

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.
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 Heritage Impact Study (February 2023) was prepared as part of a recently adopted DCP amendment for the subject site. The Study assessed the impacts and concluded that the landscaped earth mound will visually screen future development from the

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<p>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.</p> <p>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.</p>	<p>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.</p> <p>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.</p>
<p>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.</p>	<p>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.</p> <p>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.</p> <p>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.</p>