



Camden Council Planning Proposal

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

Version 5

May 2025



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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
5	May 2025	Amendment to Draft Planning Proposal prepared by Camden Council for public exhibition as per conditions of Gateway Determination	25/216393



Table of Contents

Executive Summary	2
Introduction	4
Part 1 – Objectives and intended outcomes.....	10
Part 2 – Explanation of provision.....	11
Part 3 – Justification	17
3.1 Section A – Need for the Planning Proposal	17
3.2 Section B – Relationship to Strategic Planning Framework	18
3.3 Section C – Environmental, Social and Economic Impact.....	20
3.4 Section D – Infrastructure (Local, State and Commonwealth)	21
3.5 Section E – State and Commonwealth Interests.....	21
Part 4 – Mapping	23
Part 5 – Community consultation.....	24
Part 6 – Project timeline	25
Part 7 – Conclusion	26
Part 8 – Appendices	27



Table of Figures

Figure 1: Subject site	2
Figure 2: Site locality	5
Figure 3: Denbigh Transition Area.....	7
Figure 4: Denbigh Transition Area (Viewscape Precincts)	7
Figure 5: Cross Section of Cobbitty Road (existing Figure 28 in DCP)	8
Figure 6: Landscaped earth mound	9
Figure 7: Section plan of landscaped earth mound	9
Figure 8: Proposed zoning amendment	10
Figure 9: Existing land zoning map	12
Figure 10: Proposed land zoning map	12
Figure 11: Existing height of buildings map	13
Figure 12: Proposed height of buildings map	13
Figure 13: Existing lot size map	14
Figure 14: Proposed lot size map	14
Figure 15: Existing special areas map	15
Figure 16: Proposed special areas map	15
Figure 17: Existing ILP map	16
Figure 18: Proposed ILP map	16

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 Camden Local Environmental Plan 2010 (Camden LEP) in amending 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).

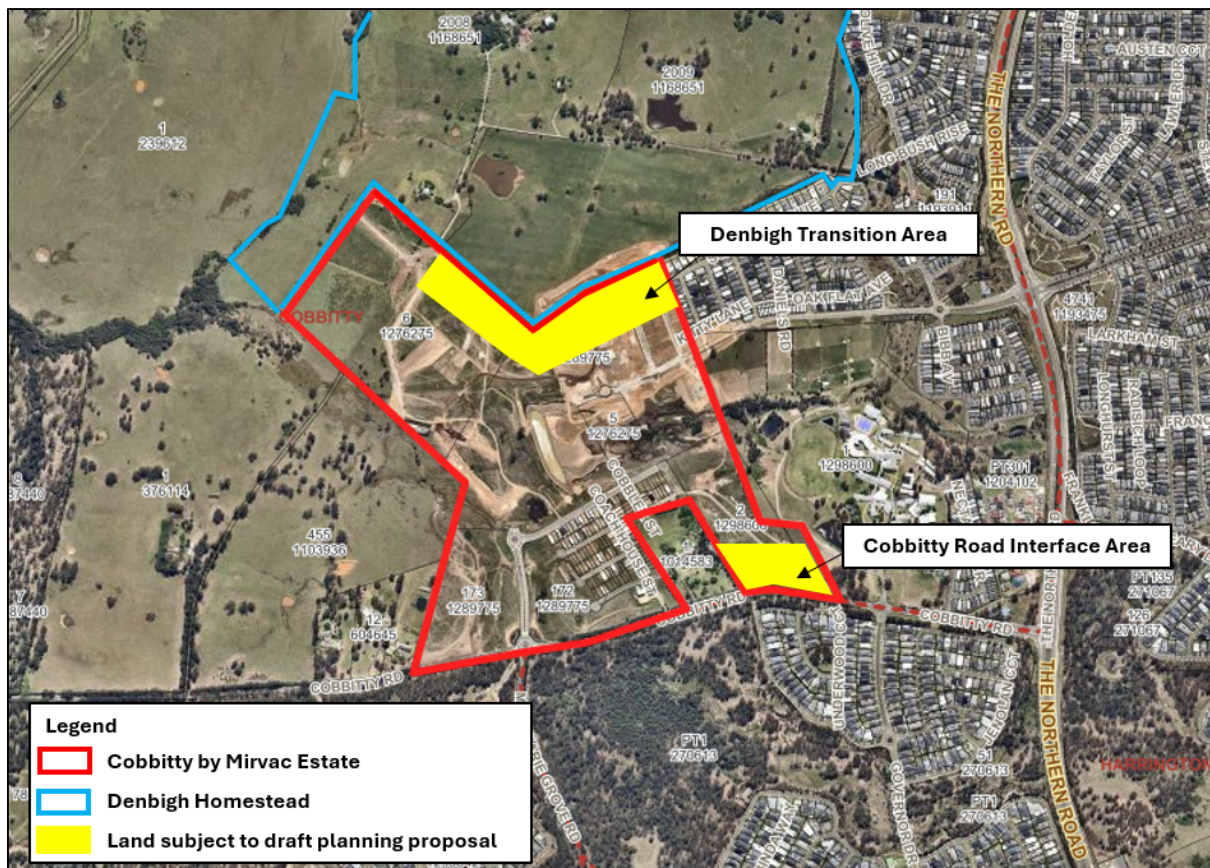


Figure 1: Subject site

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**.

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

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**.

On 17 April 2025, the Department of Planning, Housing and Infrastructure (DPHI) issued a Gateway Determination outlining conditions for agency consultation and public exhibition. A copy of the Gateway Determination is provided as **Appendix 12**.

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 public exhibition.

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 Camden LEP in amending 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;
- a widened 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;
- an updated road alignment in the DTA to correct a misalignment between the subject site and the neighbouring Arcadian Hills estate;
- and updated road alignment in the Cobbitty Road Interface Area to reflect the land swap between Mirvac and Macarthur Anglican School along the eastern boundary; and
- an updated 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**.

Gateway Determination

On 17 April 2025, DPHI issued a Gateway Determination for the proposal to proceed subject to conditions. This included a condition that prior to public exhibition, Council would be required to add, where applicable, that the proposal seeks to amend the Camden Local Environmental Plan 2010 in amending the State Environmental Planning Policy (Precincts – Western Parkland City) 2021. The proposal has been updated in accordance with this condition. A copy of the Gateway Determination is provided as **Appendix 12**.

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.

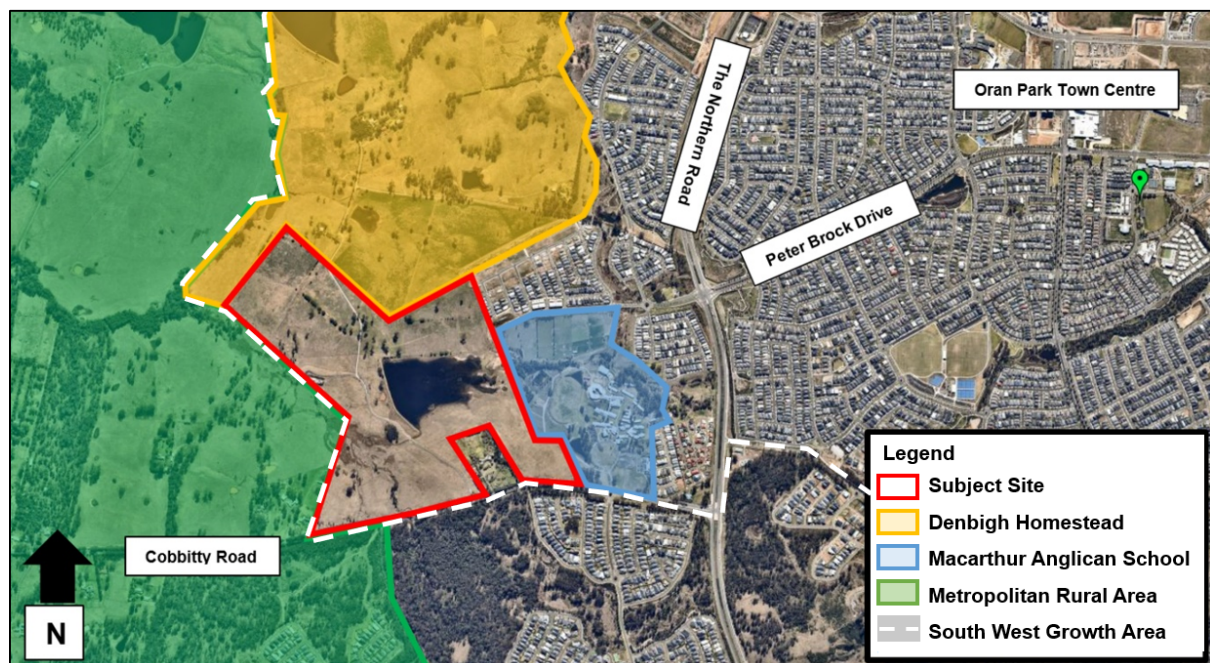


Figure 2: Site locality

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.

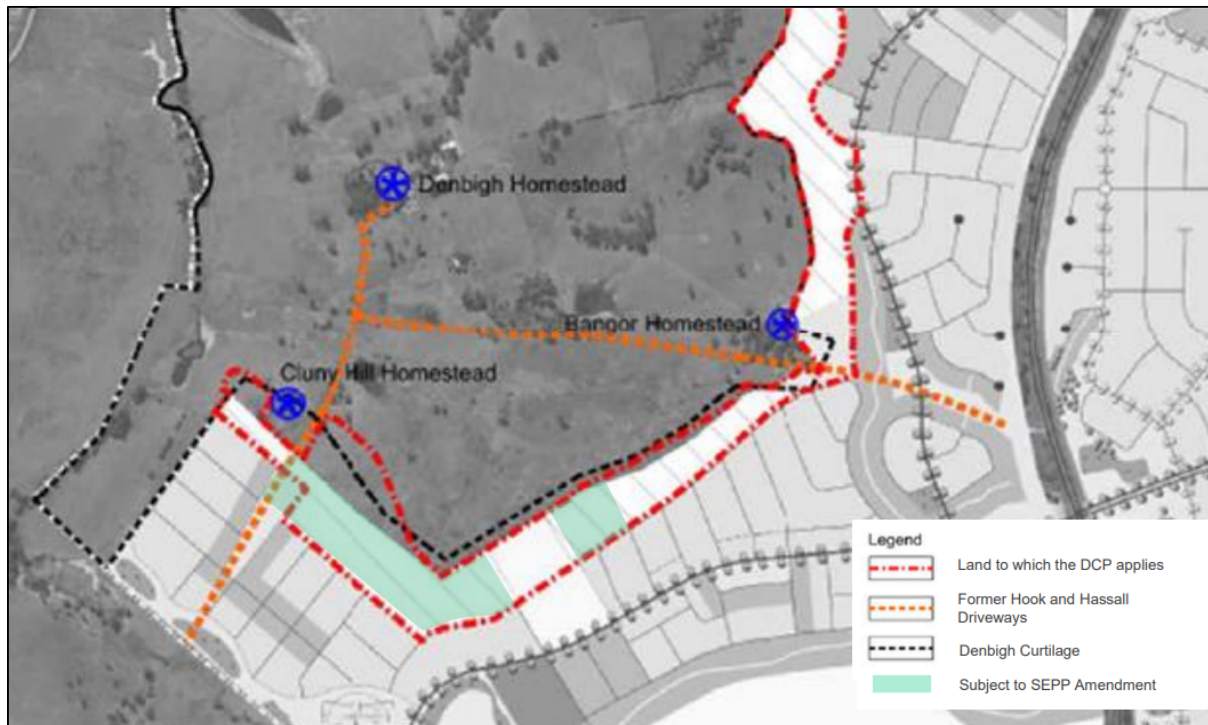


Figure 3: Denbigh Transition Area

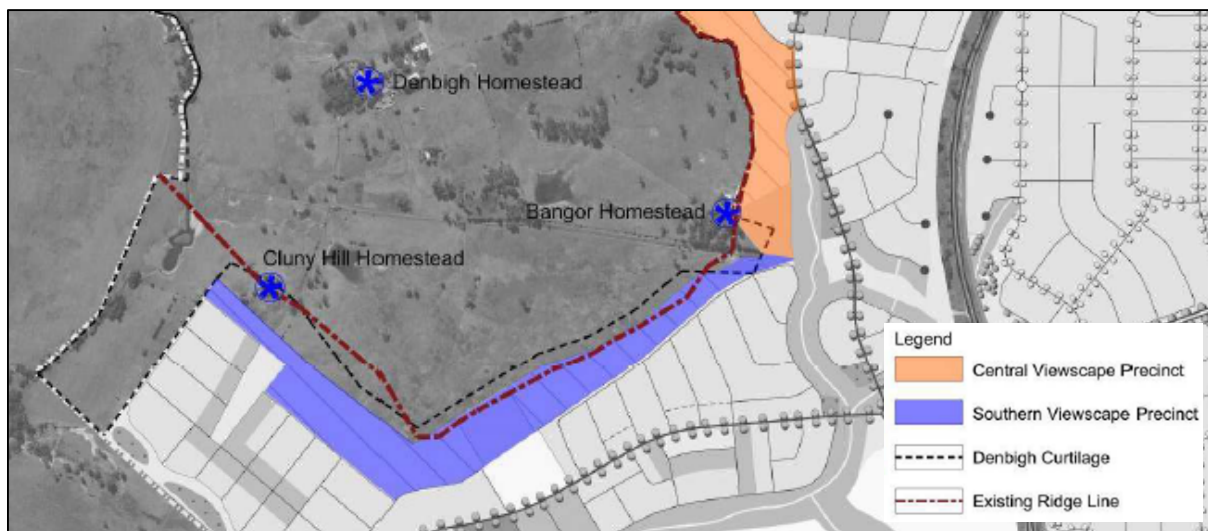


Figure 4: Denbigh Transition Area (Viewscope Precincts)

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.

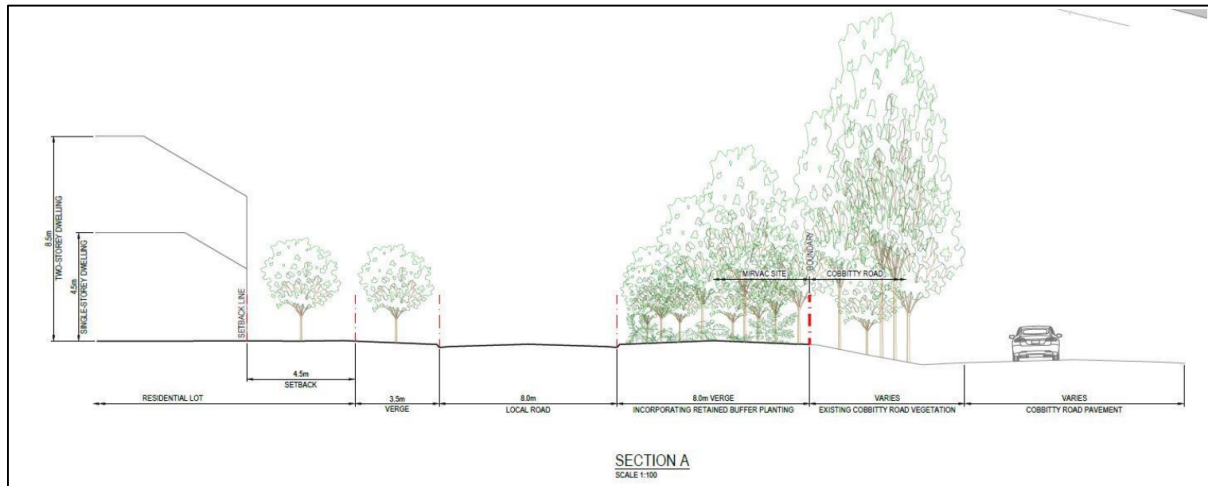


Figure 5: Cross Section of Cobbitty Road (existing Figure 28 in DCP)

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

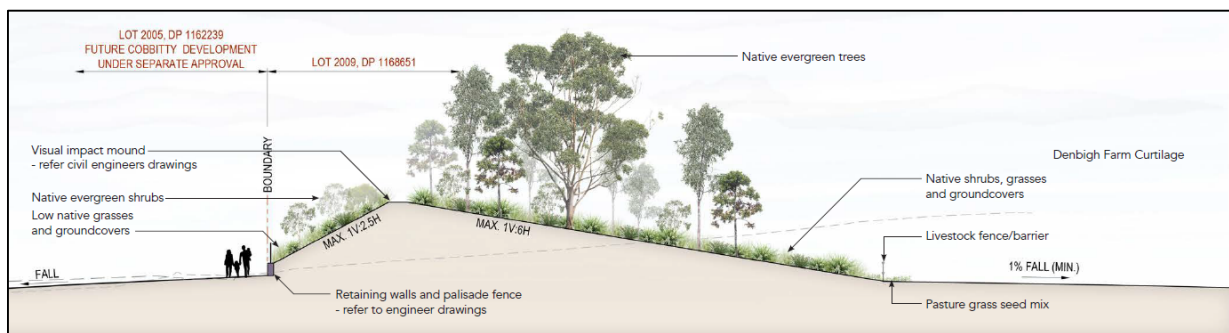


Figure 7: Section plan of landscaped earth mound

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 Camden LEP in amending 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 is provided in **Figure 8**.



Figure 8: Proposed zoning amendment

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 Camden LEP in amending 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. 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 9 to 18**.

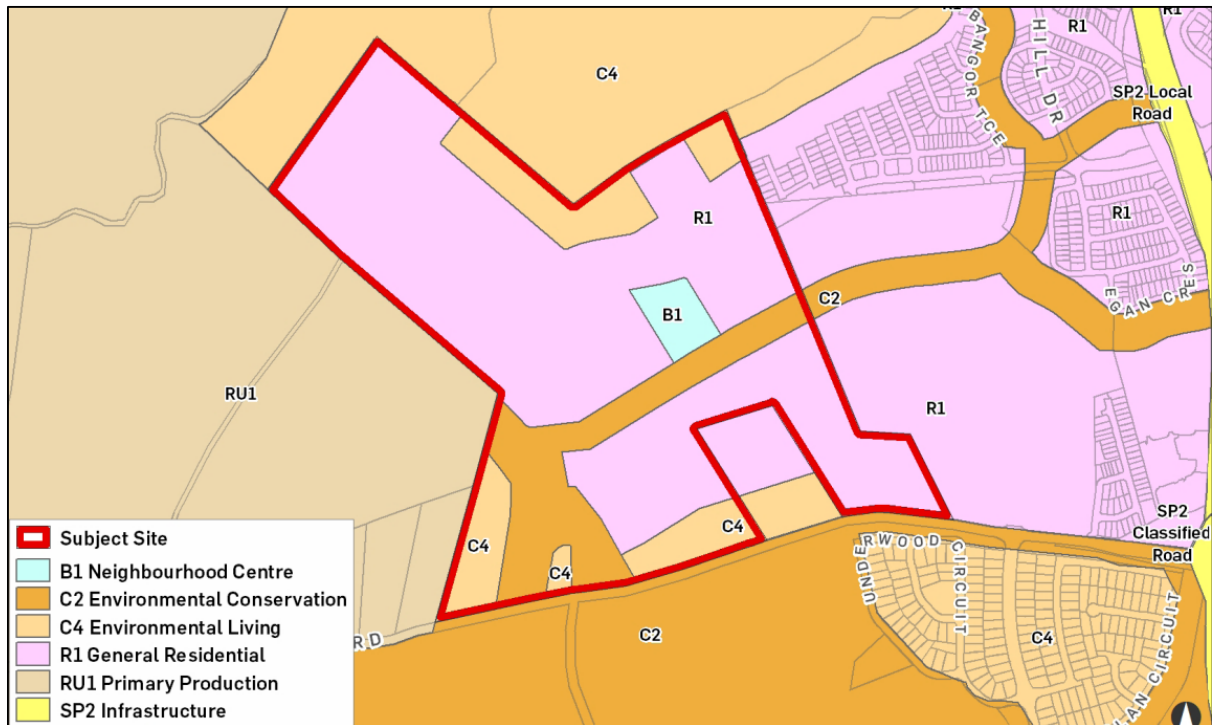


Figure 9: Existing land zoning map

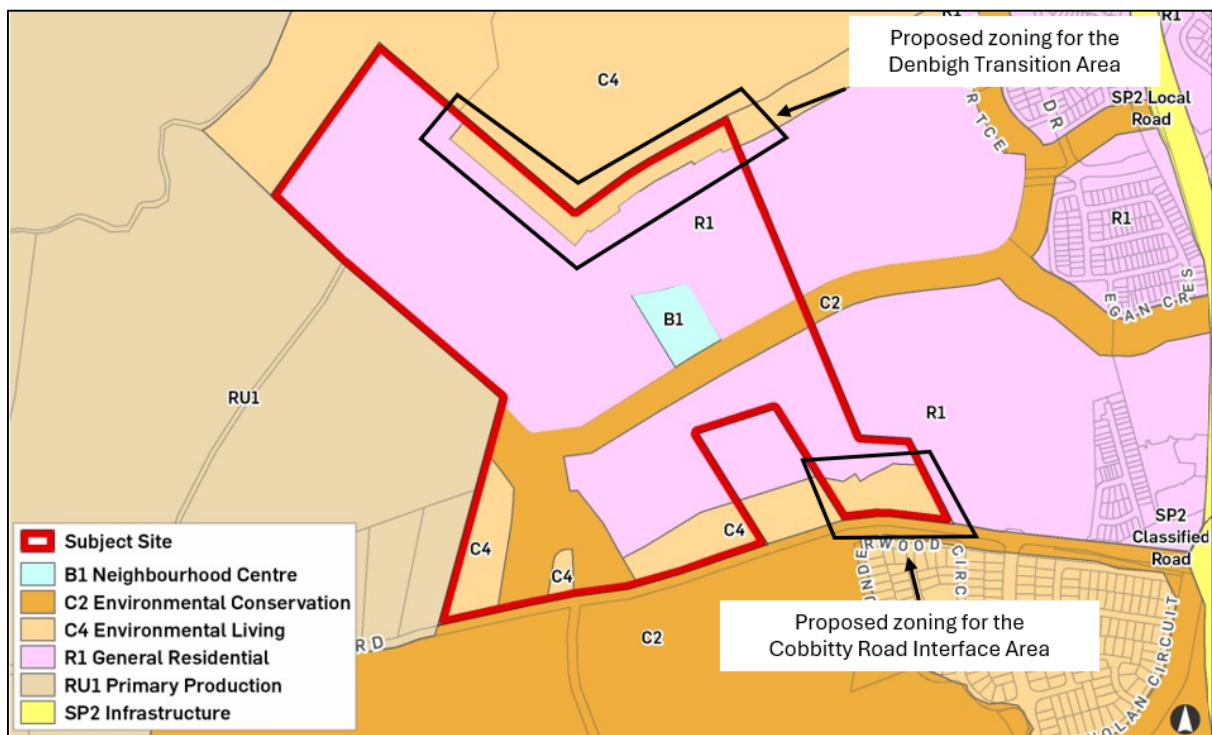


Figure 10: Proposed land zoning map

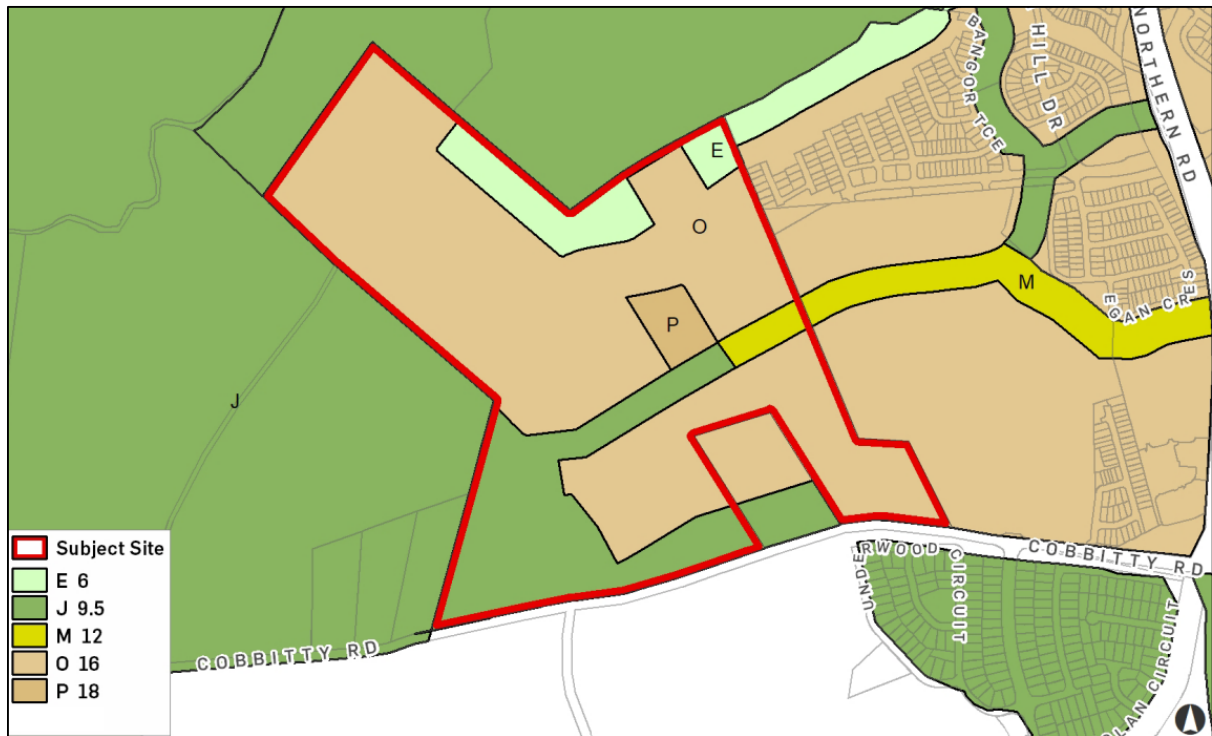


Figure 11: Existing height of buildings map



Figure 12: Proposed height of buildings map

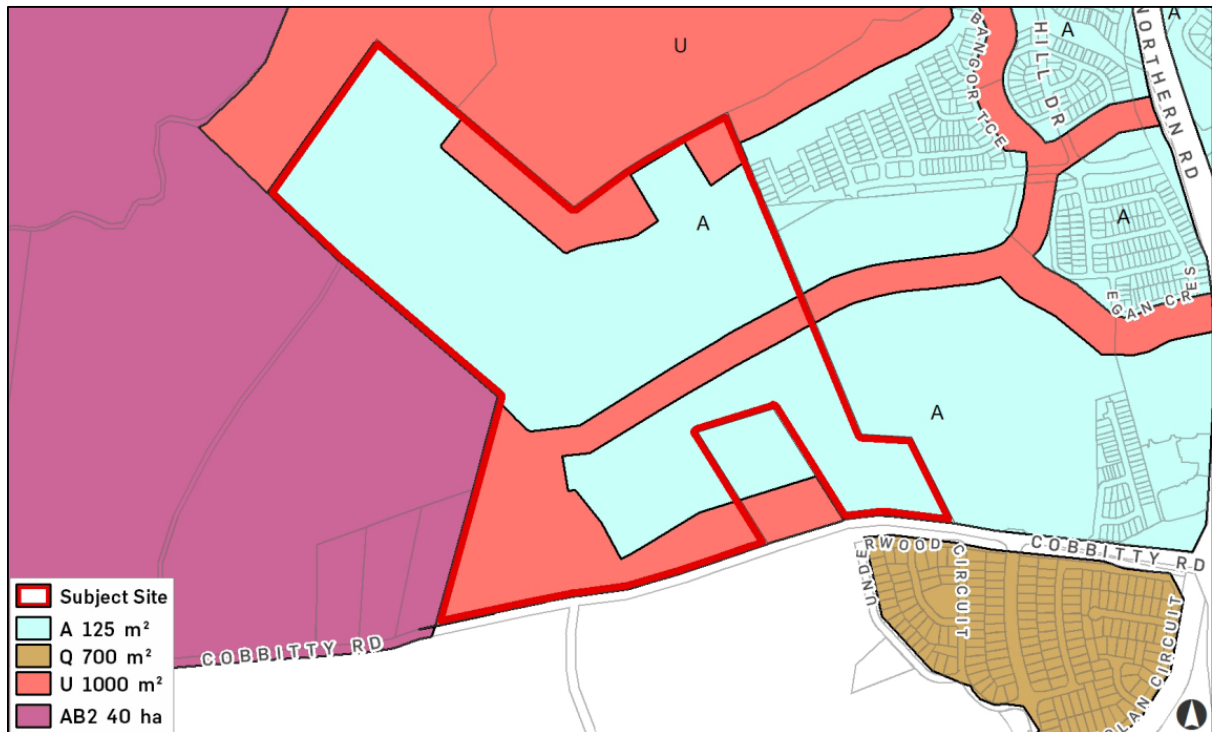


Figure 13: Existing lot size map

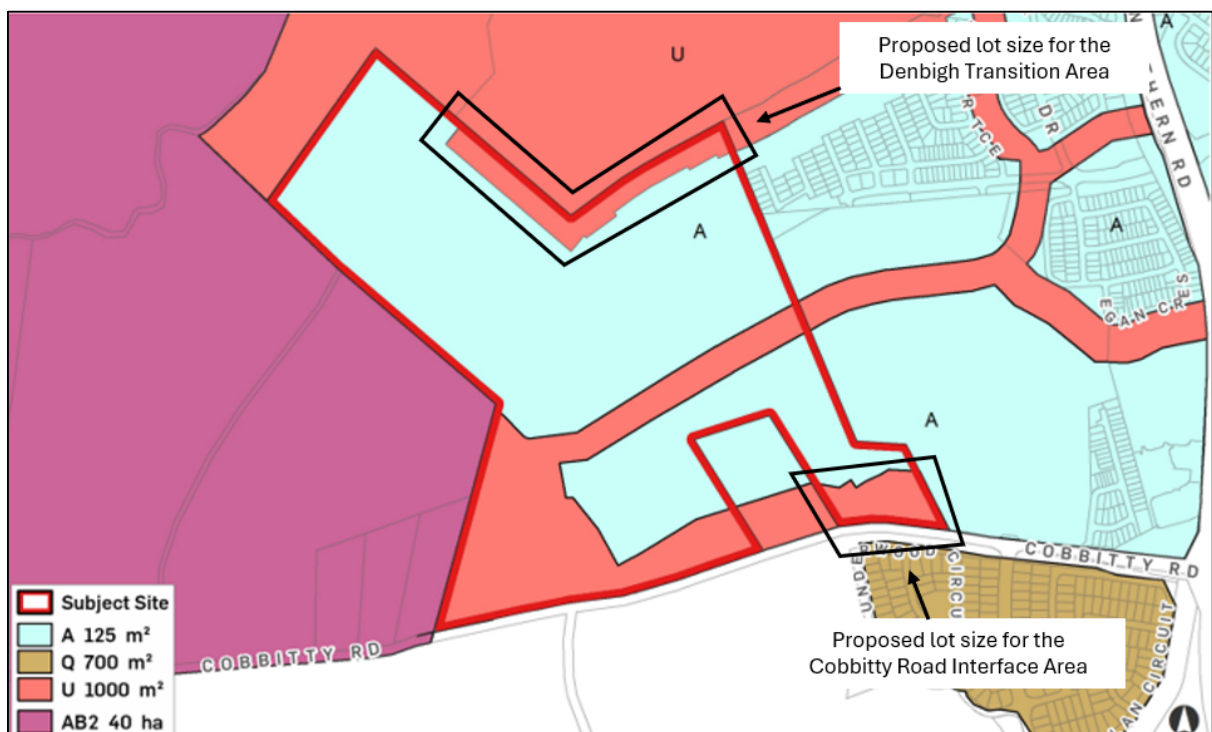


Figure 14: Proposed lot size map

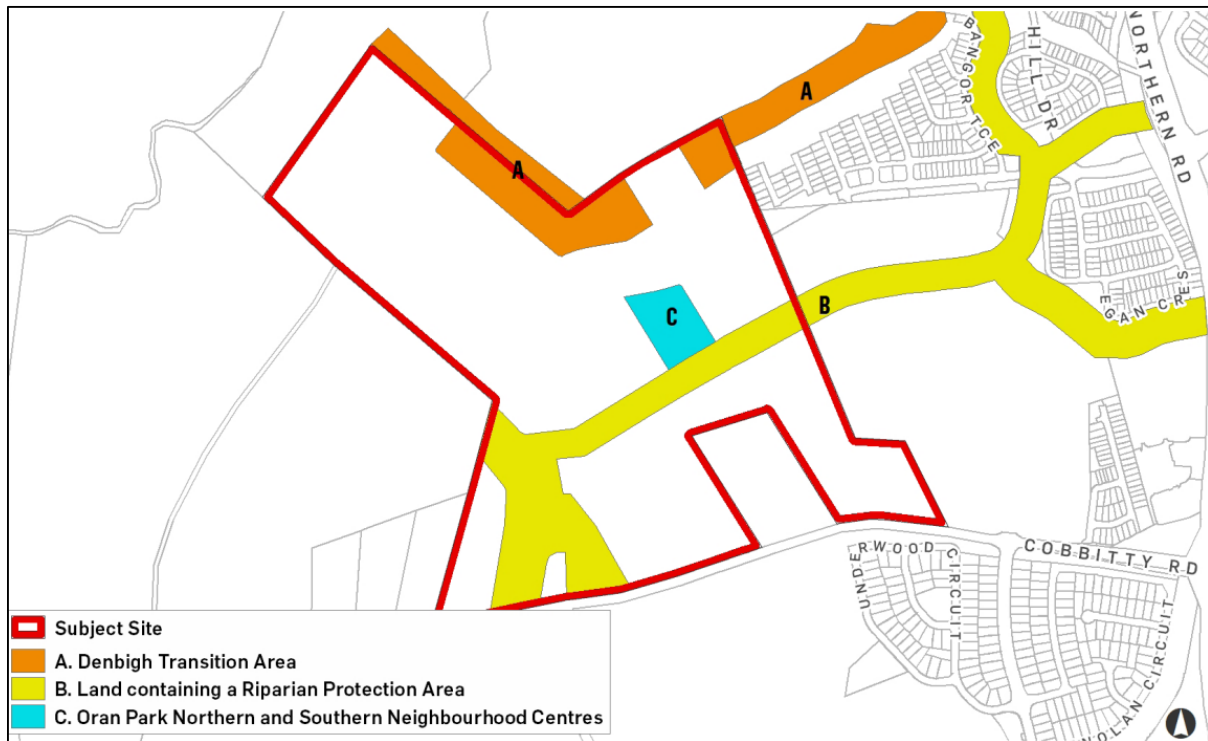


Figure 15: Existing special areas map

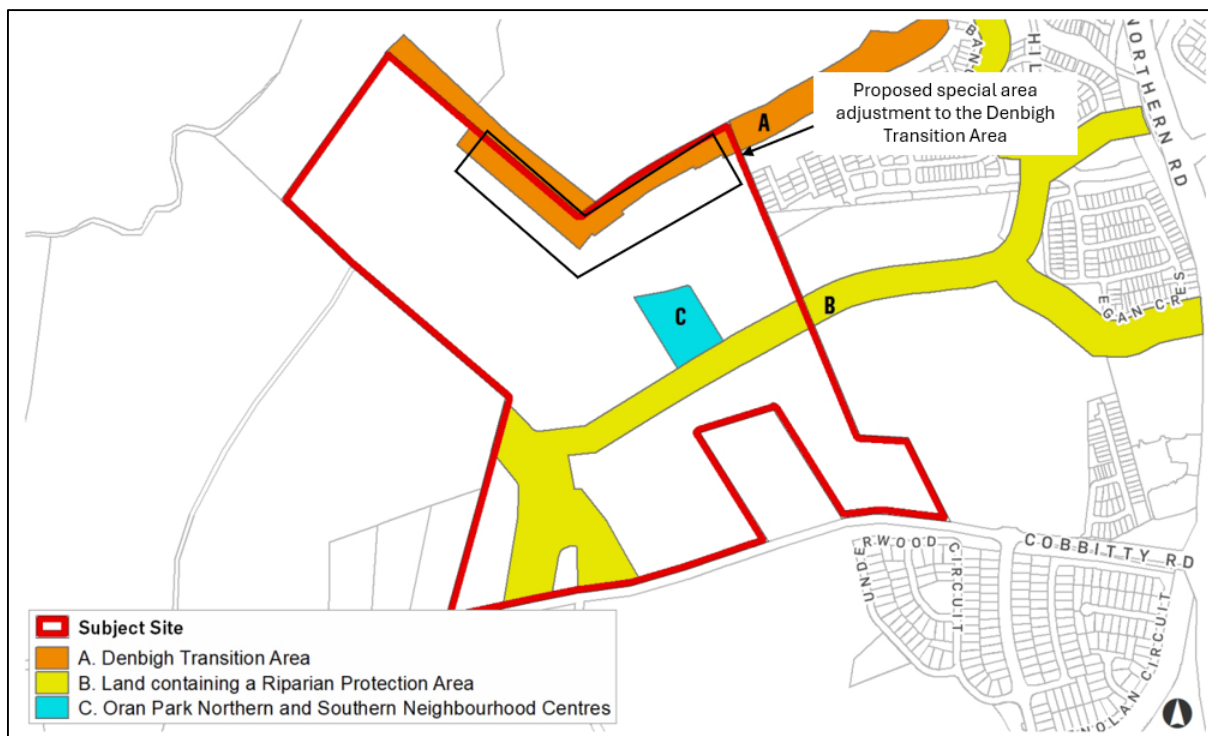


Figure 16: Proposed special areas map

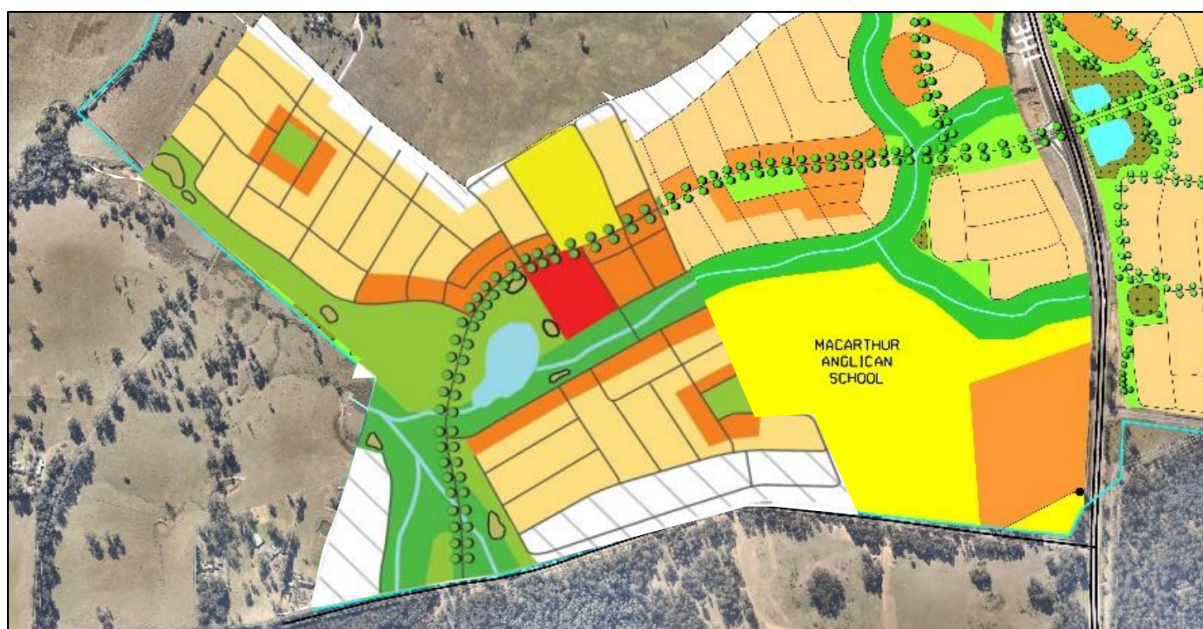


Figure 17: Existing ILP map

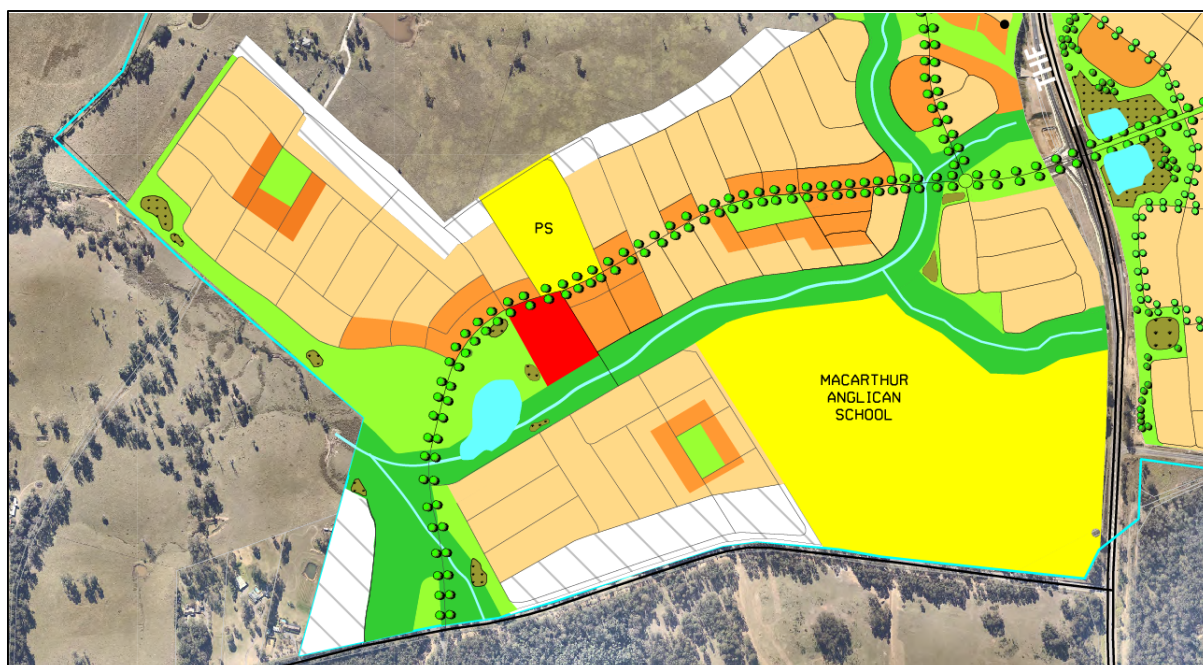


Figure 18: Proposed ILP map



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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.
 - 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 fill 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.

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?

From 2 to 16 September 2024, the proposal was placed on initial notification. 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**.

The Gateway Determination required that consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- NSW Rural Fire Services;
- Heritage NSW; and

- Schools Infrastructure NSW.

It is noted that further consultation with SINSW 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 further 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)

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**.

Public Exhibition

In accordance with the conditions of the Gateway Determination and Council's Community Participation Plan, the proposal will be placed on public exhibition from Monday 19 May to Wednesday 18 June 2025. The following community engagement methods will be used:

- 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.

The following state agencies will be consulted in accordance with the Gateway Determination:

- NSW Rural Fire Service;
- Heritage NSW; and
- SINSW.

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

Part 7 – Conclusion

This proposal seeks to amend the Camden LEP in amending 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 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

Appendix 12: Gateway Determination – 17 April 2025

