

SYDNEY WESTERN CITY PLANNING PANEL ASSESSMENT REPORT

Panel Number:	PPSSWC-448
Application Number:	2024/458/1
Local Government Area:	Camden
Development:	Construction of a staged development involving Torrens title subdivision to create 246 residential lots, 13 superlots and 3 residue lots, construction of 30 dwellings houses, 6 semi-detached dwellings, 53 attached dwellings and 1 studio dwelling, strata subdivision, road construction and associated site works.
Estimated Development Cost:	\$61,136,000
Site Address(es):	773 and 877 The Northern Road, Bringelly
Applicant:	David Hili (Maryland Homestead Pty Ltd & Nonorrah Farm Pty Ltd)
Owner(s):	Maryland Homestead Pty Ltd & Nonorrah Farm Pty Ltd
Date of Lodgement:	10 September 2025 (Original lodgement date: 19 September 2024)
Number of Submissions:	One
Number of Unique Objections:	One
Classification:	<ul style="list-style-type: none"> Regionally significant development Nominated integrated development Integrated development
Recommendation:	Approve with conditions
Regionally Significant Development Criteria (Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021):	General development estimated development cost >\$30 million
List of All Relevant Section 4.15(1)(a) Matters:	<ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Precincts - Western Parkland City) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Biodiversity and Conservation) 2021

	<ul style="list-style-type: none"> Camden Growth Centre Precincts Development Control Plan 2012
List all Documents Submitted with this Report for the Panel's Consideration:	<ul style="list-style-type: none"> Assessment report State Environmental Planning Policy (Precincts - Western Parkland City) 2021 assessment table Camden Growth Centre Precincts Development Control Plan 2012 assessment table Applicant's request to contravene a development standard Recommended conditions Proposed plans Submissions
Development Standard Contravention Request(s):	<ul style="list-style-type: none"> State Environmental Planning Policy (Precincts - Western Parkland City) 2021 Minimum lot size
Summary of Key Submission Issues:	<ul style="list-style-type: none"> Loss of existing legal access Impact on farm operations Interface issues between the subdivision and the farm. Stormwater and flooding from the upstream farm not properly considered
Report Prepared By:	Jordan Soldo, Executive Planner
Report Date:	2 December 2025

Summary of Section 4.15 Matters

	Yes
Have all recommendations in relation to relevant Section 4.15 matters been summarised in the Executive Summary of the assessment report?	<input checked="" type="checkbox"/>

Legislative Sections Requiring Consent Authority Satisfaction

	Yes
Have relevant sections in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed and relevant recommendations summarised in the Executive Summary of the assessment report?	<input checked="" type="checkbox"/>

Development Standard Contraventions

	Yes	N/A
If a written request for a contravention to a development standard has been received, has it been attached to the assessment report?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Special Infrastructure Contributions

	Yes	No
Does the application require Special Infrastructure Contributions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Conditions

	Yes
Have draft conditions been provided to the applicant for comment?	<input checked="" type="checkbox"/>

PURPOSE OF REPORT

The purpose of this report is to seek the Sydney Western City Planning Panel's (the Panel's) determination of a development application (DA) for a residential subdivision and integrated housing development at 773 and 877 The Northern Road, Bringelly.

The Panel is the consent authority for this DA as the estimated development cost (EDC) is \$61,136,000. This exceeds the EDC threshold of \$30 million for Council to determine the DA pursuant to Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2024/458/1 for a residential subdivision and integrated housing development pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for a residential subdivision and integrated housing development at 773 and 877 The Northern Road, Bringelly.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, relevant environmental planning instruments, development control plan and policies.

A summary of the assessment of all relevant environmental planning instruments is provided below with a detailed assessment provided later in the report.

State Environmental Planning Policy (Planning Systems) 2021	The Panel is the consent authority for this DA as the development has an EDC of \$61,136,000. The EDC threshold for Council to determine the DA is \$30 million.
State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Western Parkland City SEPP)	The development is permitted with consent in the applicable R2 Low Density Residential, C2 Environmental Conservation, RE1 Public Recreation and RE2 Private Recreation, is consistent with the zones' objectives and acceptable in

	terms of the Western Parkland City SEPP's other matters for consideration.
State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)	The DA was referred to Transport for NSW for comment pursuant to the Transport and Infrastructure SEPP and the comments received have been considered.
State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)	Remediation works were approved under a separate application and will precede prior to the carrying out of works approved under this application. Council staff are satisfied that once the site is remediated, it will be made suitable for the development.
State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)	The development is satisfactory in terms of Chapter 2 of the Sustainable Buildings SEPP as the applicant has submitted satisfactory BASIX certificates for each dwelling and the requirements of the certificates have been incorporated into the dwelling design.
State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP)	The development is satisfactory in terms of the matters for consideration in Chapter 6 of the Biodiversity and Conservation SEPP

The DA was publicly exhibited for a period of 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 8 October to 4 November 2024 and one submission was received objecting to the development.

The issues raised in the submissions relate to:

- loss of existing legal access,
- impact on farm operations,
- interface issues between the subdivision and the farm.
- stormwater and flooding from the upstream farm not properly considered

The development application was originally lodged on 19 September 2024. During assessment, the applicant requested to amend the application to provide an improved and more technically compliant design. Council subsequently approved the amendment request on 10 September 2025. The amendment was considered not to be minor in accordance with section 38 of the Environmental Planning and Assessment Regulation 2021. As such, the lodgement date for the application was reset to the date the request was approved.

The applicant proposes a contravention to the minimum lot size development standard that applies to the site. The development standard prescribes a minimum lot size of 30 hectares to a portion of the Maryland Homestead curtilage. However, the application

proposes a lot size of 7.3 hectares which represents a 75.6% variation. The contravention is assessed in detail in this report and is supported by Council staff.

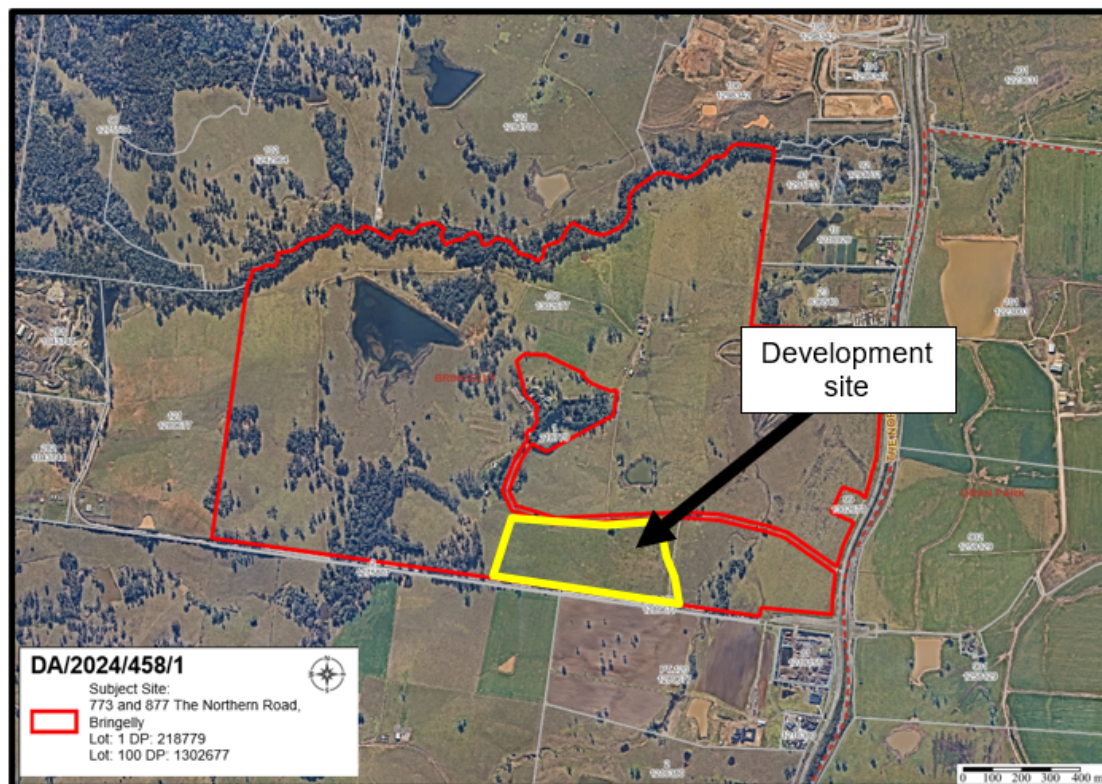
The applicant proposes variations to the development controls in the Camden Growth Centre Precincts Development Control Plan 2012 (Growth DCP). The variations are assessed in detail in this report and are supported by Council staff.

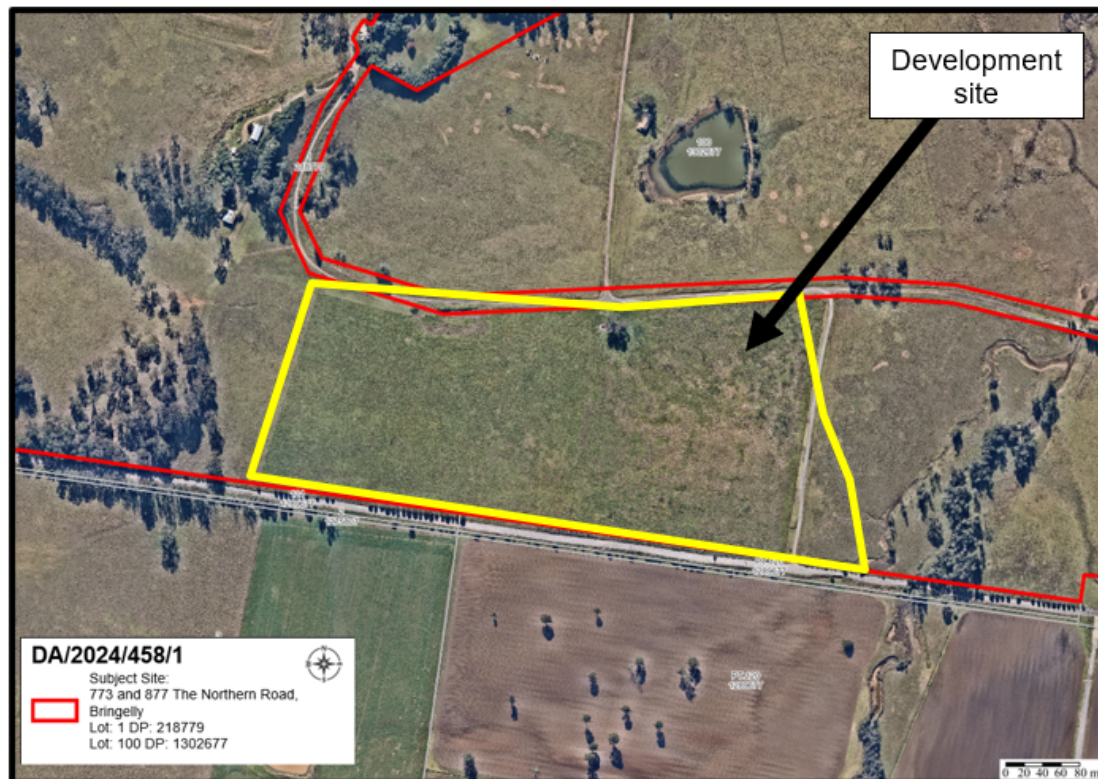
Based on the assessment, it is recommended that the DA be approved subject to the conditions attached to this report.

KEY PLANNING CONTROL VARIATIONS

Control	Proposed	Variation
30 hectare minimum lot size	7.3 hectares	22.7 hectares (75.6%)

AERIAL PHOTO





THE SITE

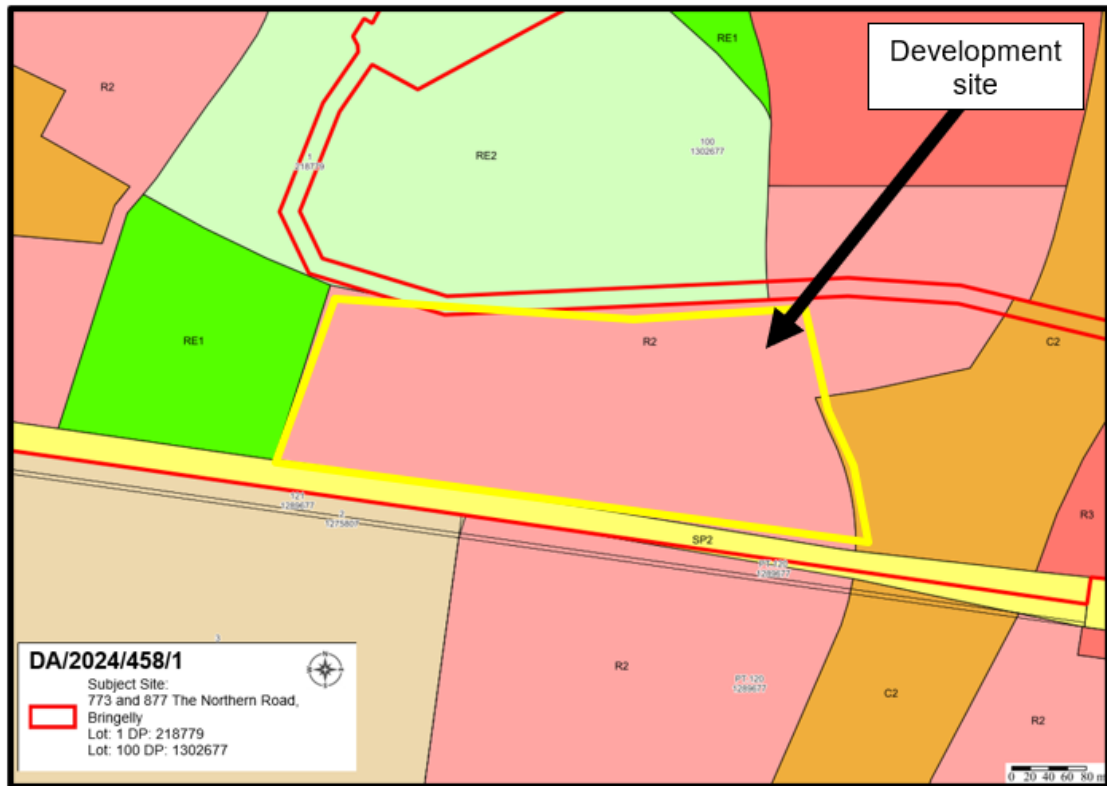
The site comprises two properties that are commonly known as 773 & 877 The Northern Road, Bringelly and are legally described as lot 1 in deposited plan 218779 and lot 100 in deposited plan 1302677. The development will be predominately located on 877 The Northern Road. The development site in relation to the lot boundaries is shown in Figure 1.

The development site is located within the Lowes Creek Maryland Precinct of the South West Growth Area. It is approximately 2.5 kilometres north of the Oran Park Town Centre, 8 kilometres south of the future Western Sydney Aerotropolis and 10 kilometres north of Camden. The Lowes Creek Maryland Precinct is envisaged to undergo a transition from the existing predominantly rural land uses to residential and urban land uses as dictated by the Indicative Layout Plan shown in Figure 2.

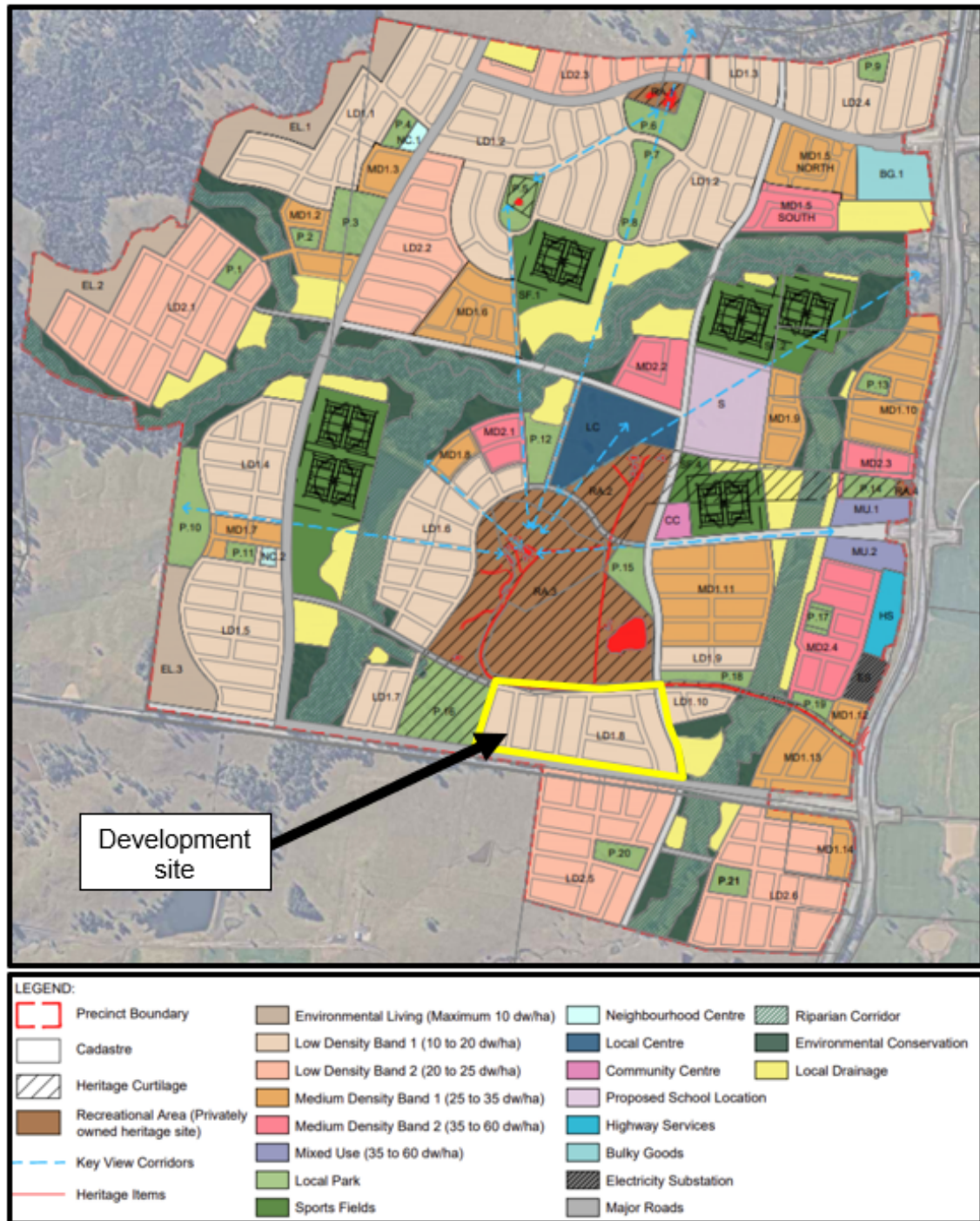
Maryland homestead, a state heritage item, is approximately 400 metres to the north and a resource recovery facility is approximately 350 metres to the east. The development site is located 500 metres to the west of The Northern Road and will be bordered by a future sub-arterial road along the southern boundary.

The site currently comprises rural land that is predominantly cleared, with the exception of trees that traverse the alignment of the existing watercourse towards the east. The development site is identified as bush fire prone land and flood prone land, and the majority of the site is biodiversity certified.

ZONING PLAN



AREA MASTER PLAN



HISTORY

The relevant development history of the site is summarised in the following table:

Date	Development
3 October 2025	Approval of DA/2024/465/1 for bulk earthworks and remediation of contaminated land

THE PROPOSAL

DA/2024/458/1 seeks approval for a residential subdivision and integrated housing development.

Specifically the development involves:

- Torrens title subdivision to create:
 - 246 residential lots,
 - 13 superlots, and
 - 3 residue lots.
- dwelling constructing, including:
 - 30 dwellings houses,
 - 6 semi-detached dwellings,
 - 53 attached dwellings, and
 - 1 studio dwelling.
- strata subdivision of the studio dwelling.
- road construction.
- associated site works.

PANEL BRIEFING

Council staff briefed the DA to the Panel on 6 June 2024. The following discussion provides an assessment of how the issues raised by the Panel at the briefing have been addressed:

1. *The Panel chair noted that the staging of recreational infrastructure will need to be considered for the precinct. An offer to enter into a VPA is being prepared for discussion with Council in this regard.*

Officer comment:

The applicant has begun discussion with council regarding a future voluntary planning agreement. However, the discussions are only preliminary in nature and as such, developer contributions have been levied in accordance with the Camden Growth Areas Contributions Plan.

ASSESSMENT

Environmental Planning and Assessment Act 1979 - Section 4.15(1)

In determining a DA, the consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the DA:

(a)(i) the provisions of any environmental planning instrument

The environmental planning instruments that apply to the development are:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Precincts - Western Parkland City) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)

The Planning Systems SEPP identifies development that is State significant development, infrastructure and critical infrastructure and regionally significant development.

The Panel is the consent authority for this DA as the EDC of the development is \$61,136,000. The EDC threshold for Council to determine the DA is \$30 million pursuant to Schedule 6 of the Planning Systems SEPP.

State Environmental Planning Policy (Precincts - Western Parkland City) 2021 (Western Parkland City SEPP)

The Western Parkland City SEPP aims to co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area.

Site Zoning

The site is zoned R2 Low Density Residential, C2 Environmental Conservation, RE1 Public Recreation and RE2 Private Recreation pursuant to Appendix 5, Section 2.2 of the Western Parkland City SEPP.

Development Characterisation

The development is characterised as 'dwelling houses', 'semi-detached dwellings', 'attached dwellings', 'studio dwellings', 'subdivision' and 'roads' by the Western Parkland City SEPP.

Permissibility

All of the development is permitted within the respective zones pursuant to the land use table, section 2.6 and section 6.7 in Appendix 5 of the Western Parkland City SEPP.

Planning Controls

An assessment table in which the development is considered against the Western Parkland City SEPP's planning controls is provided as an attachment to this report.

Proposed Contravention

The applicant requests to contravene the minimum lot size development standard that applies to the site. The development standard prescribes a minimum lot size of 30ha for the majority of the Maryland Homestead heritage curtilage. The application proposes subdivision that will result in the size of the Maryland lot reducing from 9.55ha to 7.30ha which is below the minimum lot size.

Contravention Assessment

Pursuant to Appendix 5, Section 4.6(3) of the Western Parkland City SEPP, the applicant has requested to contravene the development standard. In summary, the applicant's request provides the following grounds for the contravention:

- the subdivision is consistent with the objectives of Clause 4.1, as it still provides an orderly and efficient pattern of subdivision and a lot area sufficient to accommodate future development in line with the ILP
- the non-compliance arises from implementing the ILP road and subdivision layout and the absorption of a redundant eastern access track into the residue lot, rather than from any increase in development yield or intensity
- the proposal will not prevent achievement of the RE2 Private Recreation zone objectives, as the RE2 land remains within the residue lots and can still be developed for recreation and heritage/adaptive re-use purposes
- the parent lot is already below the mapped 30ha minimum lot size and strict compliance would provide no additional environmental, amenity or servicing benefit
- the 30ha control is a site-specific provision and the applicant contends that approval of this variation will not create an undesirable precedent for other land in the locality

A copy of the applicant's request is provided as an attachment to this report.

Pursuant to Appendix 5, Section 4.6(3) of the Western Parkland City SEPP, Council staff are satisfied that:

- compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- there are sufficient environmental planning grounds to justify the contravention of the development standard.

The development standard contravention is supported for the following reasons:

- the development is consistent with the objectives of the development standard:
 - (a) *to ensure orderly and efficient use of land.*

The ILP compliant subdivision creates Lot 195 and associated residue lots as a procedural outcome of delivering low density residential land north of the sub-arterial road, resulting in an orderly and efficient pattern of subdivision on an already undersized RE2 lot.

(b) *to ensure a minimum lot size sufficient for development.*

Although below the mapped 30ha standard, proposed Lot 195 retains sufficient area to accommodate future development in accordance with the ILP and the intended RE2/private recreation outcomes.

(c) *to allow for a range of lot sizes that cater for a diversity of land uses and employment activities.*

The RE2 land remains within Lots 195 and 196 as an ILP-identified Recreation Area, with Schedule 1 additional permitted uses promoting adaptive re-use of the Maryland heritage buildings, enabling a mix of recreational, heritage and associated employment-generating uses over time.

- the development is consistent with the objectives for development within the zones in which the development is proposed to be carried out:

RE2 Private Recreation

1. *To enable land to be used for private open space or recreational purposes.*

The RE2 land remains wholly within proposed Lots 195 and 196 and is identified in the ILP as a 'Recreation Area' to be retained in private ownership, so the variation still allows its future use for private open space and recreation associated with Maryland.

2. *To provide a range of recreational settings and activities and compatible land uses.*

Retaining the RE2 curtilage around the heritage item, together with the additional permitted uses that promote adaptive re-use of the Maryland buildings, preserves the opportunity for a variety of recreational settings and compatible heritage-related activities over time.

3. *To protect and enhance the natural environment for recreational purposes.*

The subdivision simply adjusts boundaries and road access and does not introduce new works within the RE2 land, so the existing landscape and environmental values of the Maryland curtilage can be protected and enhanced at later, more detailed development stages.

- the non-compliance arises as a procedural outcome of implementing the endorsed ILP road and subdivision layout (including removal of the redundant eastern access track), rather than any attempt to increase yield or development intensity.
- the resultant residue lot (proposed Lot 195) remains of a size and configuration that can accommodate future development consistent with the ILP and the intended recreation/heritage outcomes for Maryland.

- the variation does not introduce any additional environmental, traffic, servicing, heritage or amenity impacts beyond those already assessed and found acceptable under the DA.
- strict compliance with the 30ha standard would not deliver a better planning or environmental outcome and would unreasonably constrain the orderly delivery of the ILP-based subdivision pattern.
- given the site-specific application of the 30ha control to the Maryland curtilage, supporting this variation will not undermine the broader application or integrity of minimum lot size controls in the locality.

Consequently it is recommended that the Panel support this proposed contravention to the Western Parkland City SEPP.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)

The Transport and Infrastructure SEPP aims to facilitate the effective delivery of infrastructure across the State.

The DA was referred to TfNSW for comment pursuant to Section 2.122 of the Transport and Infrastructure SEPP as, pursuant to Schedule 3 of the Transport and Infrastructure SEPP, the development is classed as traffic generating development.

TfNSW advised that the proposed traffic generation rates aligned with the precinct masterplan and that the proposed development traffic generation is unlikely to have a detrimental impact on the surrounding classified road network.

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)

The Resilience and Hazards SEPP provides a Statewide planning approach to the remediation of contaminated land. Section 4.6 requires the consent authority to consider if the site is contaminated. If the site is contaminated, the consent authority must be satisfied that it is suitable in its contaminated state for the development. If the site requires remediation, the consent authority must be satisfied that it will be remediated before the land is used for the development. Furthermore, the consent authority must consider a preliminary contamination investigation in certain circumstances.

A Detailed Site Investigation (Contamination) Report was submitted with preceding bulk earthworks application (DA/2024/465/1). The report demonstrated that the site had been sufficiently assessed for contamination and that remediation and/or management of 7 locations for asbestos, anthropogenic materials, and PFAS was required.

These remediation works will be carried out as part of the bulk earthworks development consent. A condition of consent is recommended to require a validation report to be submitted to council prior to the issue of any subdivision works certificate confirming that the section within the boundary of this DA is suitable for the approved development.

State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)

The Sustainable Buildings SEPP aims to encourage the design and delivery of sustainable buildings, ensure consistent assessment of sustainable buildings, and record accurate data about the sustainability of buildings.

The development is considered satisfactory in terms of Chapter 2 of the Sustainable Buildings SEPP in that:

- the embodied emissions attributable to the development have been quantified, and
- the applicant has submitted BASIX certificates that demonstrates the development is capable of achieving the standards for energy and water use and thermal performance specified in the Sustainable Buildings SEPP.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP)

The development is considered satisfactory in terms of the matters for consideration in Chapter 6 of the Biodiversity and Conservation SEPP. There will be no unreasonable adverse impacts upon the Hawkesbury-Nepean Catchment as a result of the development.

(a)(ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

There are no draft environmental planning instruments that are applicable to the development.

(a)(iii) the provisions of any development control plan

The development control plans that apply to the development are:

- Camden Growth Centre Precincts Development Control Plan 2012

Camden Growth Centre Precincts Development Control Plan (Growth DCP)

Planning Controls

An assessment table in which the development is considered against the Camden DCP is provided as an attachment to this report.

Proposed Variations

The applicant proposes several variations to the Growth DCP, primarily relating to dwelling design:

- Section 3.1.2 Block and Lot Layout:

- The minimum width for front loaded lots is 9 metres. Several of the integrated housing lots have a width of less than 9 metres.
- A block length should not have more than 20% of lots with a width of between 7 and 9 metres. The western most block exceeds this.
- The maximum number of attached dwellings in a set is 6. One of the proposed attached dwelling sets consists of 7 dwellings.

The reduced frontages and higher proportion of 7–9m lots are supported as they still accommodate compliant dwellings and PPOS, while the overall layout follows the ILP, creates clear walkable blocks and efficiently achieves the target yield near parks and key streets.

The set of seven attached dwellings is supported because the row is well-articulated, located in an appropriate higher-density location, and contributes to a varied mix of dwelling types and lot sizes, reinforcing an attractive, legible and walkable neighbourhood structure consistent with the DCP objectives.

- 3.3.1 Layout and Design:

- For medians less than 4 metres wide, no landscaping is permitted. The application proposes landscaping within the 2 metre wide median of the collector road.

The 2m landscaped median is supported because, following agreement between the applicant's landscape architect and Council's Urban Forest Team, a suitable species has been selected that can grow in the reduced width without damaging surrounding infrastructure. The planting will enhance the visual quality and legibility of the collector road, provide shade and micro-climate benefits, and contribute to an attractive, safe and walkable street network consistent with the relevant DCP objectives.

- 4.2.4 Side and rear setbacks:

- For zero lot boundaries, the first floor setback of the other side boundary must be at least 1.5 metres. 8 lots do not achieve this minimum.
- The maximum length of a zero lot line wall is 11 metres. 27 lots exceed this maximum.

While a small number of zero-lot dwellings depart from the 1.5m upper-floor side setback and 11m wall length controls, the proposed built form, with building articulation and boundary landscaping specifically intended to enhance privacy and amenity between dwellings, still provides adequate separation and a cohesive, attractive streetscape, so impacts on neighbouring properties are minimised and the objectives of the side and rear setback control are met.

- 4.2.7 Private Open Space:

- 50% of the principal private open space must achieve 3 hours of solar access on 21 June. 8 lots do not achieve the minimum.

The variation to solar access for private open space is supported as the vast majority of lots achieve full compliance and only a small number fall marginally short of 3 hours on 21 June, which is the most restrictive day of the year. For these affected lots, usable and functional private open space is still provided with reasonable access to sunlight across most of the year, and acceptable solar access to living areas and adjoining properties is maintained, so overall residential amenity and the objectives for POS and solar access are satisfactorily met.

- 4.2.8 Garages, Storage, Site Access and Parking:
 - Garages are to be set back at least 1 metre behind the building line. Several lots do not achieve this.
 - Only single car garages are permitted on lots with a frontage of between 7 and 12.5 metres. 28 lots in this category propose double garages.
 - The width of the garage door must be less than 40% of the width of the façade. 19 lots proposes widths of greater than 40%
 - Driveway locations must be paired to prefers on street parking. Driveway locations have not been paired in all instances.

The variations to garage setbacks, garage widths, double garages on narrower lots and driveway pairing are supported as garages are visually de-emphasised by first floor balconies, blade walls, boxed upper windows and varied materials and colours, with double garages recessed behind entry porches and interspersed with rear-loaded dwellings and lots fronting open space. Driveway locations have been selected to respond to stormwater pit positions and maximise street tree planting while still allowing on-street parking. Collectively, these measures limit the visual impact of garages and driveways, maintain convenient on-site parking and support the intended “Suburban” streetscape character consistent with the objectives.

Consequently it is recommended that the Panel support this proposed variation to the Camden DCP.

(a)(iia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

No relevant planning agreement or draft planning agreement exists or has been proposed as part of this DA.

(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The *Environmental Planning and Assessment Regulation 2021* prescribes several matters that are addressed in the conditions attached to this report.

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

As demonstrated by the assessment, the development is unlikely to have any unreasonable adverse impacts on either the natural or built environments, or the social and economic conditions in the locality.

(c) *the suitability of the site for the development*

As demonstrated by the assessment, the site is considered to be suitable for the development.

(d) *any submissions made in accordance with this Act or the regulations*

The DA was publicly exhibited for a period of 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 8 October to 4 November 2024. One submission was received objecting to the development.

The following discussion addresses the issues raised in the submissions.

1. *Loss of existing legal access / right-of-carriageway to The Northern Road and Maryland Link Road 2.*

Officer comment:

This issue relates primarily to DA/2024/467/1 which seeks consent for the construction of the sub-arterial road. No works are proposed within the right of carriageway easements referred to in the submission.

2. *Farm operations (cattle and machinery trucks) forced through narrow residential streets, creating safety and amenity impacts.*

Officer comment:

This issue relates to the works proposed under DA/2024/467/1 which seeks to construct the sub-arterial road. No significant impacts on the rights of carriageway are envisaged by this consent and farm machinery will not be required to travel through any of the local roads proposed under this application.

3. *Proposed temporary access road to Maryland Link Road 2 seen as inappropriate and likely to become a permanent uncontrolled access.*

Officer comment:

This issue relates to the works approved under DA/2023/632/1 for a residential subdivision to the south of the subject site. No temporary access is proposed between this subdivision and Maryland Link Road 2.

4. *There are unresolved interface issues including temporary access/staging, future road connections, and upstream stormwater catchments. Council should coordinate a holistic, catchment-wide approach*

Officer comment:

No significant unresolved interface issues are envisaged to occur as a result of this consent. Of note, the proposal is generally consistent with the Water Cycle Master Strategy for this precinct as discussed elsewhere in this report.

(e) the public interest

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, environmental planning instruments, development control plans and policies. Based on the assessment, the development is consistent with the public interest.

EXTERNAL REFERRALS

The external referrals undertaken for this DA are summarised in the following table:

External Referral	Response
Department of Climate Change, Energy, the Environment and Water	No objection and General Terms of Approval were issued pursuant to Section 91(2) of the Water Management Act 2000 and Section 90 of the National Parks and Wildlife Act 1974.
NSW Rural Fire Service	No objection and a Bush Fire Safety Authority granted
Sydney Water	No objection and conditions recommended
Transport for NSW	No objection

Conditions that require compliance with the General Terms of Approvals, Bush Fire Safety Authority and Sydney Water's recommendations are recommended.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. The DA is recommended for approval subject to the conditions attached to this report.

RECOMMENDATION

That the Panel:

- i. **support the applicant's request pursuant to Appendix 5, Section 4.6(3) of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 to contravene the minimum lot size development standard in Section 4.1 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021, and**
- ii. **approve DA/2024/458/1 for a residential subdivision and integrated housing development at 773 and 877 The Northern Road, Bringelly subject to the conditions attached to this report for the following reasons:**
 1. **The Panel has considered the written request to contravene State Environmental Planning Policy (Precincts - Western Parkland City) 2021 in relation to the minimum lot size development standard. The Panel considers that the written request from the applicant adequately**

demonstrates that compliance with the development standard in Section 4.1 of State Environmental Planning Policy (Precincts - Western Parkland City) 2021 is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

2. The development is consistent with the objectives and controls of the applicable environmental planning instruments, being State Environmental Planning Policy (Planning Systems) 2021, State Environmental Planning Policy (Precincts - Western Parkland City) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Sustainable Buildings) 2022 and State Environmental Planning Policy (Biodiversity and Conservation) 2021.
3. The development is consistent with the objectives of the Camden Growth Centre Precincts Development Control Plan 2012
4. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
5. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environments.
6. The Panel has considered the issues raised in the submission received from the public and, subject to the recommended conditions, is satisfied that the development can be supported.
7. For the above reasons, the development is a suitable use of the site and its approval is in the public interest.