

Assessment against Regional, District and Local Strategic Plans - 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 | 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. |
| Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact | | |
| Objective 3: Infrastructure adapts to meet future needs | | |
| Objective 4: Infrastructure use is optimised | | |
| Liveability | | |
| Objective 6: Services and infrastructure meet communities' changing needs | 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 7: Communities are healthy, resilient and socially connected | | |
| Objective 10: Greater housing supply | | |
| Objective 11: Housing is more diverse and affordable | | |
| Objective 13: Environmental heritage is conserved and enhanced | Yes | <p>The proposal maintains scenic views from Denbigh homestead by ensuring residential development maintains visual screening within the Southern Viewscape Precinct.</p> <p>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.</p> |
| Sustainability | | |

| Greater Sydney Region Plan | | |
|---|--------------------------|---|
| Objective | Demonstrated Consistency | Comment |
| Objective 28: Scenic and cultural landscapes are protected Objective 29: Environmental, social and economic values in rural areas are protected and enhanced | Yes | <p>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.</p> |
| Objective 37: Exposure to natural and urban hazards is reduced | Yes | <p>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.</p> <p>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.</p> |

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 Consistency | Comment |
| Infrastructure and Collaboration | | |
| Planning Priority W1: Planning for a city supported by infrastructure <ul style="list-style-type: none"> 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 | <p>Adequate local infrastructure including water, sewer, electrical, gas and telecommunications can be provided to service the future community.</p> <p>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, adjustments and/or minor extensions may be required.</p> <p>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.</p> <p>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.</p> |
| Liveability | | |
| Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport <ul style="list-style-type: none"> Objective 10: Greater housing supply. Objective 11: Housing is more diverse and affordable. | Yes | <p>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.</p> |
| Sustainability | | |
| Planning Priority W6: Creating and renewing great places and local | Yes | The proposal will not visually detract from 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 <ul style="list-style-type: none"> • Objective 28: Scenic and cultural landscapes are protected. | Yes | <p>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.</p> <p>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.</p> <p>The proposal is consistent with this priority.</p> |

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. <ul style="list-style-type: none"> 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 | <p>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.</p> <p>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.</p> |
| Key Direction – Balanced | | |
| B1 Our natural environment and waterways are protected, well maintained and enhanced for community enjoyment. <ul style="list-style-type: none"> 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 | <p>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.</p> <p>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.</p> <p>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.</p> |
| B2 Our environment is integrated into the design of our towns, villages, suburbs and places. <ul style="list-style-type: none"> B2.1 Preserve and enhance the natural assets of the city. | Yes | <p>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.</p> |

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 Statement | | |
|--|--------------------------|--|
| Local Priority | Demonstrated Consistency | Comment |
| Infrastructure | | |
| Local Priority I1: Aligning infrastructure delivery with growth | Yes | <p>Adequate supply of water, sewer, electrical, gas and telecommunications can be provided to service the future community.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
| Liveability | | |
| Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population. | Yes | <p>The proposal is consistent with this priority as it will facilitate the development of additional residential lots within an identified area for housing growth.</p> <p>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.</p> |
| Local Priority L2: Celebrating and respecting Camden's proud heritage | Yes | <p>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.</p> |

| Camden Local Strategic Planning Statement | | |
|---|--------------------------|--|
| 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 capacity and coordinating 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 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.