



Design+
Planning

Cobbitty ILP Designed with Country

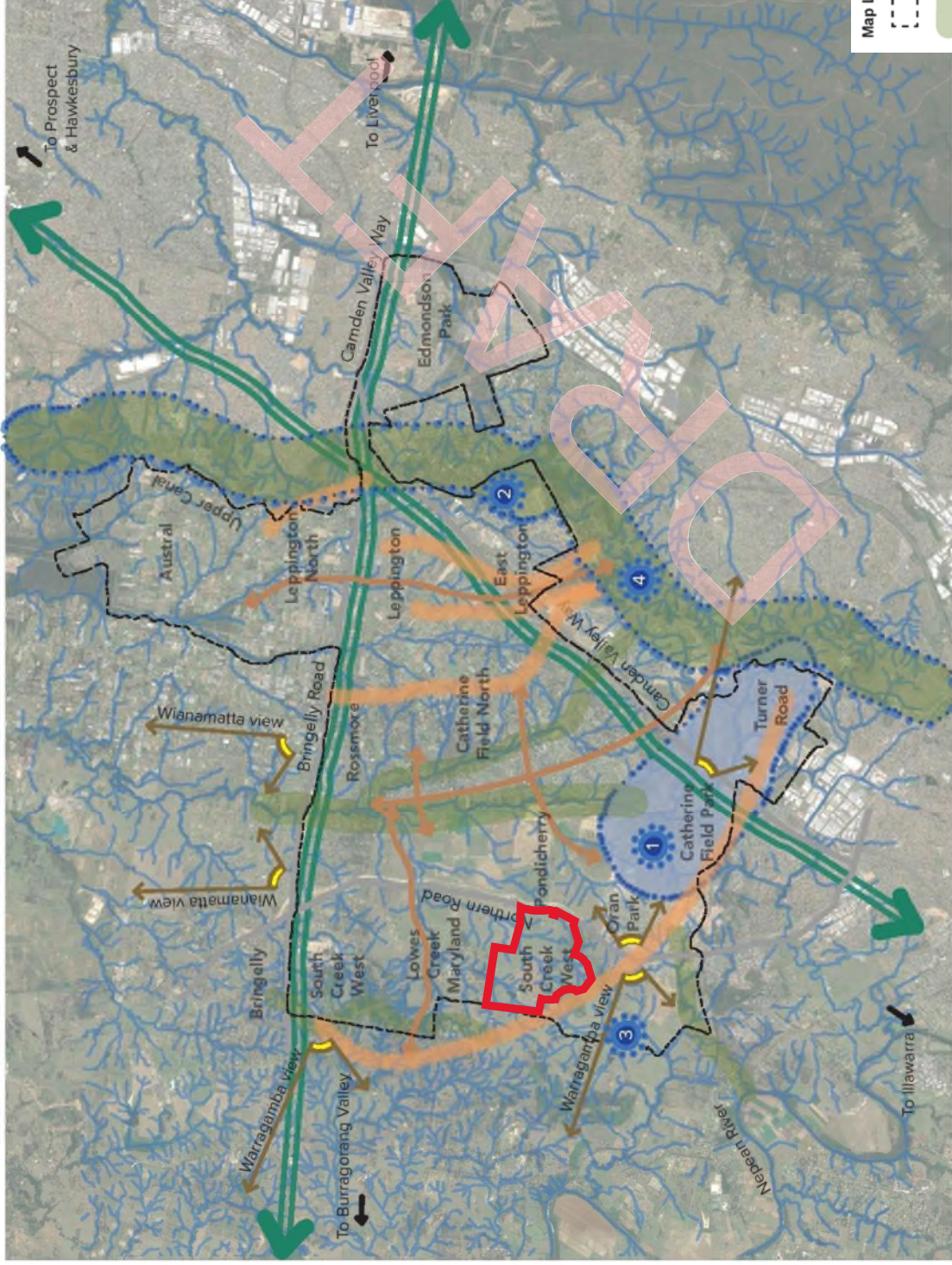
COBBITTY

16 February 2024



Site Context

- The ILP for Cobbitty has been shaped by Country to ensure that future development respects and celebrates the long Aboriginal history of the site, while also preserving and enhancing the key natural features such as creek corridors, native vegetation and ridgelines.
- This approach aligns with both the Government Architect NSW's 'Connecting with Country' framework and the Department of Planning's 'starting with Country' concept that is outlined in the 'Guide to the South West Growth Area', which also contains a 'Starting with Country Map'.
- The map has been prepared by Connecting with Country specialists in collaboration with local Traditional Custodians to identify opportunities to connect with Country in the Growth Area.
- The same approaches to connect with Country have been incorporated into the Cobbitty ILP, including maintaining view lines, preserving Walking Country connections along waterways and celebrating the ridgelines.



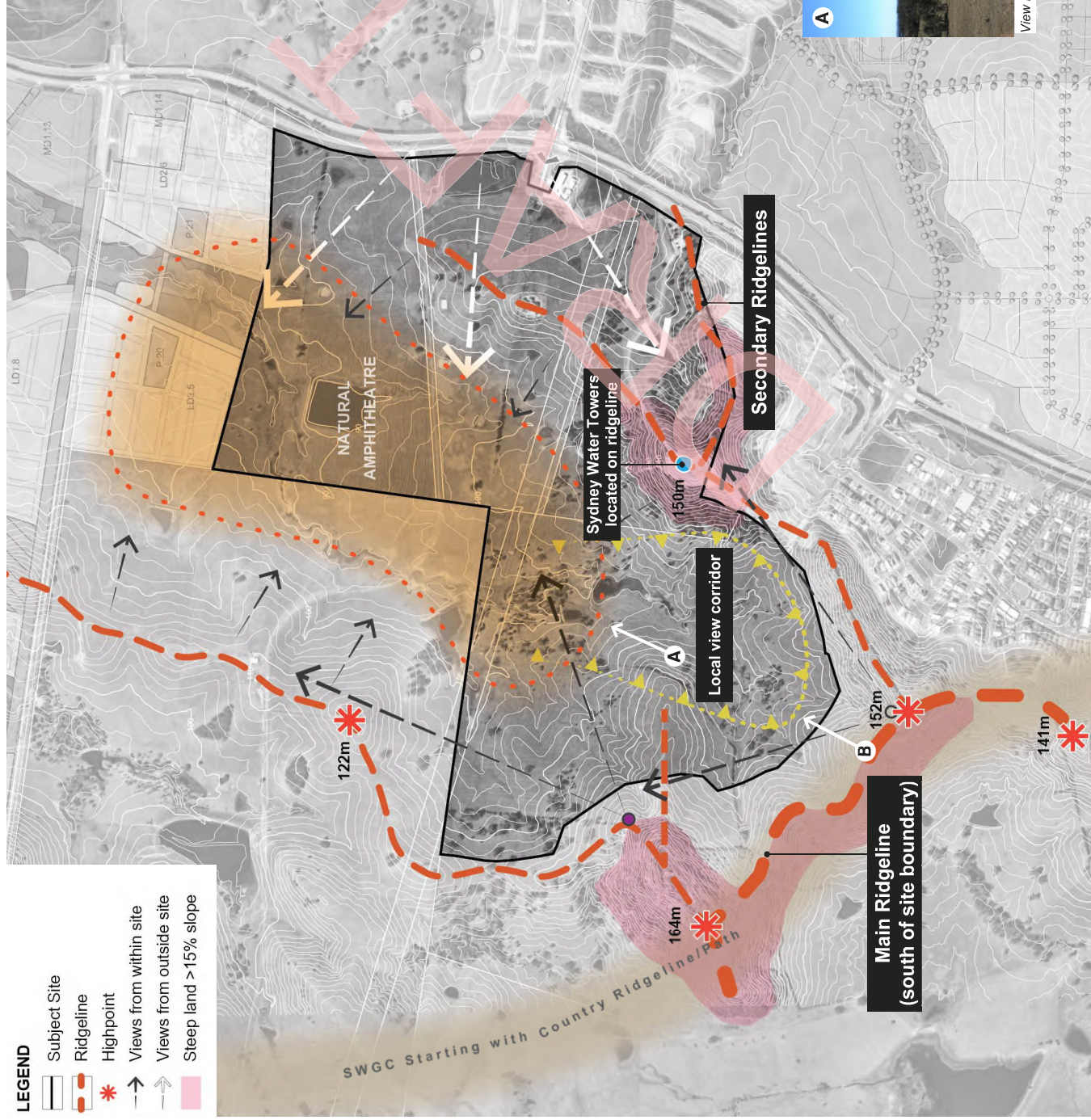
Source: Guide to South West Growth Area

Map Legend

- SWGA study area
- Green infrastructure links (Sydney Green Grid GA 2017)
- Movement Corridors
- Walking Country connections
- Ridgelines/Pathways
- Indicative view points

Known Culturally Important Locations

1. Wianamatta headwaters
2. Ceremony Complex (Denham/Bonds Creek)
3. Ceremony Complex (Denbigh/Cobbitty Creek)
4. Scenic Hills
5. Waterway system



Country and Site characteristics:

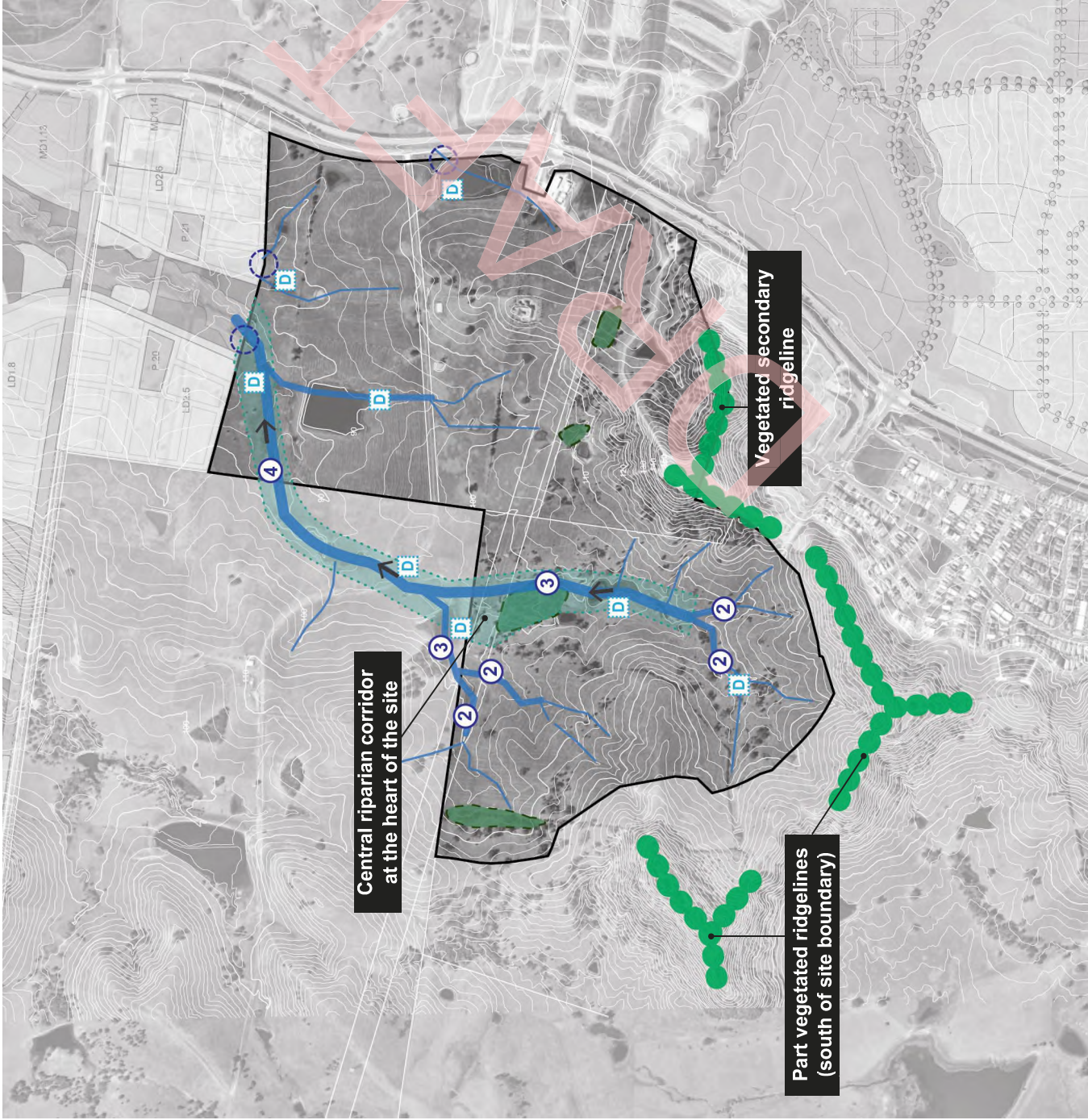
- The main ridgeline affecting the site is located outside the site along an adjacent property to the south. The high points of that ridgeline range from 141m to 164m.
- The main ridgeline forms a visual backdrop for the south west corner of the precinct and provide distant views to the north and south as well as local views into the site.
- Smaller secondary ridgelines frame the south east boundary, with two Sydney Water towers located on the high point and are highly viewable.
- A gentler secondary ridgeline straddles the eastern portion of the site, north of the water towers.
- A large natural amphitheatre is created by the secondary ridgelines running north - south around a central creek corridor.
- Further upstream, a smaller amphitheatre exists higher up the ridgelines.
- The topography of the land to the north and east is flatter.



View north along central riparian corridor



View from outside of the site on the main ridgeline south



Country and Site characteristics:

- The main waterway and smaller tributaries flow in a north-easterly direction through the site towards Lowes Creek, approximately 2km north.
- The site as been used for agricultural purposes over several decades and is largely cleared of significant vegetation. The site comprises predominantly exotic pasture grasses and shrubbery with not ecological value.
- A few clusters of remnant Cumberland Plain Woodland are dispersed across the site.
- The major ridgeline south of the site is partly vegetated. The secondary ridgeline on the southern boundary is also partly vegetated but comprises mainly exotics and African Olive weed species. When viewed from a far, the vegetated ridgelines combine together to form a green cutrain and backdrop to the southern part of the site.

The principles of Designing with Country together with fundamental best practice Urban Design has shaped the land use arrangements of the site and development potential. Consultation with Indigenous Australians is occurring to ensure their contribution helps shape a strong and vibrant new community.

Designing with Country ILP response:

- ILP protects ridgelines and creeks as well as creating positive and accessible Open Space connections between them.
- Local sight lines and view corridors are protected through the master plan layout and continue to foster a sense of local orientation.
- Riparian corridors and waterways are celebrated and incorporated within the Open Space network and preserved and buffered respectfully.
- Location of centre, sporting fields and schools are located on the flattest part of the site to limit cut and fill and work with the existing landform.

LEGEND

Subject Site

Ridgeline

Highpoint

Views from within site

Views from outside site

Steep land >15% slope

Stream Order

Waterway/Creek

Drainage Low Point

Potential Drainage Basin

Vegetation

Ridgeline Vegetation

