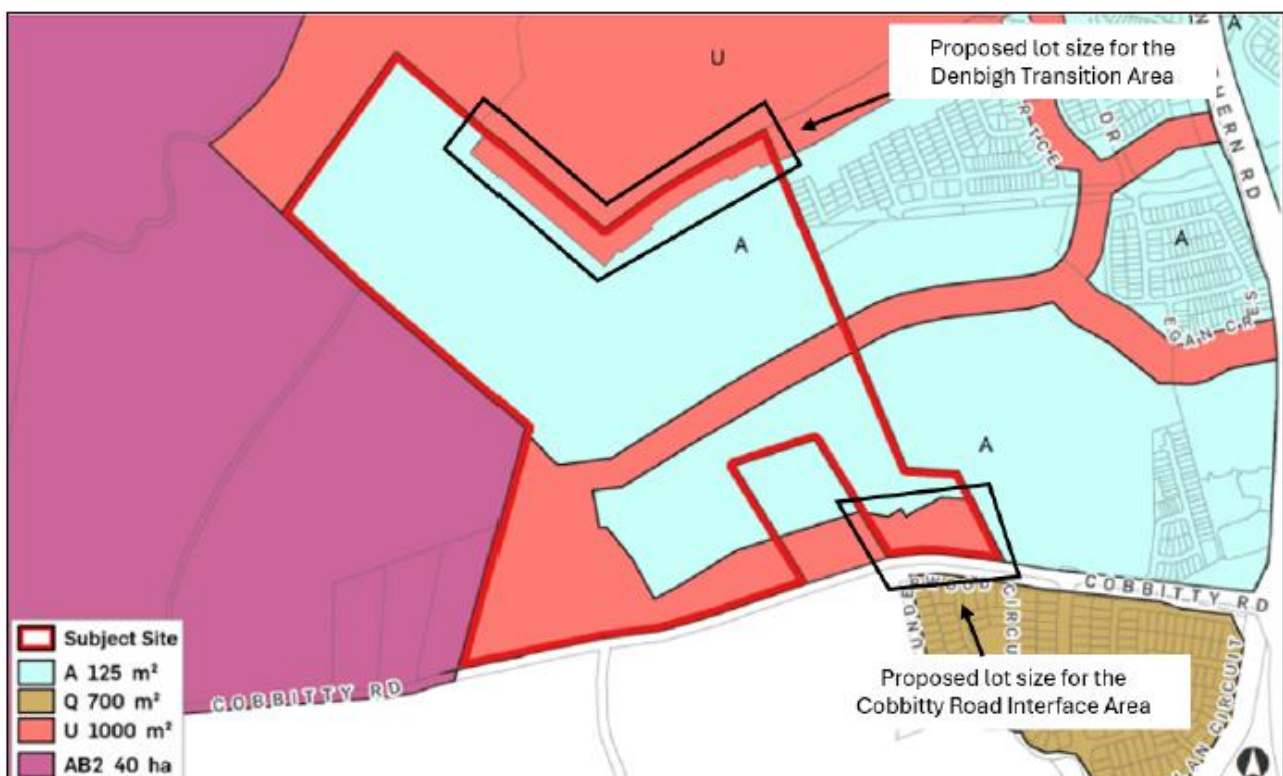
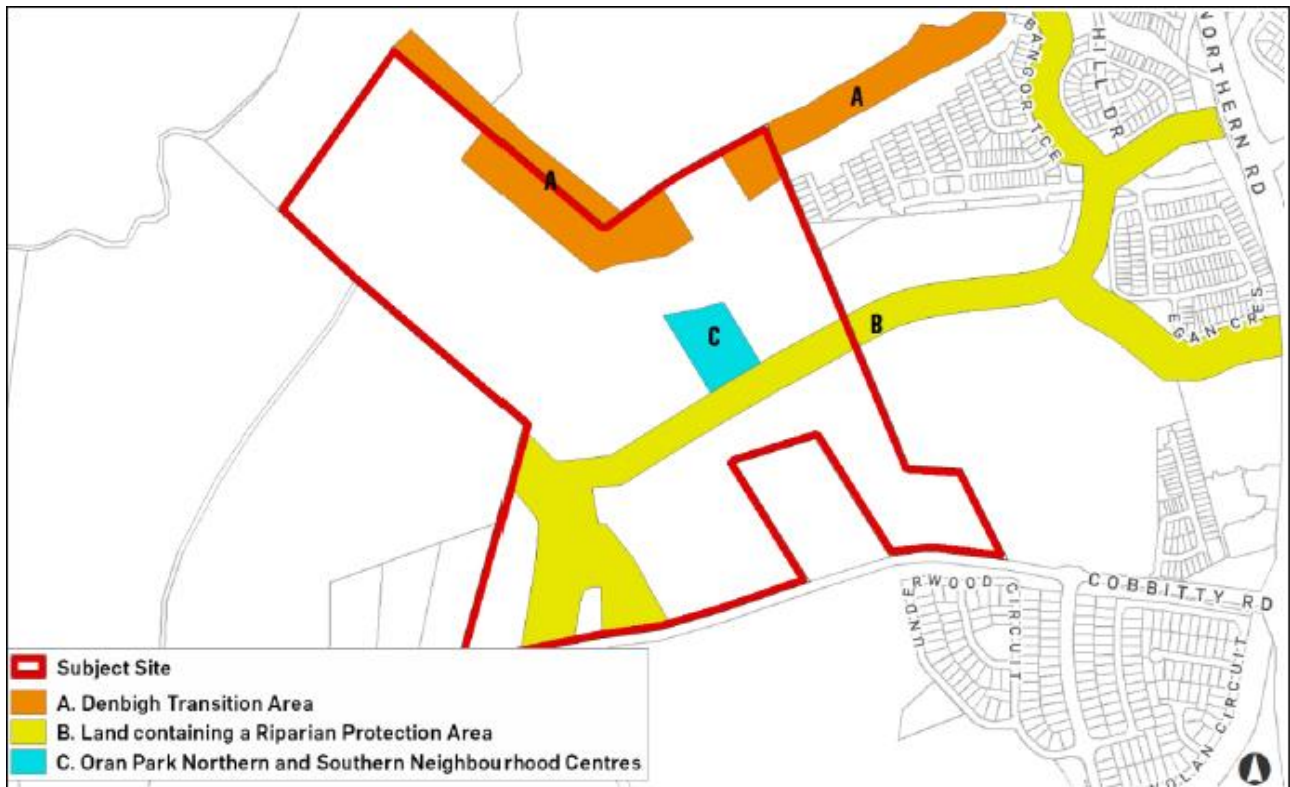
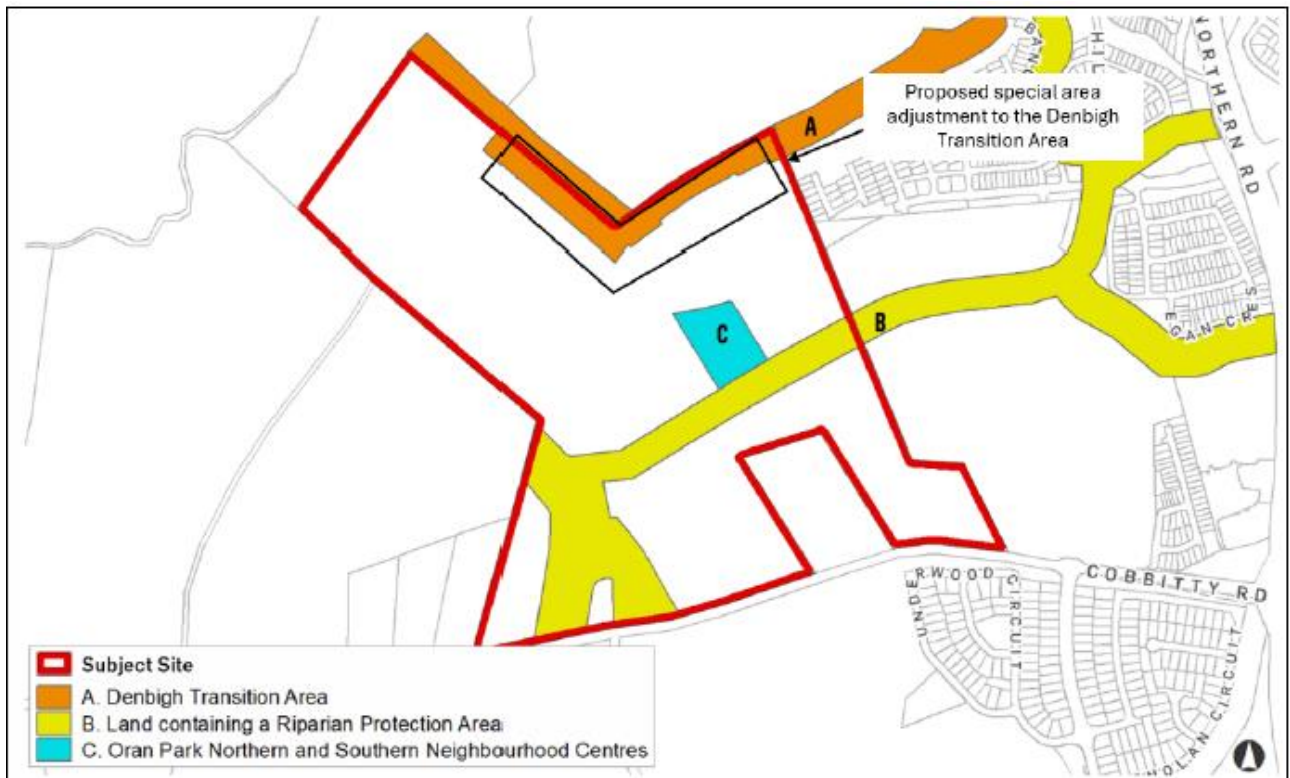


Figure 7 Proposed minimum lot size map State Environmental Planning Policy (Precincts – Western Parkland City) 2021





**Figure 8 Existing special areas map State Environmental Planning Policy (Precincts – Western Parkland City) 2021**



**Figure 9 Proposed special areas map State Environmental Planning Policy (Precincts – Western Parkland City) 2021**



Figure 10 Existing Indicative Layout Plan (ILP) map

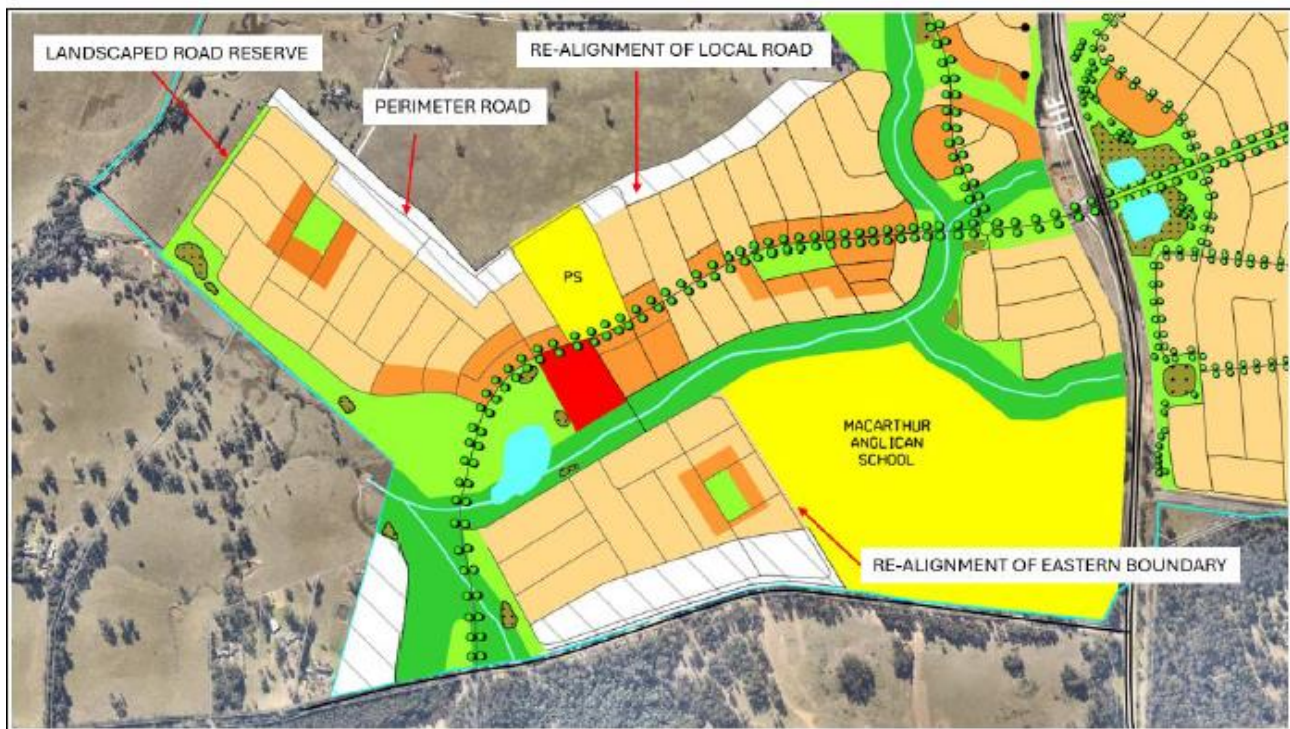


Figure 11 Proposed ILP map

## 2 Need for the planning proposal

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 then Office of Environment and Heritage (OEH) – Heritage Division.



The proposal seeks to amend the Precincts SEPP through an amendment to the Camden LEP 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.

### **Oran Park Precinct Development Control Plan Amendment**

The planning proposal is accompanied by an amendment to the Oran Park ILP (**Figures 9 and 10**), 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
- Updating the proposed land use configuration to reflect recent DA approvals.

## **3 Strategic assessment**

### **3.1 Regional and District Plan**

The proposal is generally consistent with relevant aspects of the Greater Sydney Region Plan and the Western City District Plan. Specifically, it will facilitate housing on land suitable for residential development while ensuring appropriate density transitions.

### **3.2 Local**

Camden Council has identified that the proposal is consistent with its relevant local plans and endorsed strategies including:

- Camden Community Strategic Plan:
  - Key Direction 1 (Liveable),
  - Key Direction 3 (Balanced).
- Camden Local Strategic Planning Statement:
  - 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 and 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:
  - Priority 1 – Providing Housing capacity and coordinating growth with infrastructure,
  - Priority 4 – Increasing housing choice and diversity.

The planning proposal as submitted provides further information on consistency.

### 3.3 Local planning panel (LPP) recommendation

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. Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

**Table 7 9.1 Ministerial Direction assessment**

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.1 Implementation of Regional Plans	Yes	Proposal is consistent with the Western City District Plan.
1.3 Approval and Referral requirements	Yes	Proposal does not introduce site-specific provisions.
1.21 Implementation of South West Growth Area Structure Plan	Yes	Consistent with the Structure Plan.
3.2 Heritage Conservation	Yes	<p>There are no local or state heritage items located within the subject site. The proposal ensures a suitable transition to the adjoining state heritage item, Denbigh Homestead.</p> <p>Three Aboriginal items are located on site. The AHIP has confirmed that no scarred trees or Aboriginal items are located within the subject site.</p>
4.1 Flooding	Yes	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.
4.3 Planning for Bushfire Protection	Yes	<p>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.</p> <p>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.</p>



4.4 Remediation of Contaminated Land	Yes	There are 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 contamination constraint to the proposed rezoning.
5.1 Integrating Land Use and Transport	Yes	Consistent.
5.2 Reserving Land for Public Purposes	Yes	Consistent.
5.3 Development Near Regulated Airports and Defence Airfields	Yes	Consistent.
6.1 Residential Zones	Yes	Consistent.

### 3.4 State environmental planning policies (SEPPs)

The planning proposal is consistent with relevant SEPPs. Discussion on consistency with the SEPPs is provided in the planning proposal.

## 4 Site-specific assessment

### 4.1 Environmental

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.

A Heritage Impact Study (dated February 2023) and a Visual Impact Assessment (dated August 2022) were prepared to support amendments to Section 5.5 of the DCP. DCP amendments were made in response to this including visual impacts in the introduction of 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.

### 4.2 Social and economic

The proposal will provide increased housing supply and choice for the broader community and will not have any negative social or economic impacts.

## 4.3 Infrastructure

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.

# 5 Consultation

## 5.1 Community

The planning proposal is categorised as a standard under the LEP Making Guidelines (September 2022). Accordingly, a community consultation period of 20 working days is recommended and this forms part of the conditions to the Gateway determination.

## 5.2 Agencies

The proposal does not specifically raise which agencies will be consulted

It is recommended the following agencies be consulted on the planning proposal and given 30 working days to comment:

- NSW Rural Fire Service
- Heritage NSW
- Schools Infrastructure

# 6 Timeframe

Council proposes a 9 month time frame to complete the LEP. A completion date of 28 November 2025 is recommended.

# 7 Local plan-making authority

Council does not request delegation to be the Local Plan-Making authority.

# 8 Assessment summary

The planning proposal is supported to proceed as it will rezone land in response to the updated Oran Park Precinct DCP. It will ensure for appropriate transitions to support visual amenity and appropriate set backs from road corridors. \

# 9 Recommendation

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. That the Planning Proposal is updated to reflect that it is amending the Camden Council Local Environmental Plan 2010 to amend the Precincts SEPP.
2. Consultation is required with the following public authorities:
  - NSW Rural Fire Service
  - Heritage NSW

- Schools Infrastructure

3. The planning proposal should be made available for community consultation for a minimum of 20 working days.

Given the nature of the planning proposal, it is recommended that the Department finalise the proposal, with the proposal to be submitted to the Department by Friday 26 September 2025.

The timeframe for the LEP to be completed is on or before 28 November 2025



\_\_\_\_\_  
(Signature)

28 March 2025 (Date)

Chris Kennedy

Executive Planning Officer



(Signature)

16 April 2025 (Date)

Tina Chappell

Director, Local Planning and Council Support

Assessment officer

Chris Kennedy

Executive Planning Officer, Local Planning and Council Support

02 8275 1372