

24 September 2021

Department of Planning, Industry and Environment
Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Attention: Terry Doran, Manager Western

Dear Terry

PLANNING PROPOSAL – TIDAPA 220-360 CHITTICK LANE COBBITTY (LOTS 2-5, DP 239612)

The O'Grady Family wish to initiate a review of their Planning Proposal by the Regional Planning Panel (attached) for Lots 2-5, DP 239612, Cobbitty. Camden Council resolved not to support the Planning Proposal at its meeting on 13 July 2021 whereby written notification was provided to the Proponent on 2 August 2021.

The Planning Proposal seeks amendment to the *Camden Local Environmental Plan 2010* (CLEP), in relation to land use zoning for Lots 2-5 DP 239612 Cobbitty. The site is 147 hectares and forms part of the natural catchment of the Oran Park Precinct of the South-West Growth Area (SWGA). The ridgeline to the west of the property forms the original justifiable and defensible boundary of the South-West Growth Area (SWGA).

The Tidapa site is an opportunity to sensitively expand the Oran Park Precinct to contribute to the supply of new homes in this part of Sydney, whilst the conservation initiatives proposed safeguard the essential aesthetic and ecological values and encourage sustainable re-investment. As Sydney's housing affordability crisis is continuing to worsen to the point where urban development is being considered on Koala habitat and on the flood plain, the Proponent believes that rezoning of Tidapa will provide new homes without compromising on environmental outcomes on the edge of the SWGA.

Planning Proposal Vision

The planning proposal has been developed to create a sustainable urban-rural interface by transforming the current abrupt edge to a dynamic place that celebrates the meeting of the urban and the rural settings, promoting a thriving, liveable suburb with all services, recreational amenities, a local village, school, public transport and abundant open space, habitat, urban canopy and rehabilitated riparian corridors.

Key Strategic Planning Advantages

- Ideally placed between Oran Park (4km away) and Sydney's aerotropolis (6km away), providing great connectivity to jobs and opportunity
- The site adjoins the South-West Growth Area to the east and can easily integrate with the SWGA road network and servicing
- The site is bounded to the west by a ridge line and the proposed Outer Sydney Orbital that was acknowledged by Camden Council as an opportunity to provide a defensible boundary to contain urban growth
- The site is located within the same catchment as Oran Park
- The proposal creates a transition between rural and urban development, managing land use conflict. Following many years of consultation with all neighbours over 16km², the local community, local Councillors and Camden MPs, the consensus was that Tidapa should be a transition development blending from Urban to larger environmental lots
- The land is suitable for urban development in terms of landscape, ample existing cleared land and its location sandwiched between the SWGA and the proposed Outer Sydney orbital
- The land is no longer suitable for rural uses due to encroaching urban development that is impacting water quality and farm operations

Housing supply

- Approximately 800 dwellings proposed in a transition from urban to rural (5.44 dwellings per hectare gross) within a contemporary low density housing development for 2,400 people near Camden.

- Tidapa offers a range of properties from 600 sq metre suburban blocks to larger semi-rural blocks of 2,000 sq metres. This compares to an average 300 sq metre block in adjacent suburbs that are not big enough to include trees, trampolines, bbqs, swimming pools or pets.

Economic outcomes

- *No cost to Government:* Utilities services already have, or can easily be provided to enable development, at no cost to government.
- *Jobs:* 300 construction jobs over 15 years; ability to work from home in a liveable environment once constructed; open space maintenance, retail, teaching and hospitality jobs once constructed

Social / Amenity Outcomes to meet the modern lifestyle needs of families

- A new local village with shops and cafe
- a new Primary School and existing local high schools close by
- Generous new community sporting facilities and sporting centre of excellence
- New connected open spaces with connected bike and walking paths for active and passive recreation
- New public meeting spaces
- Regional views in all directions never seen by the public to date (Camden Town, City of Sydney, Razor Back, Blue Mountains)
- A new regional tourism offering (see below)
- Opportunities to interpret Aboriginal heritage in line with the Government Architect's Ochre Grid
- High quality visual amenity through tree lined streets, shaded open spaces, conserved bushland and natural features and lookouts on the ridgeline for regional views in all directions

Regional Greenway and tourism outcomes

- Expansion of a key north south regional green grid network and 'Ochre Grid' via integration on privately owned land as identified in the Western City District Plan and the Government Architect's Green Grid mapping and Ochre Grid
- Contribute to a regional **Greenway**/bicycle trail linking the Camden LGA from the Mount Annan Botanic Gardens to the Aerotropolis. This would provide a great opportunity to incorporate the stories of the local indigenous people (Ochre Grid) as well as traversing colonial heritage properties of Orielton, Kirkham, Oran Park, Camelot, Wivenhoe, Denbigh and Maryland and potentially Bents Basin. This concept was presented to Minister Stokes who was very encouraging

Sustainability outcomes

Biodiversity friendly zones:

- Environmental Living E4 – 67.09 hectares (46% of the site)
- Environmental Conservation E2 - 34.2 hectares (23% of site)
- Public Recreation RE1 9.62 hectares (a further 6.5% of the site)

Walkable suburb: The walkable suburb would ensure the majority of the residential lots would be within 400m walking distance from a neighbourhood centre and public park, meeting the Premier's Priorities.

Greater than 40% Urban Canopy, exceeding Government goals: Generous urban canopy for a Climate Change resilient suburb in the Garden City facilitated by generous open space, back yards large enough to cater for trees and wide street verges.

No loss of Threatened ecological communities: The proposed zone layout would protect all endangered ecological communities identified on site.

Expansion of the Government Architect's Green Grid: The Green Grid would be protected and enhanced through protection of existing vegetation and rehabilitation of the existing riparian corridors. These corridors would be linked to open space along Cobbitty Creek and the Ridge Line, ultimately linking to the wider area.

Retention of the scenic landscape: Retain existing ridgeline as a natural/visual barrier for the urban area to the east and the rural land to the west. The proposed land use zone and density would preserve the natural landscape.

Conclusion:

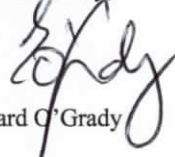
Given the points above which are outlined in the Planning proposal and the additional information attached, the proponent believes there is logic in extending the urban area to include Tidapa before the land is literally cut off and isolated by urban development ie. the SWGA to the east and the proposed Outer Sydney Orbital to the West. The site provides an opportunity to increase contemporary low-density housing supply in the short term on largely unencumbered land to help ease the housing shortage. The site has access to existing and proposed upgraded transport infrastructure and services and delivery would be at no cost to the government.

Furthermore, the initiatives to protect and promote the scenic and natural landscape features and values through appropriate zoning and provision of recreational and conservation spaces will improve environmental, social and tourism values for the Camden region.

All documents related to the planning proposal have been publicly exhibited on the Camden Council website since May 2021.

Please find attached the Chronology for the project to date as well as information to accompany the planning proposal that we believe was not adequately considered by Camden Council, even though it was publicly available at the time of assessment.

Yours sincerely,

 on behalf of the O'Grady family

Edward O'Grady