

3 April 2024

The Secretary  
Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
PARRAMATTA NSW 2124

**Attention: Terry Doran**

Dear Terry,

**RE: RESPONSE TO REQUEST FOR A PRE-GATEWAY REZONING REVIEW – SOUTH CREEK WEST PRECINCT 2 (RR-2024-3 / PP-2023-2479)**

I refer to your correspondence dated 14 March 2024 regarding the request for a Rezoning Review for South Creek West Precinct 2 (the Precinct) made by CKDI Pty Ltd (the proponent).

I note that Council officers have been actively considering a draft Planning Proposal for the Precinct since its lodgement on 14 April 2021. Several revisions of the draft Planning Proposal have been submitted to Council officers in response to requests for further information, the most recent of which was received on 27 October 2023.

**Documentation Review**

I can confirm that the documents provided in Zipped File – Rezoning Review Document Package – South Creek West Precinct 2 (which includes the Planning Proposal V03, dated October 2023), is the same proposal that was submitted to Council in the latest revised package on 27 October 2023.

An examination of the Rezoning Review documentation has identified that the following documents appear to have not been submitted with the request for a Rezoning Review:

- Appendix K – Historical Heritage Assessment (rev December 2023);
- Appendix R – Noise and Vibration Impact Assessment (and addendum); and
- Appendix T – Planning Proposal Pre-Lodgement Advice.

These documents are attached to this letter for your reference.

## Progression of draft Planning Proposal

As mentioned, Council officers have been actively considering the draft Planning Proposal since its original lodgement. This assessment has included several requests for further information (RFIs) and revisions to the Planning Proposal, as outlined in **Table 1**.

Planning Proposal Revision	Date Received	Relevant RFI	Date RFI Sent
Rev 1 – Lodgement	14 April 2021	N/A	
Rev 2 – Response to RFI	19 July 2022	First RFI – Various Assessment Matters	24 December 2021
		First RFI (Addendum 1) – Street Design	1 March 2022
		First RFI (Addendum 2) – Residential Density	6 May 2022
Rev 3 – Response to RFI	3 April 2023	Second RFI – Various Assessment Matters (following initial landowner notification)	23 December 2022
		Second RFI (Addendum 1) – Various Assessment Matters	3 February 2023
Rev 4 – Updated draft PP Package	27 October 2023	Various outstanding assessment matters including Local Planning Panel recommendations.	Combination of above identified in PWG ongoing actions register

**Table 1: Summary of Requests for Information / Amendments to draft Planning Proposal**

The Draft Planning Proposal was reported to the Camden Local Planning Panel for advice on 18 July 2023. The minutes from the Panel meeting are provided as an attachment for your reference.

Council officers continue to progress the draft Planning Proposal, with a view to report to Council to seek endorsement to proceed to Gateway Determination once outstanding assessment matters are resolved.

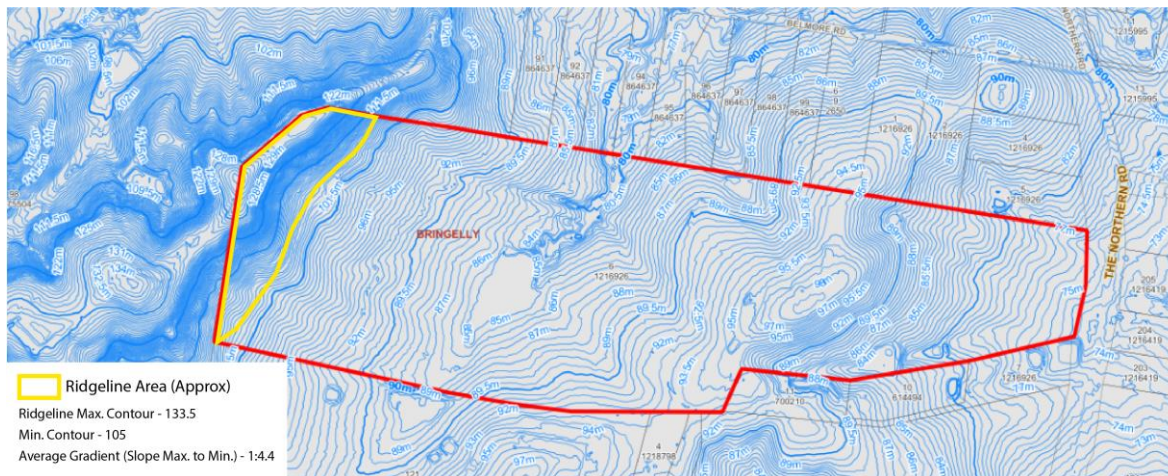
## Status of Draft Planning Proposal

An advice letter was sent to the proponent in January 2024 which outlined a summary of outstanding assessment matters, and a copy is provided as an attachment for your reference. A summary of outstanding matters is outlined below:

### a. Ridgeline Land

The western portion of the Precinct within the proponent's landholding contains some land which is steeply sloping, and ridgeline which forms the boundary with adjoining land to the west. The current draft Planning Proposal proposes residential and public open space uses in this area. **Figure 1** provides an approximate outline of the ridgeline area within the Precinct.

Insufficient geotechnical detail about this area has been provided by the proponent to date. However, it is noted that Council officers have been advised by the proponent that additional geotechnical investigations are currently being undertaken to inform proposed land uses in the Ridgeline Area. The result of the additional geotechnical investigation is yet to be provided to Council officers.



**Figure 1: Ridgeline Area**

**b. Independent Master Planner Review**

In early 2023, Council officers appointed APP Group as a Master Planning Consultant to undertake an independent review of the draft Planning Proposal package. From this review, the following matters remain outstanding:

- A Biodiversity Certification Consistency Report has not been submitted with the draft Planning Proposal;
- ILP matters, including the ridgeline area as mentioned above;
- Planning Proposal report matters including required SEPP clauses, mapping amendments and land zoning;
- Outstanding agency comments from initial notification that still need to be addressed; and
- Minor updates are required to some technical studies and the Planning Proposal report to ensure consistency and reflect up to date information.

**c. Other Assessment Matters**

There are other matters outstanding from Council officer's assessment, which include:

- Consistency between reports;
- Outstanding ILP matters to be addressed from Council officer referrals; and
- Acoustic matters for the Wentworth Road investigation area.

d. **Additional Landowner Engagement**

Prior to reporting the draft Planning Proposal to Council for consideration, Council officers intend to engage with all landowners within the Precinct to inform them of the Planning Proposal. Whilst the proponent owns the large land holdings to the south of the Precinct, the northern portion of the Precinct consists of approximately 59 smaller lots.

The purpose of this engagement is to ensure all landowners are informed of the draft Planning Proposal which applies to their land, noting a separate formal exhibition process will occur if a favourable Gateway Determination is received in the future. Council officers have prepared a Communications and Engagement Plan which provides guidance for engaging with the 59 other landowners within the Precinct.

At the conclusion of the landowner engagement and Council officer assessment, Council officers will brief Councillors on the draft Planning Proposal prior reporting it to Council for consideration.

**Planning Proposal Authority**

It is noted that DPHI have requested that Council consider whether it would like to be considered for the Planning Proposal Authority (PPA) role should the Rezoning Review be supported by the Sydney Western City Planning Panel to proceed to Gateway Determination. Given Council officers are concurrently progressing an identical draft Planning Proposal, it would not be considered appropriate for Council to take the role of the PPA should the Rezoning Review progress.

I trust that the above information provides an overview of Council officers' review of the package submitted in the request for a Rezoning Review, and Council officer assessment of the draft Planning Proposal to date.

Should you have any questions or require any further information, please do not hesitate to contact Oscar Dell, Executive Strategic Planner of Council's Strategic Planning Branch on (02) 4654 7856 or alternatively via email at [oscar.dell@camden.nsw.gov.au](mailto:oscar.dell@camden.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Josh Pownell".

Josh Pownell  
**MANAGER STRATEGIC PLANNING**

## **Attachments**

1. *Planning Proposal Appendix K – Historical Heritage Study (rev December 2023)*
2. *Planning Proposal Appendix R – Noise and Vibration Impact Assessment (and addendum)*
3. *Planning Proposal Appendix T – Planning Proposal Pre-Lodgement Advice*
4. *Camden Local Planning Panel Closed Meeting Minutes – 18 July 2023*
5. *January 2024 RFI - Cover Letter – Council Response to October 2023 Planning Proposal Package*
6. *January 2024 RFI – Summary of APP Comments*
7. *January 2024 RFI – Summary of Internal Referrals*
8. *January 2024 RFI – Outstanding Actions Register*



70 Central Ave,  
Oran Park NSW 2570



[mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)



PO Box 183, Camden 2570



[camden.nsw.gov.au](http://camden.nsw.gov.au)



13 CAMDEN (13 226336)



[www.facebook.com/camdencouncil](https://www.facebook.com/camdencouncil)



ABN: 31 117 341 764



## English

If you need help understanding this information, please call the Translating and Interpreting Service on 131 450 and ask them to call Camden Council on 13 226 336 on your behalf.

简体中文 (Simplified Chinese)

如果您需要帮助理解本资料内容,可首先致电131 450,  
联系翻译和口译服务(TIS),然后要求为您转接13 226 336  
联系Camden市议会政府。

繁體中文 (Traditional Chinese)

如果您需要幫助理解本資料內容，可首先致電131 450，  
聯絡翻譯和傳譯服務(TIS)，然後要求為您轉接13 226 336  
聯絡Camden市議會政府。

عربی (Arabic)

إذا كنتم بحاجة للمساعدة في فهم هذه المعلومات، فيرجى الاتصال  
بخدمة الترجمة التحريرية والشفهية (TIS) على الرقم 131 450 والطلب  
منهم الاتصال بمجلس Camden على الرقم 13 226 336 بالنيابة عنكم.

## Español (Spanish)

Si necesita ayuda para comprender esta información llame al Servicio de Traducción e Interpretación (TIS) al 131 450 y pida que llamen a la Municipalidad de Camden al 13 226 336 en su nombre.

**Tiếng Việt (Vietnamese)**

Nếu cần người trợ giúp mình hiểu thông tin này, xin quý vị gọi cho Dịch vụ Thông phiên dịch (TIS) qua số 131 450 và yêu cầu họ gọi cho Hội đồng Thành phố Camden số 13 226 336 giúp quý vị.

ਪੰਜਾਬੀ (Punjabi)

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਜਾਣਕਾਰੀ ਨੂੰ ਸਮਝਣ ਵਿੱਚ ਮੱਦਦ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ 131 450 'ਤੇ ਟ੍ਰਾਂਸਲੇਟਿੰਗ ਐਂਡ ਇੰਟਰਪ੍ਰੇਟਿੰਗ ਸਰਵਿਸ (TIS) ਨੂੰ ਫ਼ੋਨ ਕਰੋ ਅਤੇ ਉਹਨਾਂ ਨੂੰ ਤੁਹਾਡੀ ਤਰਫ਼ੋਂ 13 226 336 'ਤੇ Camden ਕੌਂਸਲ ਨੂੰ ਫ਼ੋਨ ਕਰਨ ਲਈ ਕਹੋ।

**Italiano (Italian)**

Se ti serve aiuto per capire queste informazioni, telefona al Servizio traduzioni e interpreti (TIS) al numero 131 450 e chiedi di chiamare per tuo conto il Comune di Camden al numero 13 226 336.

(Assyrian/Aramaic) ܝܫܬܝܢ ܐܠܗܝܢ ܐܠܗܝܢ ܐܠܗܝܢ

١٣ ٢٢٦ ٣٣٦  
 ١٣١ ٤٥٠  
 ١٣ ٢٢٦ ٣٣٦

नेपाली (Nepali)

यदि तपाईंलाई यो जानकारी बुझ्न मद्दत चाहिन्छ भने कृपया 131 450 मा अनुवाद र दोभाषे सेवा (TIS) लाई फोन गर्नुहोस् र तपाईंको लागि Camden काउन्सिललाई 13 226 336 मा फोन गर्न लगाउनुहोस्।

**Српски (Serbian)**

Ако вам је потребна помоћ да бисте разумели ове информације, позовите Службу за писмено и усмено превођење (TIS) на 131 450 и замолите да вам назову Општину Camden на 13 226 336.

## हिन्दी (Hindi)

यदि इस जानकारी को समझने में आपको सहायता की आवश्यकता है, तो कृपया अनुवाद एवं दुभाषिया सेवा (TIS) को 131 450 पर कॉल करें और उन्हें आपकी ओर से Camden काउंसिल को 13 226 336 पर कॉल करने के लिए कहें।

**Hrvatski (Croatian)**

Ako trebate pomoć da biste razumjeli ove informacije, nazovite Službu za prevođenje i tumačenje (TIS) na 131 450 i zamolite da vam nazovu Općinu Camden na 13 226 336.

Ελληνικά (Greek)

Εάν χρειάζεστε βοήθεια για να καταλάβετε αυτές τις πληροφορίες, τηλεφωνήστε στην Υπηρεσία Μετάφρασης και Διερμηνείας (TIS) στο 131 450 και ζητήστε τους να καλέσουν τον Δήμο Camden στον αριθμό 13 226 336 για λογαριασμό σας.

**Malti (Maltese)**

Jekk għandek bżonn għajjuna tifhem dan it-tagħrif, jekk jogħġbok  
 ċempel lis-Servizz tat-Traduzzjoni u l-Interpretar (TIS) fuq 131 450  
 u staqsihom iċ-ċemplu lill-Kunsill ta' Camden fuq 13 226 336 għan-  
 nom tiegħek.

**Tagalog/Filipino (Tagalog/Filipino)**

Kung kailangan mo ng tulong sa pag-unawa ng impormasyong ito, mangyaring tumawag sa Translating and Interpreting Service (TIS) sa 131 450 at hilingin sa kanila na tumawag sa Camden Council sa 13 226 336 para sa iyo.

**Deutsch (German)**

Wenn Sie zum Verständnis dieser Informationen Hilfe benötigen, wenden Sie sich bitte an den Übersetzungs- und Dolmetscherdienst (TIS) unter 131 450 und bitten Sie diesen, die Stadtverwaltung Camden unter der Nummer 13 226 336 für Sie anzurufen.



70 Central Ave,  
Oran Park NSW 2570



PO Box 183, Camden 2570



13 CAMDEN (13 226336)



ABN: 31 117 341 764



[mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)



camden.nsw.gov.au



[www.facebook.com/camdencouncil](http://www.facebook.com/camdencouncil)