

17 November 2023

Ref: 23609

Kiersten Fishburn
Secretary
Department of Planning and Environment
12 Darcy Street
Parramatta NSW 2150

PO Box 7277 Alexandria Business Centre NSW 2015 t. 0411 486 768 e. stephenmcmahon@inspireplanning.com w. www.inspireplanning.com

Dear Ms. Fishburn

**Rezoning Review Request – Planning Proposal (PP-2023 - 2479)
Belmore Road Precinct, (Sub Precinct 2), South Creek West Land Release Area, Bringelly**

On behalf of CKDI Pty Ltd (CKDI), owner of Lots 1 and 6 in DP 1216926 Belmore Road and the Northern Road Bringelly, I write to request a Rezoning Review be undertaken of Planning Proposal PP-2023 – 2479.

CKDI is the proponent for the Planning Proposal. It seeks to rezone its land, and land owned by other parties, for urban purposes in the Belmore Road Precinct (Sub-Precinct 2) in the South Creek West Land Release Area.

By way of background:

- The land comprising the Belmore Road Precinct was identified as suitable for urban development with the publication of State Environmental Planning Policy (Sydney Region Growth Centres) in 2006 (now absorbed into State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP);
- The Precinct was subsequently biodiversity certified pursuant to the then Threatened Species Conservation Act 1995 (TSC Act) in December 2007; and
- On 2nd November 2019 the Precinct was released for rezoning, as part of the South Creek West Land Release Area by the Minister for Planning's announcement that the NSW Government would work collaboratively with Camden Council to fast track the rezoning of precincts where the vision for growth is agreed.

In response, CKDI undertook to be the proponent, and fund, the rezoning of the Belmore Road Precinct, given it is the major land owner in the Precinct. The complete planning proposal package was submitted to Camden Council 15 months later on 14th April 2021.

Thus the Planning Proposal seeks to amend the Precincts SEPP, and the change in zoning of the precinct demonstrates alignment with the NSW strategic planning framework and current government priority; and thus has demonstrable *Strategic Merit*.

The package identifies a potential supply of 3,271 new dwellings and associated local and state infrastructure and extensive environmental conservation areas and open spaces.

There are minimal, manageable and positive environmental, social and economic impacts on the Precinct and surrounds, and development of the Precinct has the ability to be accommodated within the capacity of the current and/or future infrastructure and services.

On 18th July 2023 the Planning Proposal was reported to the Camden Local Planning Panel, where the Panel supported the Council officer's conditional recommendation of support. The Panel noted that the Planning Proposal demonstrates strategic and site specific merit and recommended to Council, with its own conditions, that it should be forwarded to the Minister for Gateway Determination.

The proposal can thus demonstrate agreed *Strategic and Site Specific Merit*.

Council has managed the rezoning process and CKDI and Council have worked collaboratively to date. However in the two and a half years since lodgement the administrative process has been incapable of enabling the proposal to be submitted to the NSW Government for Gateway Determination and it is unlikely to do so in the foreseeable future.

With this context in mind, CKDI has reluctantly taken the step to request this rezoning review.

It is appropriate to note that the collaboration noted above and a positive working relationship continues to this day, and Council is aware of CKDI's concerns with the excessive delay and the making of this request.

The Planning Proposal is of a scale and significance that warrants its identification as "Complex" as defined by the NSW Department of Planning and Environment's *Local Environmental Plan Making Guideline August 2023*.

In that Guideline the maximum benchmark timeframes identify the submission of the Planning Proposal for Gateway determination to be made within 180 days of lodgement. It is CKDI's firm conclusion that the proposal will not be submitted to the Department for Gateway Determination until early 2025. This will be circa 1,300 days (43 months) since lodgement.

The basis of the request for the Rezoning Review is therefore:

1. Camden Council's failure to make a decision on the Planning Proposal 115 calendar days from the date the proposal was lodged with Council (*Guideline Trigger No. 2*);
2. The Planning Proposal has agreed strategic and site-specific merit; and
3. The evidence that there is no prospect of a timely decision to forward the Planning Proposal for Gateway Determination.

The attached submission provides the evidence and material to support the request.

I trust this information is sufficient for your purposes. Should you require any further details or clarification, please do not hesitate to contact me.

Yours sincerely,

INSPIRE URBAN DESIGN + PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'S. McMahon', with a long horizontal flourish extending to the right.

Stephen McMahon
Director



WISDOM

Rezoning Review Request:-
Planning Proposal (PP-2023 - 2479)

Belmore Road Precinct, (Sub Precinct 2),
South Creek West Land Release Area,
Bringelly

17 November 2023

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APPENDICES

The following documents are appended to this request:

1. A copy of the Planning Proposal, including supporting documentation, prepared by Urbis Town Planning Consultants lodged with Camden Council on 14 April 2021 (as subsequently amended and exhibited by Council in August to October 2022).
2. A copy of the minutes of the Camden Local Planning Panel's resolution, dated 18 July 2023 including a copy of the Council officer planning assessment report as submitted to the Camden Local Planning Panel.
3. A copy of the recent advice by Council officers that confirms Council's inability to provide a firm timeline for finalisation of the Planning Proposal and Reporting to Council to the Department for Gateway Determination, dated 10 November 2023.

1. INTRODUCTION AND SUMMARY

1.1 Outline of this Request

This Request for a Rezoning Review of Planning Proposal PP -2023 -2479 has been prepared for CKDI Pty Ltd pursuant to the process identified in Planning Circular PS22-003 and the NSW Department of Planning and Environment's Local Environmental Plan Making Guideline August 2023.

The Planning Proposal seeks to amend the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP) to rezone 190 hectares of land comprising part of the Bringelly Sub-Precinct 2 in the South Creek West Land Release Area from rural to urban uses.

Sub-Precinct 2 is known as The “Belmore Road Precinct” and will be referred to as such in this request.

1.2 Background to this Request

On 2nd November 2019 the Belmore Road Precinct was released for rezoning as part of the South Creek West Land Release Area by the Minister for Planning's announcement that the NSW Government would work collaboratively with Camden Council to fast track the rezoning of precincts where the vision for growth is agreed.

The precinct is owned by multiple landowners. However a large number of the properties have been purchased or optioned by land developers and there are a number of large amalgamated strategic land holdings that are not reflected in either the ownership or cadastral lot patterns.

CKDI is the proponent of the rezoning. It owns Lots 1 and 6 in DP 1216926 Belmore Road and the Northern Road Bringelly in the Precinct. This comprises approximately 76 hectares of land (40 percent) in the Precinct. CKDI took on the role and financial obligation of proponent in recognition that it was the major landowner in the Precinct.

On 14 April 2021 Urbis Town Planning Consultants submitted a Planning Proposal package on behalf of CKDI to Camden Council to rezone part of the Bringelly Sub-Precinct 2 (Council reference PP/2021/3/1).

The year date of submission differs from the NSW Planning Portal reference number noted in this request as the submission took place prior to the introduction of the function of the Portal to receive Planning Proposals. (The Planning Proposal (as amended since time of lodgement) was subsequently uploaded to the Planning Portal on 7 November 2023).

The land comprising the Belmore Road Precinct will provide for a potential maximum dwelling yield of 3,271 dwellings, a local centre, a primary school and employment land. Over 22 percent of the Precinct will be preserved for green space (parks, sports oval, riparian corridor and conservation area).

In the two and a half years since lodgement the Planning Proposal has been exhibited for public comment by Council between 22 August - 3 October 2022. Council has also been managing a PCG (Project Control Group) and PWG (Project Working Group) process that has assessed the proposal. On 18th July 2023 the Planning Proposal was reported to the Camden Local Planning Panel, where the Panel recommended to Council that the Planning Proposal demonstrates strategic and site specific merit and it should be forwarded to the Minister for Gateway Determination.

However notwithstanding these actions since lodgement, Council has been unable to submit the proposal to the NSW Government for Gateway Determination. Recently, on 10th November 2023, Council advised CKDI that the Planning Proposal would not be reported to Council before Christmas 2023 and no timeframe has been provided as to when the proposal will be reported and submitted to the Department for Gateway Determination in 2024.

It is CKDI's concern that it is entirely plausible that the planning proposal will not receive Gateway Determination until early 2025. This is nearly four years after CKDI submitted the proposal for consideration.

CKDI and Council have worked collaboratively to date and this collaboration, and a positive working relationship, continues to this day. Council is aware of CKDI's concerns with the excessive delay and the making of this request.

1.3 Basis of this Request

The Planning Proposal is of a scale and significance that warrants its identification as "Complex" as defined by the NSW Department of Planning and Environment's *Local Environmental Plan Making Guideline August 2023*.

In that Guideline the maximum benchmark timeframes identify the submission of the Planning Proposal for Gateway determination to be made within 180 days of lodgement. Given CKDI's firm conclusion that the proposal will not be submitted to the Minister for Gateway Determination until early 2025, this will be circa 1,300 days (43 months) since lodgement.

There is no disagreement that the planning proposal has strategic and site specific merit and, as noted above, the relationship between Camden Council and CKDI remains positive and Council officers continue to process the proposal diligently and collaboratively.

However, it has become clear that the administrative procedures to process the Planning Proposal are unnecessarily preventing progress of the proposal to achieve a timely Gateway Determination.

The administrative procedures and actions currently underway are not materially significant to the process at this time and can be undertaken as part of due process required post Gateway Determination.

CKDI has therefore decided that it has no choice but to exercise its right of review. The basis of the request for the Rezoning Review is therefore:

1. Camden Council's failure to make a decision on the Planning Proposal 115 calendar days from the date the proposal was lodged with Council (Guidelines Trigger No. 2);
2. The Planning Proposal has agreed strategic and site-specific merit; and
3. The evidence that there is no prospect of a timely decision to forward the Planning Proposal for Gateway Determination.

Specifically, the review requests that the Sydney Western City Panel:

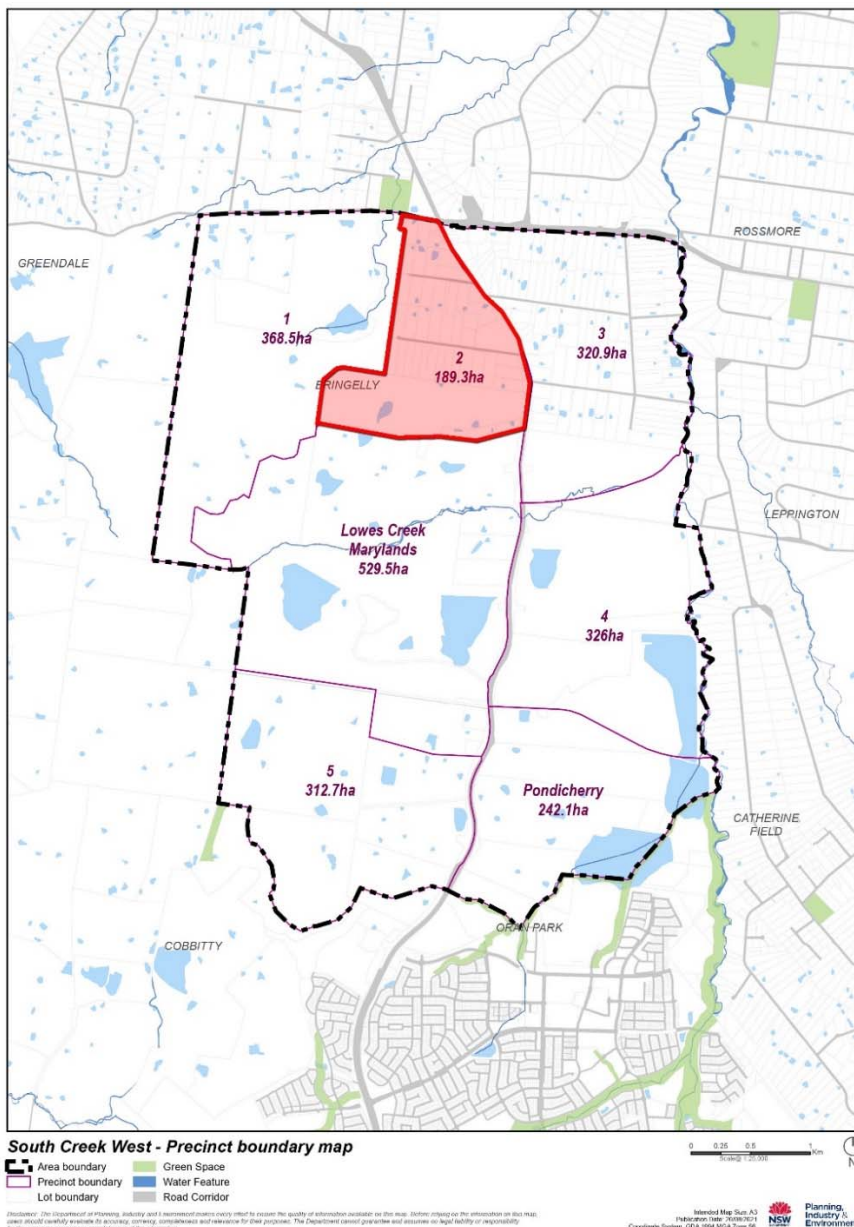
1. As delegate for the Minister for Planning and Public Spaces appoints itself as the planning proposal authority for the Planning Proposal under section 3.32(2) of the EP&A Act;
2. Take into the consideration the recognised conditions and recommendations in **Appendix 2** that form the basis for the agreed strategic and site-specific merit; and
3. that the Panel forward the planning proposal to the Minister for Planning and Public Spaces under section 3.34 of the Environmental Planning and Assessment Act 1979 requesting a Gateway Determination with the conditions and recommendations be issued.

2. DESCRIPTION OF PRECINCT

2.1 Location in the South Creek West Land Release Area

The Planning Proposal seeks to rezone land for urban purposes in the Belmore Road Precinct (Sub-Precinct 2) in the South Creek West Land Release Area. The location of the Precinct is identified in **Figure 1**.

The land comprising the Belmore Road Precinct was identified as suitable for urban development with the publication of the State Environmental Planning Policy (Sydney Region Growth Centres) in 2006 (now absorbed into State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP).



The Precinct was subsequently biodiversity certified pursuant to the then Threatened Species Conservation Act 1995 (TSC Act) in December 2007.

On 2nd November 2019 the Precinct was then released for rezoning as part of the South Creek West Land Release Area by the Minister for Planning's announcement that the NSW Government would work collaboratively to Camden Council to fast track the rezoning of precincts where the vision for growth is agreed.

Thus the question of the Strategic Merit of the Proposal historically been addressed.

The Site Specific Merit of the Proposal is addressed in Part 3.2 below and **Appendix 2**.

> Figure 2: Location of the Precinct within the South Creek West Land Release Area

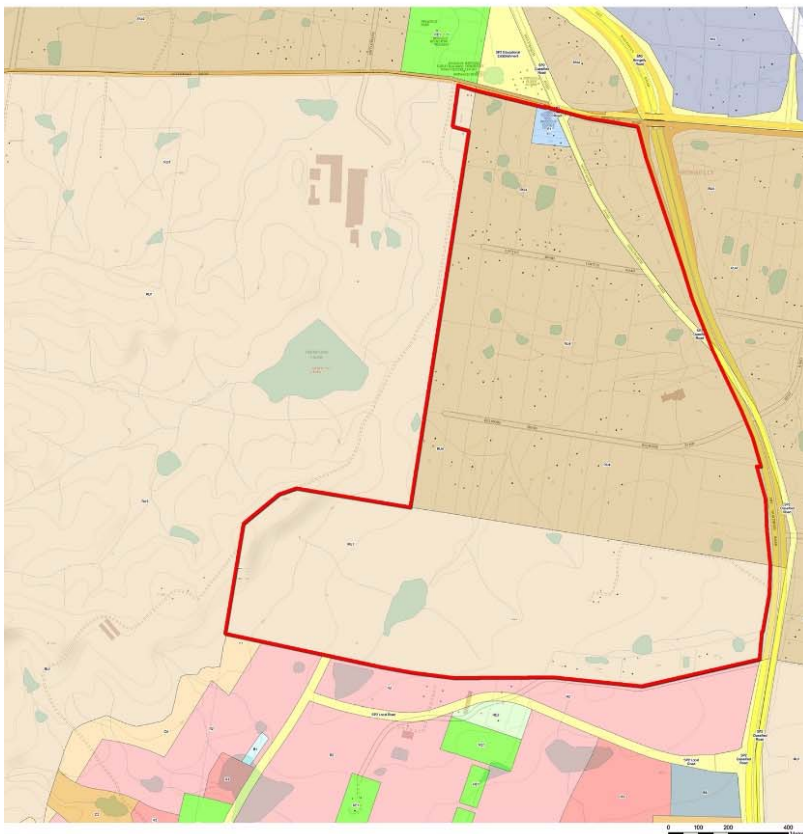
2.2 Description of the Precinct in the Camden LGA



Comprehensive material prepared by Urbis and the consultant team is contained in **Appendix 1** attached to this request. The material in this part is a brief summary of that information.

The Belmore Road Precinct (identified in the aerial photograph and extract of Camden Local Environmental Plan (LEP) 2010 zoning map in **Figure 1**) comprises approximately 190 hectares and is located in the north western corner of the Camden Local Government Area (LGA).

The precinct has an irregular shape and is legally comprised of 55 lots. The site is bound by Greendale Road to the north, The Northern Road to the east, the Lowes Creek Maryland Precinct to the south and Sub-Precinct 1 of the South Creek West Release Area to the west.



The southern portion of the Precinct is currently predominately zoned 'RU1 Primary Production,' the northern portion is zoned 'RU4 Primary Production Small Lots' and the north-eastern corner is zoned 'E1 Local Centre' in the Camden LEP 2010.

The Precinct comprises large areas of existing rural residential and small-scale agricultural land use activities.

Other existing land uses within the precinct include the Bringelly Village Centre at the corner of The Northern Road and Greendale Road which comprises a mix of retail, neighbourhood shop scale speciality stores.

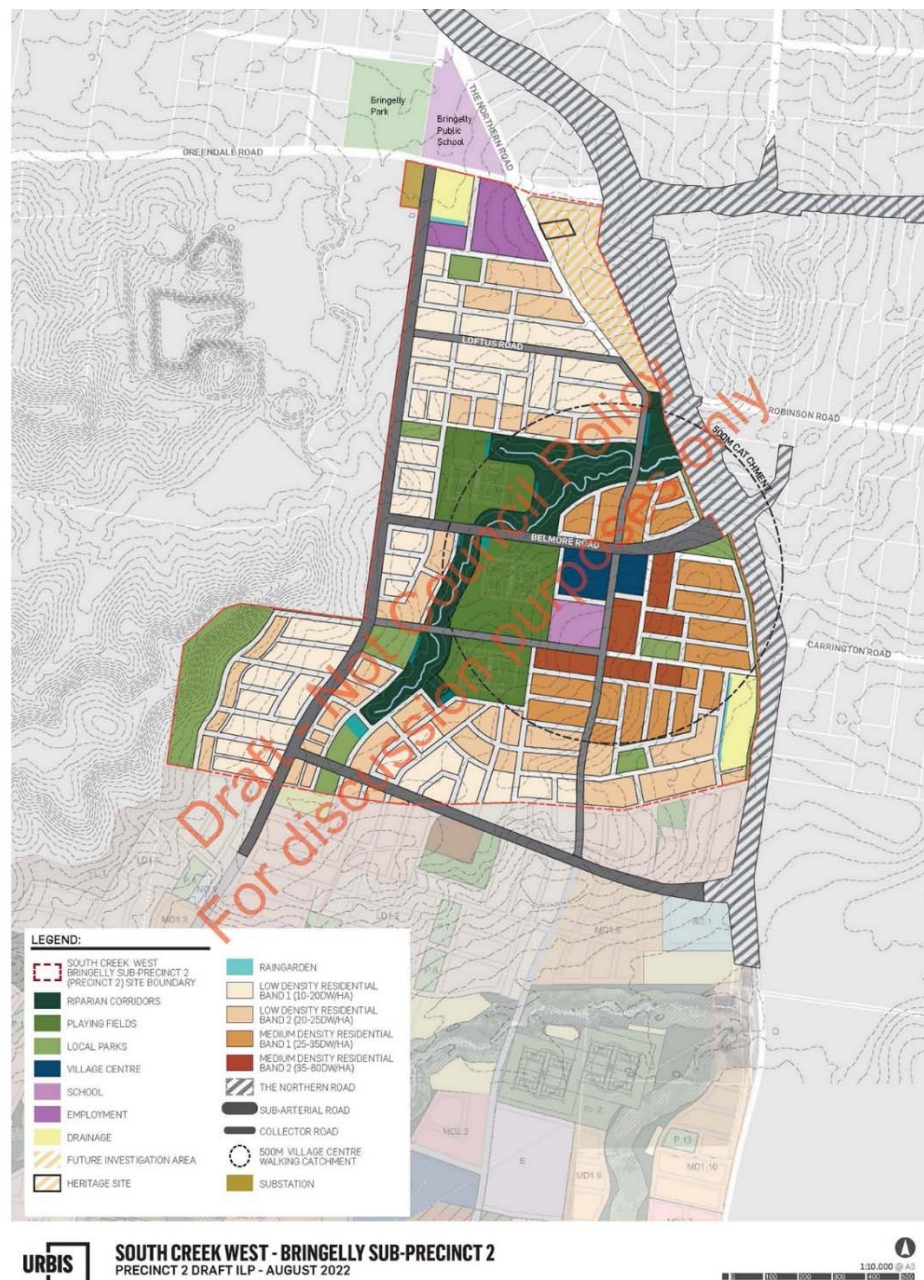
> Figure 2: Location of the Precinct within Camden LGA

3. DESCRIPTION OF PROPOSAL AND PROCESS

3.1 The Draft Indicative Layout Plan (ILP)

The draft Indicative Layout Plan (ILP) prepared by Urbis and included within the Planning Proposal uploaded to the Planning Portal is reproduced in **Figure 3**.

The Draft ILP has informed the planning provisions proposed in the Precincts SEPP amendment. Urbis notes that the ILP has been shaped by a comprehensive site analysis and identification of the site opportunities and challenges, ensuring the appropriate and considered use of land.



> Figure 3: Draft ILP (Source: Urbis)

3.2 Chronology of Past and Current Events and Actions

The Planning Proposal was lodged with Camden Council and formally accepted on 14th April 2021.

Since that time:

- A Project Plan has been adopted by Camden Council that establishes the probity and governance protocols by which the project is undertaken, and how the involvement of the proponent is managed in the process;
- Consistent with the requirements of the Project Plan, an inter Government Agency and Council PCG (Project Control Group) and a Council staff PWG (Project Working Group) have been established; and
- Council has been progressing the Planning Proposal via the PCG and PWG structure.

The PCG/PWG structure is as follows:

- **The Project Control Group (PCG)** is responsible for providing direction to the Planning Process and overall delivery of the Planning documents. The PCG is comprised of senior management representatives from Council and a representative from the Department of Planning and Environment. Key functions of the PCG include coordinating an efficient decision making process and agreement on a project programme. The PCG may also engage at the expense of the proponent a peer review and any other third party assistance it considers is required to progress the planning proposal. The PCG is the key decision making forum on all matters regarding the planning process including endorsement of the final ILP and planning documents; and
- **The Project Working Group (PWG)** is responsible for the day to day operation and guides the detail of the Precinct Planning Process. It comprises Council staff and is managed by Council's rezoning Project Manager. CKDI, as the lead proponent, participates in the PWG by invitation. The PWG is not a decision making forum and it does not influence the PCG decision making role and function.

CKDI, as proponent, has participated in the PWG by invitation through the process, but has not participated in the PCG. This role has limited CKDI's ability to include certain information in this request that has not been made available to it.

A chronology of the key actions, and decisions of the Council PCG/PWG and production of relevant documents and reports is describe in **Table 1** below.

The colour legend is as follows:

Council action / event
Proponent (Urbis on behalf of CKDI) action / event

Date	Days Since Lodgement (Approx)	Response Interval (Approx)	Action / Event		Notes
17 March 2021	- Day 28	N/A	1.	Pre lodgement meeting and presentation of draft Planning Proposal (PP) Package.	
6 April 2021	- Day 8	N/A	2.	Pre lodgement meeting minutes and advice issued.	Council provided written meeting minutes and advice on matters that need to be addressed in the planning proposal (PP) package to be submitted.
14 April 2021	Day 0	N/A	3.	First Planning Proposal (PP) package submitted to Camden Council by Urbis Town Planning Consultants on behalf of CKDI.	The proposal is lodged directly with Camden Council and accepted (Council reference PP/2021/3/1). The proposal is not formally submitted to the NSW Planning Portal as the Portal did not provide for this function at that time.
December 2021	Day 230	33 weeks	4.	Preliminary Assessment.	Council provides a "Request for Further Information" (RFI No.1).
8 March 2022	Day 328	14 Weeks	5.	Second (amended) PP package submitted by Urbis in response to RFI No. 1.	
May 2022	Day 388	8 Weeks	6.	The second PP package is progressively reviewed by Council PWG and PCG.	Council provides a second "Request for Further Information" (RFI No.2).
18 July 2022	Day 448	8 Weeks	7.	Third (amended) PP package submitted by Urbis in response to RFI No. 2.	The amended Third PP package comprises Appendix 1 to this request and is the package that has been submitted to the Planning Portal.
22 August to 3 October 2022	Day 482	5 Weeks	8.	Public Notification for 6 weeks.	The Third PP package is exhibited for public review and comment.
7 December 2022	Day 516	9 Weeks (*since end of notification)	9.	Council statutory planning and open space team workshop.	The workshop is undertaken in response to comments received during the notification period.
23 December 2022	Day 532	11 weeks (*since end of notification)	10.	Post notification submissions Assessment concluded.	Council provides a "Request for Further Information" (RFI No.3). RFI No.3 is based on comments received from public submissions during the notification period. It is issued 11 weeks after the conclusion of the notification period.
5 th February 2023	Day 574	8 Weeks (*since workshop)	11.	Post Council Workshop Comments Assessment concluded.	Council provides a "Request for Further Information" (RFI No.4). RFI No.4 is based on comments received from Council staff during the workshop on 7 December 2022.
March 2023	Day 604	4 Weeks	12.	Fourth (amended) PP package submitted by Urbis.	Fourth (amended) PP package submitted in response to RFI No.s 3 and 4.

Date	Days Since Lodgement (Approx)	Response Interval (Approx)	Action / Event		Notes
March 2023	Day 604	N/A	13.	PCG appoints an independent consultant to peer review the Fourth PP package and future work.	APP appointed.
18 th July 2023	Day 724	16 Weeks	14.	Fourth PP package reported to the Camden Local Planning Panel with Officer recommendation of support with conditions.	<p>The Panel accepts the recommendation of support with conditions and recommends that Council proceeds to Gateway Determination.</p> <p>The Panel minutes note: <i>"The Panel considers that the Planning Proposal demonstrates strategic and site specific merit."</i></p> <p>However it also recommends consideration of further amendments prior to the proposal proceeding to Council (in addition to those amendments identified by the Council staff).</p> <p>The Council officer's recommendation and minutes of the Panel meeting are included in Appendix 2. They are not determinative and could (and ordinarily should) form the basis for the Gateway Determination.</p>
31 October 2023	Day 822	14 Weeks	15.	Fifth (amended) PP package submitted by Urbis.	Fifth (amended) PP package in response to Council officer's recommended conditions of support and the recommendations made by the Panel.
10 November 2023	Day 832	2 Weeks	16.	Council staff advise that the Fifth (amended) PP Package is not in a position to be reported to Council before Christmas 2023 and no commitment to a meeting date and reporting timeframe will be provided.	<p>Council staff advice is reproduced in the attachment in Appendix 3.</p> <p>Of relevance:</p> <ol style="list-style-type: none"> Only one outstanding matter remains in the fifth PP Package: the detailed resolution of the land use plan and design of the ridgeline in the south western corner of the Precinct. This issue only impacts the CKDI owned land. This matter is not determinative and could be deferred to further consideration and investigation post Gateway Determination; and Council wishes to re-notify the fifth planning package. This will be second notification of the package pre Gateway Determination (noting that the final PP package will also be exhibited formally in the future as part of the post Gateway Determination process).
The Planning Proposal is here.					

> Table 1: Chronology of Events to Date

At this time therefore:

- Both Council staff and the Camden Local Planning Panel support the Planning Proposal, and both consider that the Planning Proposal has strategic and site specific merit;
- A total of five (Amended) PP Packages have been submitted by Urbis to address the incremental matters raised during the last 2.6 years;
- The Fifth (Amended) PP Package has been submitted to address the final Council staff and Panel recommended changes identified as required to be addressed prior to reporting to Council for Gateway Determination;
- The only matters of note that are considered by Council staff and the Camden Local Planning Panel to warrant further consideration in the Fifth (Amended) PP Package are neither significant nor determinative and could be addressed post Gateway Determination;
- The administrative process currently underway seeks to:
 - > resolve the outstanding matter at this time;
 - > will most likely require the preparation of a Sixth (Amended) PP Package; and
 - > will then require notification of the package for a second time before reporting the proposal to Council for Gateway Determination;
- These steps in the process are unnecessary at this time as they will be duplicated (including public exhibition and assessment) during consideration of the proposal post Gateway Determination (consistent with the steps and actions identified as required in Section 1 of the NSW Department of Planning and Environment's *Local Environmental Plan Making Guideline August 2023*); and
- Due to the duplicitous and cumbersome nature of the administrative process Council staff are unable to provide a commitment to a timeframe as to when the final PP Package will be reported to Council for Gateway Determination.

3.3 Potential Chronology of Future Events and Actions

The preliminary assessment has thus not yet concluded. Given the experiences and timeframes noted above, CKDI forecasts that a potential and plausible timeframe to achieve Gateway Determination will be early 2025. This will be four years after the Planning Proposal was lodged.

Table 2 below provides a potential chronology of actions and timeframes in the future that illustrates this possible outcome.

The colour legend is as follows:

Council action / event
Proponent (Urbis on behalf of CKDI) action / event
Department action / event
No action / event

Date	Days Since Lodgement (Approx)	Response Interval (Approx)	Action / Event		Notes
November / December 2023	Day 862	4 to 6 weeks	17.	Council staff Workshop	Internal workshop to resolve ridgeline issue.
January 2024	Day 900	4 weeks	18.	Council issues RFI No. 6	RFI No. 6 addresses ridgeline issue and requests amendments to Planning package.
February 2024	Day 915	2 weeks	19.	Sixth (amended) PP package submitted by Urbis.	Sixth (amended) PP package in response to Council Ridgeline workshop outcome.
March 2024	Day 945	4 weeks	20.	Council prepares notification of Sixth Amended PP.	An allowance of 4 weeks is suggested to enable Council to update its website and prepare for notification.
April 2024	Day 975	4 Weeks	21.	Sixth Amended PP notified to Precinct Landowners.	
May 2024	Day 1005	4 Weeks	22.	Notification comments assessed.	Assumes a 4 week notification period.
June to July 2024	Day 1065	8 weeks	23.	Report and business item prepared for Council agenda for next available meeting.	This assumes that no further changes to the PP package are requested following notification, and the Sixth PP package is reported to Council. An 8 week reporting preparation period is understood to be required.
August 2024				Caretaker period	Possible no Council meeting or limited meeting agenda in August as Council may enter a caretaker period for the forthcoming Council elections on 14 September 2024.
September 2024				No Council meeting	Likely no Council meeting in September as Council will be in the caretaker period for the forthcoming Council elections on 14 September 2024.
October 2024				Inaugural new Council, Council meeting.	Possible limited meeting agenda in October as newly elected Council will be holding its first meeting. It is possible that the Planning Proposal will not be placed on this agenda in this context.
November 2024	1185 Days	16 weeks	24.	Planning Proposal reported to Council for Gateway Determination.	
December 2024	1215 Days	4 weeks	25.	Planning Proposal submitted to Minister for Gateway Determination.	This assumes Council staff make a recommendation to Council supporting proposal consistent with their and the Local Planning Panels' recommendations, and the new Council resolves to accept the recommendations without amendment.
February 2025	1275 days	8 weeks	26.	Gateway Determination assessed by Department of Planning and Environment.	Department administrative procedures and progress will be subject to Christmas 2024 and new year close down period.
March 2025	1300 days	4 weeks	27.	Gateway Determination issued.	

> Table 2: Plausible Chronology of Events in the Future

4. REZONING REVIEW REQUEST REQUIREMENTS

3.1 Copy of Planning Proposal

A copy of other Planning Proposal is attached in **Appendix 1**.

3.2 Correspondence With Council

There has been negligible relevant, direct correspondence between Council and CKDI. The majority of the discussions have been via the PWG process and are not available to CKDI (as guest in the PWG) to include in this Review. The most recent relevant correspondence, that is the trigger for this Planning Proposal Review, is attached in **Appendix 3**.

3.3 Correspondence From Agencies

There has been significant ongoing correspondence between Council and agencies during the previous 2.6 years. As above, generally this correspondence is not available to CKDI. Agency comments have been incorporated into the five iterations of the PP package prepared by Urbis during this time. The PP Package is considered to address the requirements of Government agencies and is acceptable to Government Agencies.

3.4 Justification of Strategic and Site Specific Merit

The strategic and site specific merit of the proposal has been accepted by both Council officers and the Camden Local Planning Panel. Minutes and records of these acceptances are reproduced in **Appendix 2**.

3.5 Disclosure of Reportable Political Donations

Neither I, nor any associate, nor any employee or associate of CKDI, within the period commencing 2 years before the date of this submission, has made any:

- (a) reportable political donations to any local councillor of Camden Council
- (b) gifts to any local councillor or employee of Camden Council.

APPENDIX 1

PLANNING PROPOSAL PACKAGE

The Planning Proposal package can be sourced from the following locations:

The NSW Planning Proposal Webpage for the Camden LGA:

<https://www.planningportal.nsw.gov.au/ppr/ppr-results?combine=camden>

Camden Council's Planning Proposal Webpage:

<https://yourvoice.camden.nsw.gov.au/planning-proposals/planning-proposal-pp202131>

APPENDIX 2:

CAMDEN LOCAL PLANNING PANEL

Council officer Recommendation and Minutes of Camden Local Planning Panel 18 July 2023
(Item No. CLPP 02).

Source: <https://www.camden.nsw.gov.au/development/camden-local-planning-panel/>

Summary of Council officer recommendations

Following the Local Planning Panel, and subject to endorsement by the Panel, the following Council officer recommendations are to be considered in amendments to the Planning Proposal Package:

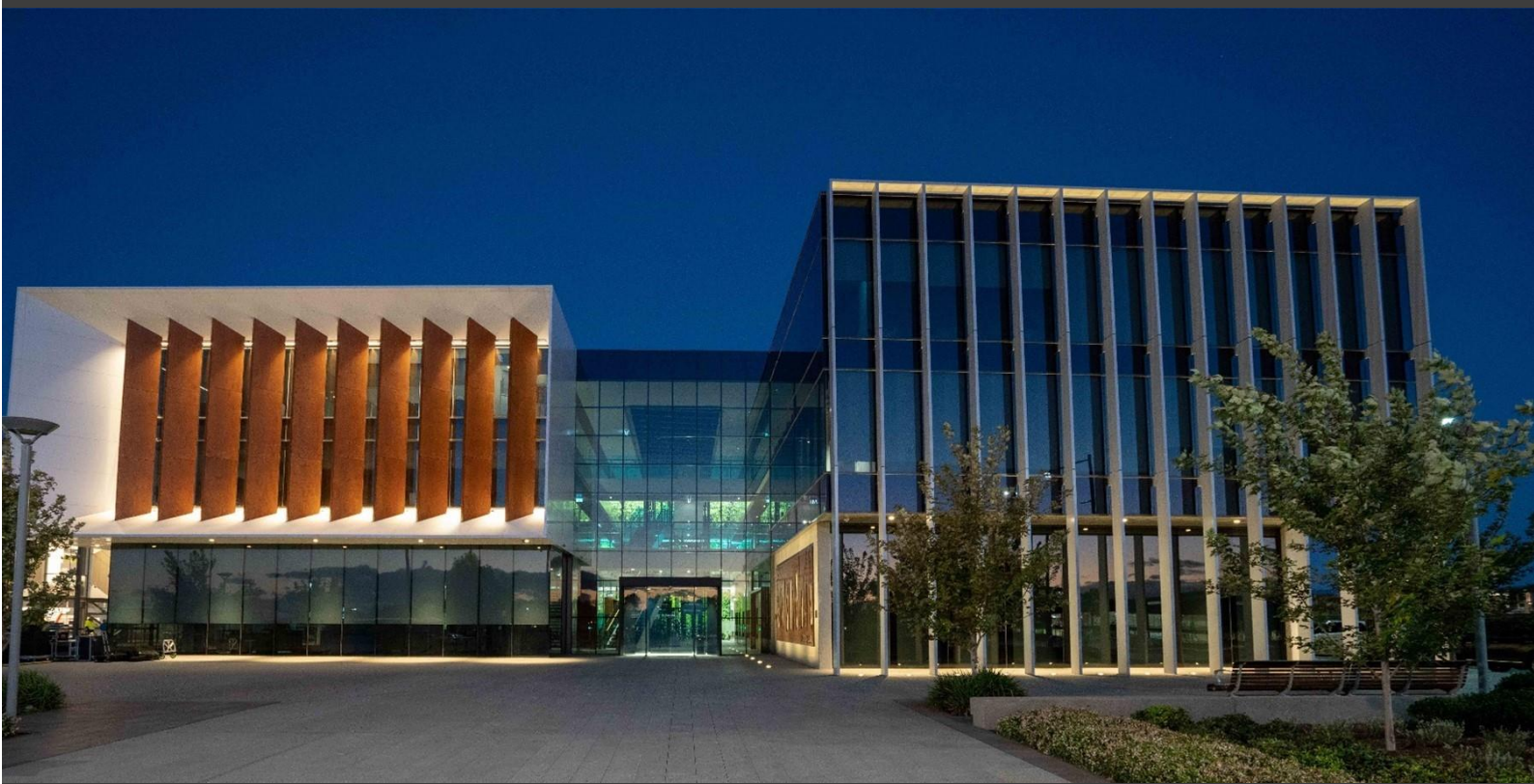
1. *Undertake further detailed investigation to identify an appropriate land use for 1089 The Northern Road, Bringelly.*
2. *Investigate opportunities to introduce provisions within the SEPP Amendment and/or DCP to encourage amalgamation of lots and coordinated development throughout the fragmented portion of the precinct.*
3. *Prior to reporting to Council further review the appropriateness of proposed land uses within the Wentworth Road Investigation Area, with consideration for the existing heritage item in this area.*
4. *Further investigate the lower portion of the western ridgeline (western part of the proponent's land) to determine whether proposed useable open space is sufficiently unconstrained, and subsequently determine any opportunities for public benefit.*
5. *Review the layout of the local park (on proponent's land near proposed school) to achieve a more favourable space for passive recreation while retaining the prominent hill-top location and views to Maryland and Birling through open space.*
6. *Introduce design and traffic mechanisms within the riparian to ridgeline open space connection to facilitate a positive pedestrian experience.*
7. *Prior to reporting the draft Planning Proposal to Council, the suitability of the revised school site is to be resolved with SINSW. In principle support is to be provided by SINSW prior to proceeding.*
8. *Review DCP provisions, with consideration for traffic noise impacts from sub-arterial roads, to ensure that PPOS of dwellings remains protected from traffic noise.*
9. *Undertake ongoing consultation in accordance with the addendum to the PACHA (prepared by Niche Environment and Heritage dated 28 June 2022), including consultation with RAPs and Tharawal Land Council through a detailed field investigation of the precinct.*
10. *Maintain ongoing consultation with service providers throughout the progression of the Planning Proposal to ensure that the delivery timeframes are clear and remain as identified.*

Minutes

Camden Local Planning Panel

Camden Council
Administration Centre
70 Central Avenue, Oran Park

18 July 2023



camden
council

Site Inspections Commenced:

10:00am

Attendees:

Stuart McDonald (Chairperson), Grant Christmas (Expert Member), Glennys James (Expert Member) and Christopher Shinn (Community Representative).

Also in Attendance:

Manager Strategic Planning, Team Leader Precincts and Growth, Executive Strategic Planner and Governance Officer – Panel & Committees.

CLPP01 PP/2021/14/1 - Planning Proposal for Birling - 975 The Northern Road, Bringelly**PANEL RECOMMENDATION**

1. The Panel considers that the Planning Proposal demonstrates strategic and site specific merit.
2. The Panel recommends that Council consider whether the proposed curtilage for Birling 1937 is capable of accommodating car parking and servicing associated with the proposed additional uses without resulting in unacceptable heritage impacts.

CLPP02 South Creek West Sub - Precinct 2 Planning Proposal**PANEL RECOMMENDATION**

1. The Panel considers that the Planning Proposal demonstrates strategic and site specific merit.
2. The Panel notes that the Council's masterplan consultant has made a number of recommendations and that these recommendations will form part of the Council Officer's report to Council regarding the Planning Proposal.
3. That prior to the Proposal proceeding to Council for endorsement to submit the Planning Proposal for a gateway determination, the Panel recommends that the Council Officers further consider:
 - i. The need for future open space and other physical and social infrastructure associated with the employment land;
 - ii. That the proposed local park at the west of Lot 6, DP1216926 be identified as *open space – tree retention* given the identification of these trees as high conservation value vegetation;
 - iii. That the western ridgeline be identified for *tree retention* and C2 zone;
 - iv. The village centre be located on the western side of the proposed collector road only and not be fragmented by this major north-south road. The Panel was advised that the allocation of area for the village centre exceeds that required for the precinct and so if also reduced in area, should also be consolidated to the west of the collector road;
 - v. Options for the planning controls for the precinct to require provision of

affordable housing; and

- vi. The inclusion of the minimum allocation of public open space for future residents based on the benchmark of 2.83 hectares per 1000 people.
4. The Panel supports the Officer recommendations 1-10 as outlined within the report.

APPENDIX 3: TIMEFRAME ADVICE

Advice received by CKDI from Council staff advising of Timeframe to Progress Planning Proposal

From: Josh Pownell <Josh.Pownell@camden.nsw.gov.au>
Sent: Friday, November 10, 2023 11:52 AM
To: Adrian Villella <avillella@urbis.com.au>
Cc: Nicole Magurren <Nicole.Magurren@camden.nsw.gov.au>
Subject: RE: Belmore road Precinct Discussion

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Morning Adrian

Please find responses below in relation to questions raised by CKDI:

1. What is the most significant concern of the council regarding this planning proposal?

The ongoing actions table (attached) identifies the remaining issues to be resolved. One of the significant outstanding actions is determining an appropriate land use for the ridgeline area, which officers have been working on proactively with internal stakeholders. The updated Planning Proposal package (received by Council officers within last couple of weeks) addresses other issues, which require referral and assessment to internal Council officers.

The other important issue prior to reporting to Council is to engage and update all landowners on the draft masterplan. We can only do this once we have a final draft ILP. As you can appreciate, we are not currently in a position to do this.

2. What can CKDI do to ensure the proposal is considered at a Council meeting prior to Christmas?

Council officers will not be in a position to report the draft Planning Proposal to Council prior to Christmas, given Council officers are assessing responses provided as part of the updated Belmore Road Precinct Planning Proposal Package. Council officers need to review what has been provided (which is in progress), and seek further internal comment/feedback as required.

As stated previously, Council officers will progress with a report to Council once outstanding assessment issues have been resolved to the satisfaction of Council officers and landowners have been engaged (noting this is detailed in the revised draft Communications Plan sent with the latest PWG Agenda).

Council officers will need to brief Councillors on the draft Planning Proposal prior to a report being considered. More than one briefing may be required given the complex nature of the proposal.

3. Does Josh have a view on our intention to lodge a pre-Gateway Review?

I note there is nothing stopping CKDI from submitting a pre Gateway review – although I would note that Council officers, working in conjunction with Urbis and APP, have continued to work collaboratively and have made substantial progress in the assessment of the Planning Proposal over the past year.

Council officers remain committed to continuing to progress the draft Planning Proposal in a timely and efficient matter, noting the complexities of the issues at hand, including ongoing assessment, engagement with landowners and required briefings to Councillors.

Notwithstanding, if a Gateway Review is pursued, it would be my expectation that the 2 processes would need to be kept completely separate for probity and transparency reasons.

Happy to discuss further if required.

Josh

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Manager Strategic Planning



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LEST WE FORGET

Camden Council acknowledges the Dharawal peoples as the Traditional Custodians of our lands and waterways, and also recognises the Dharug and Gundungurra Nations. We pay our respects to Elders past, present and emerging and to all Aboriginal and Torres Strait Islander peoples on these lands.



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