

Community Submissions Response Table (Initial Notification)

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

Matter Raised	No. of Subs	Comment	Proposed Action
Proposed Development Controls and Loss of Community Character			
The proposed minimum lot size of 125m ² is not supported as this is not consistent with the surrounding building character of Cobbitty and neighbouring suburbs.	12	<p>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.</p> <p>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.</p> <p>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.</p>	No further action required.
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	<p>The proposed 16m HOB provision for RFBs is consistent with existing HOB provision for existing R1 zoned land within the Mirvac estate.</p> <p>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.</p> <p>Further, the Oran Park DCP does not permit the development of RFBs in the R1 zone.</p> <p>No development will result in a 16m built height as a result of this Planning Proposal.</p>	No further action required.
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	<p>The suggestion is acknowledged. However, Council officers consider the western boundary of the Mirvac estate to be well transitioned.</p> <p>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 south-west boundaries to ensure a</p>	No further action required.

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		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 Infrastructure			
Several submitters raised concerns regarding the lack of local infrastructure to support increased density in the area.	11	<p>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.</p> <p>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.</p>	No further action required.
Environmental and Heritage Impacts			
A submitter raised concerns regarding the preservation of the Cumberland Plain Woodland (CPW), a critically endangered ecological community listed under the Biodiversity Conservation Act 2016 Bushland, and existing tree canopy.	1	<p>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.</p> <p>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.</p>	No further action required.
A submitter raised concerns regarding the proposed removal of the body of water located in the middle of the estate that provides native flora and fauna and preserves the natural landscape.	1	<p>The draft proposal does not propose any changes to the existing farm dam located in the middle of the estate.</p> <p>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 same creek the existing farm dam sits on.</p>	No further action required.

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		<p>This was due to post development flows that could not be managed to existing levels without consideration of online storage.</p> <p>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.</p>	
Several submitters raised concerns that the draft proposal fails to respect the heritage of the state heritage listed Denbigh Estate that represents Camden's rich history.	6	<p>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.</p> <p>Amendments to the view mound have been introduced via a DCP Amendment recently adopted by Council.</p> <p>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.</p> <p>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.</p> <p>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.</p>	No further action required.
A submitter noted the use of the name 'Cobbitty by Mirvac' as the estate's identification is not supported as this does not recognise the historical importance of Cobbitty and the original Denbigh Homestead.	1	<p>The concern is acknowledged. However, this is outside of the scope of the draft proposal.</p> <p>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.</p>	No further action required.

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		The DA was notified until 12 June 2023. No written submissions were received during this time.	
Inconsistency with Local Planning Strategies			
<p>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.</p> <p>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.</p>	5	<p>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.</p> <p>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.</p>	No further action required.
Traffic and Safety Concerns			
<p>Several submitters raised traffic and safety concerns with increased traffic generation in the area, including:</p> <ul style="list-style-type: none"> 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 to cater to increased traffic generation. 	10	<p>A Traffic Impact Assessment (TIA) was prepared to support the recently adopted Oran Park DCP Amendment and ILP for the subject site.</p> <p>The potential traffic impacts associated with the subject site on the surrounding critical road network, have been considered as part of the updated Masterplan.</p> <p>The proposed trip generation associated with the updated Masterplan is distributed to the surrounding road network.</p> <p>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</p>	No further action required.

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		connections to public facilities and riparian corridors. The subject Planning Proposal did not warrant further consideration of traffic impacts.	
Pollution – Noise, Dust and Waste			
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 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.