

Rezoning Review Briefing Report – RR-2024-33

Cobbitty Sub-Precinct 5, South Creek West Land Release Area (2,312 dwellings and 947 jobs)

Element	Description	
Date of request	26 September 2024	
Department ref. no	RR-2024-33 (PP-2021-7146)	
LGA	Camden Local Government Area	
LEP to be amended	Camden Local Environmental Plan 2010 & State Environmental Planning Policy (Precincts—Western Parkland City) 2021	
Address	The subject site is legally comprised of 6 lots as follows:	
	Address	Lot / DP
	The Northern Road, Cobbitty	Lot 1 DP 1273487
	705 The Northern Road, Bringelly	Lot 2 DP 1216380
	657 The Northern Road, Bringelly	Lot 4 DP 1216380
	689 The Northern Road, Bringelly	Part of Lot 3 DP1216380
	421D The Northern Road, Cobbitty	Lot 500 DP 1231858
	621 The Northern Road, Cobbitty	Lot 4 DP 1273487
Reason for review	<input type="checkbox"/> Council notified the proponent it will not support the proposed amendment	<input checked="" type="checkbox"/> Council failed to submit the proposal after indicating its support.
Has council nominated PPA role	No	
Consultation	The following agencies have been consulted by Camden Council during their initial June 2022 consultation period: <ul style="list-style-type: none">Transport for NSW (TfNSW)	

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Element	Description
	<ul style="list-style-type: none">• Environmental Heritage Group (now known as the Department of Climate Change, Energy, Environment and Water (DCCEEW))• Heritage NSW (HNSW)• NSW Rural Fire Service (RFS)• NSW Environmental Protection Authority (EPA)• NSW State Emergency Service (SES)• School Infrastructure NSW (SINSW)• NSW Health – South Western Sydney Local Health District• Water NSW• Sydney Water• Endeavour Energy• Jemena Gas• TransGrid <p>A detailed summary of the agency consultation is summarised in Appendix 3 of the Planning Proposal Review request (Attachment B).</p>
Brief overview of the timeframe/progress of the planning proposal	<p>2 November 2019 – Sub-Precinct 5 was released for rezoning as part of the South Creek West Land Release Area.</p> <p>9 November 2021 – Planning proposal submitted by Urbis to Council on behalf of the proponent (BHL Group).</p> <p>29 June 2022 – 13 July 2022 – Planning proposal exhibited by Council.</p> <p>21 February 2023 – Camden Local Planning Panel recommend the proposal has strategic and site-specific merit subject to resolution of various matters.</p> <p>11 June 2024 – Council considered and supported the planning proposal subject to conditions.</p> <p>23 June 2024 – Council officers raise additional matters including to investigate land stability and ridgeline use consultation with the Aboriginal community.</p> <p>21 October 2024 – Rezoning review (RR-2024-33) considered lodged with the Department after receiving receipt of payment.</p> <p>25 October 2024 - Acknowledgement letters were sent to proponent, Council and Panel Chair.</p> <p>14 November 2024 - Council officers submitted a response to the rezoning review.</p>
Department contact:	Timothy Coorey, Planning Officer, Planning Proposal Authority

Planning Proposal

Table 1. Overview of planning proposal

Element	Description
Site Area	Approximately 173 hectares.
Site Description	<p>The subject site (Figure 1) is located within the Camden Local Government Area (LGA) and within the South West Growth Area (SWGA). It is located approximately 45km south west of the Parramatta CBD and 65km south west of the Sydney CBD. The site is in proximity to the Western Sydney Aerotropolis. The site has an irregular shape and is legally comprised of 6 lots as follows. Lot 1 DP 1273487, Lot 2 DP 1216380, Lot 4 DP 1216380, Part of Lot 3 DP1216380, Lot 500 DP 1231858 and Lot 4 DP 1273487.</p>
Proposal summary	<p>The proposal seeks to amend the Camden LEP 2010 and the Western Parkland City SEPP to facilitate the development of up to approximately 2,312 dwellings as follows:</p> <ul style="list-style-type: none"> • Amend Clause 1.3 of Appendix 5 and the Land Application Map (LAP_003) (Figure 6) to incorporate part of Cobbitty Sub-Precinct 5; • Amend Clause 2.2 of Appendix 5 and Land Zoning Map (LZN_003) (Figure 4) to reflect the land uses proposed; • Amend Clause 4.1B of Appendix 5 and Density Map (RND_003) (Figure 17) to include the Residential Density Controls; • Amend Clause 4.3 of Appendix 5 and Height of Building Map (HOB_003) (Figure 8) to include the proposed Height of Building controls consistent with the Draft ILP; • Amend Clause 4.1AB of Appendix 5 and Minimum Lot Size Map (LSZ_003) (Figure 10) to include a minimum lot size control of 1000m² for the proposed C4 Environmental Living zone; and • Amendments to Riparian Protection Area Map (RPA_003) (Figure 12), the Land Reservation Acquisition Map (LRA_003) (Figure 16) and the Native Vegetation Protection Map (NVP_003) (Figure 14) are all proposed to incorporate the subject site into the Western Parkland City SEPP.
Relevant State and Local Planning Policies, Instruments	<p><u>State and Local Planning Policies</u></p> <ul style="list-style-type: none"> • A Metropolis of Three Cities: Greater Sydney Region Plan • Western City District Plan • Building Momentum State Infrastructure Strategy 2018-2038 • The Future Transport Strategy • Camden Local Environmental Plan 2010 • Camden Local Strategic Planning Statement 2020

Element	Description
	<ul style="list-style-type: none">• Camden Local Housing Strategy 2021• Camden Centres and Employment Lands Strategy 2022• Western Sydney Aerotropolis Plan• South West Growth Area Structure Plan 2022• Connecting with Country Framework• Draft Greener Places Design Guide• Camden Centres and Employment Land Strategy• Western Parkland City Blueprint <p><u>State Environmental Planning Policies</u></p> <ul style="list-style-type: none">• SEPP (Precincts – Western Parkland City) 2021• SEPP (Biodiversity and Conservation) 2021• SEPP (Housing) 2021• SEPP (Planning Systems) 2021• SEPP (Resilience and Hazards) 2021• SEPP (Transport and Infrastructure) 2021



Figure 1 Subject site (source: Planning Proposal 2024)

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A comparison table of current and proposed controls at the subject site is shown in **Table 2** below.

Table 2. Current and proposed controls

Control	Current	Proposed	
Zone	RU1 Primary Production	<ul style="list-style-type: none">• E1 Local Centre• MU1 Mixed Use• C2 Environmental Conservation• C4 Environmental Living• R2 Low Density Residential• R3 Medium Density Residential• RE1 Public Recreation	
Maximum height of the building	9.5m	<ul style="list-style-type: none">• 9m for low-density residential uses, allowing for developments of up to two storeys in height.• 12m for medium-density residential uses, allowing for development of up to three storeys in height.• 18m for the village centre where mixed-use developments are proposed. This will allow for development of up to five storeys in height.	
Minimum lot size	40 ha	1000m ² (for the proposed C4 Environmental Living zone)	
Residential Density	N/A	Density Band	Applicable residential zone
		10 (min) – 20 (max) (K2)	C4 (The Indicative Layout Plan (ILP) (see Figure 2 and Attachment A2) defines 10 dwg/ha as maximum)
		20 (min) – 25 (max) (Q2)	R2 (Low Density Band 1 on the ILP)
		25 (min) – 35 (max) (T2)	R2 (Low Density Band 2 on the ILP)
Number of dwellings	<10	2,312 dwellings	
Number of jobs	0	947 jobs	

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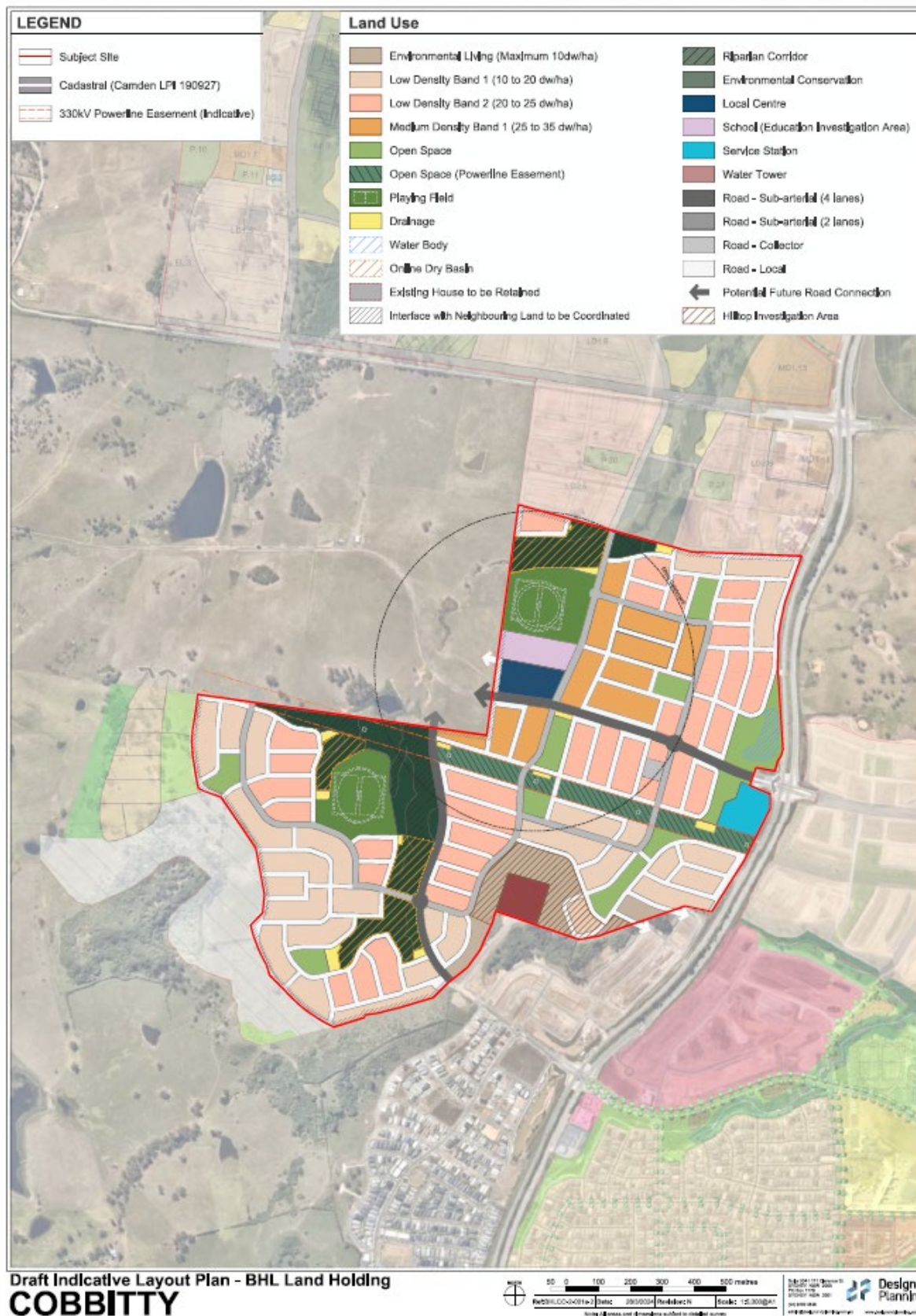


Figure 2 Draft Indicative Layout Plan (Source: Planning Proposal)

Mapping

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved. The full suite of mapping changes proposed are contained in **Attachment E**, however some maps are included below.

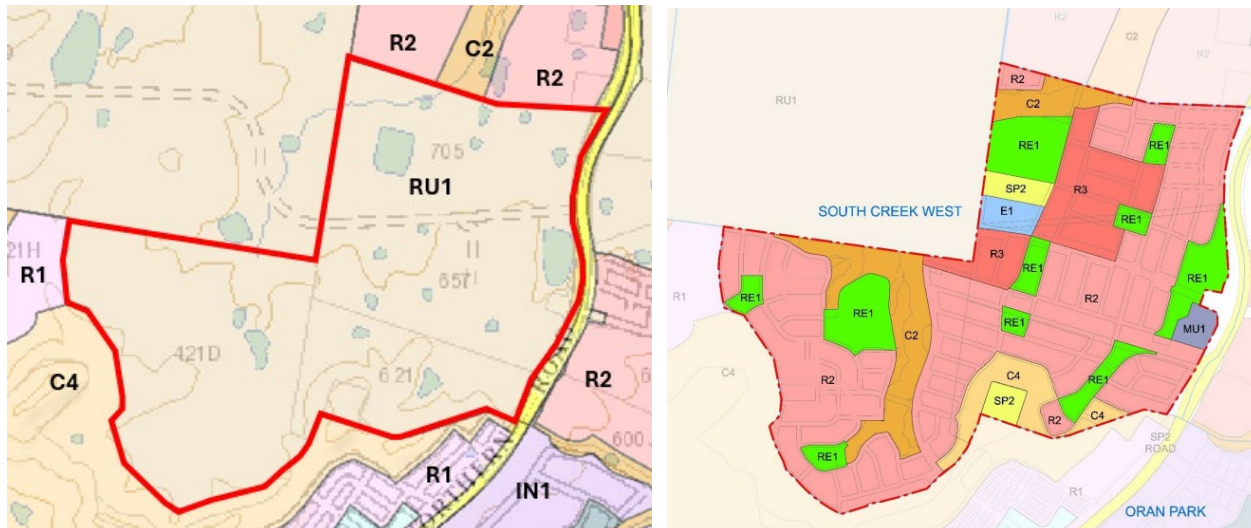


Figure 3 Current zoning (Source: NSW Planning Portal 2024 and Planning Proposal 2024)

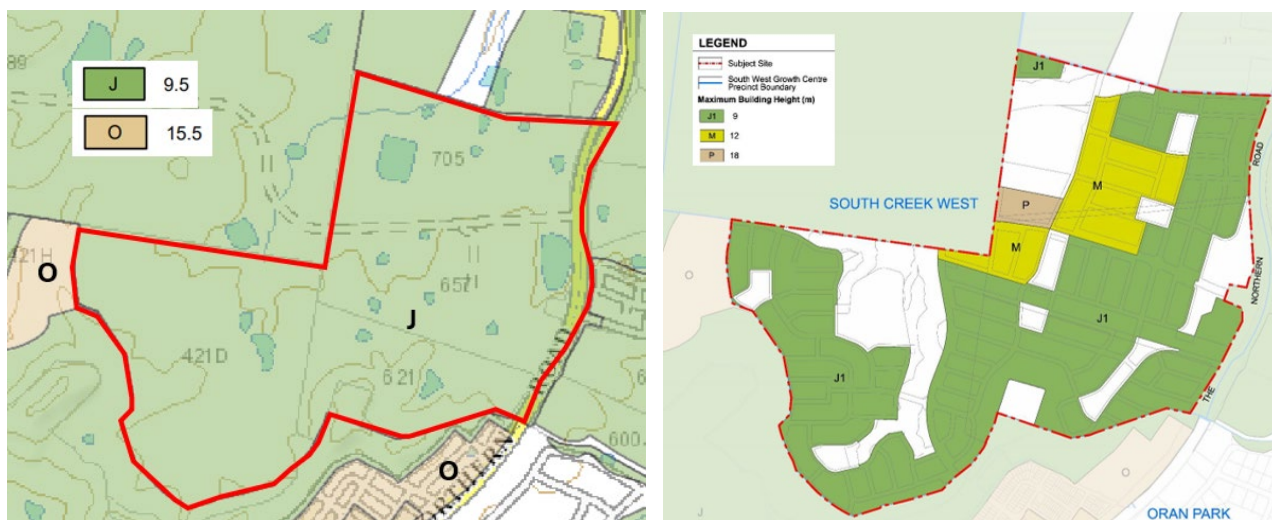


Figure 4 Current Height of Buildings Map (Source: NSW Planning Portal and Planning Proposal 2024)

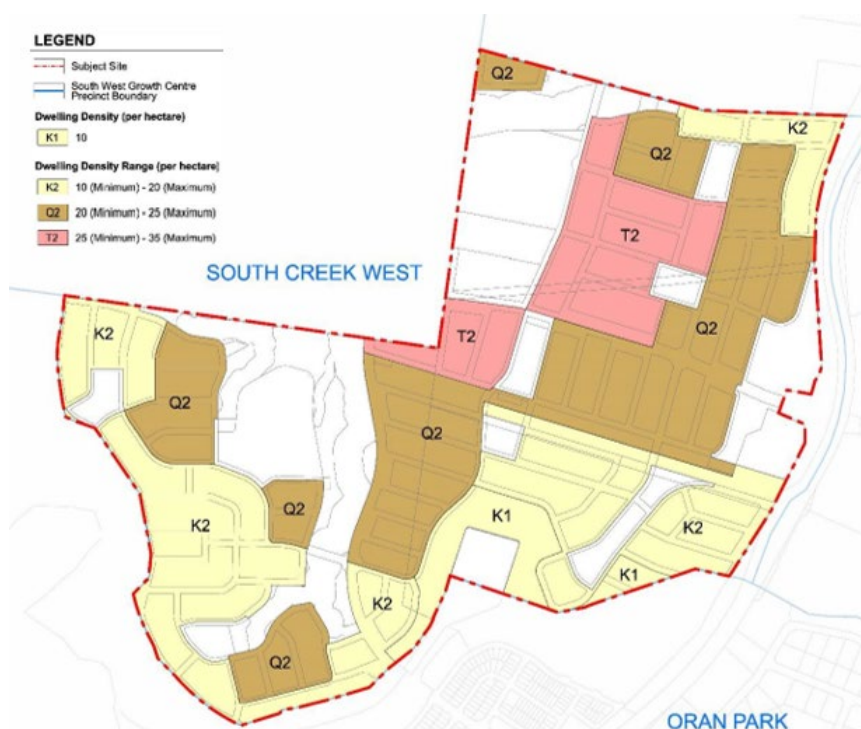


Figure 5 Proposed Residential Density Map (Source: Planning Proposal)

Local planning panel (LPP) recommendation

The draft planning proposal was reported to the Camden Local Planning Panel (CLPP) on 21 February 2023. The CLPP supported the recommendations from Council officers and made a number of recommendations regarding the proposed height of buildings, lot densities and associated lot sizes within the R2 Low density Residential Zone.

The draft planning proposal has evolved since the CLPP meeting, including the removal of the ridgeline parks from the Oran Park Contributions Plan, which has superseded some of the recommendations of the CLPP.

A copy of the Council Officer recommendations can be found at **Attachment D**.

Key Issues

The following section summarises the key issues, drawn from the proponent's rezoning review request (**Attachment B**), the proponent's planning proposal (**Attachment A**) and Council's comments on the proposal to the Department (**Attachment C**).

Council endorsed the draft planning proposal on 11 June 2024, subject to the resolution of a number of outstanding matters. The key matters are discussed below.

STRATEGIC MERIT

Council View

The Council officer report to Council on 11 June 2024 (**Attachment B3**) noted that the draft planning proposal demonstrated sufficient strategic planning merit to proceed to Gateway Determination. This was subject to the satisfactory resolution of the outstanding matters discussed in this report.

Council note that the draft planning proposal is considered to have strategic merit as it:

- Enables the development of land for future urban development including residential, open space, a riparian corridor, a neighbourhood centre and a future primary school;
- Supports increased housing diversity by providing a mixture of dwelling typologies;
- Contributes to Camden's 6-10 year housing target and respond to the needs of Camden's growing community;
- Provides for social infrastructure, including a public K-6 school and a neighbourhood centre;
- Supports the delivery of open space through the provision of multiple local parks and two double playing fields and hard courts;
- Has demonstrated that the land is suitable for residential development based on specialist studies, with measures in place to address relevant site conditions (subject to the resolution of the geotechnical assessment of the ridgeline area); and
- Is capable of being serviced by utilities infrastructure, based on consultation with service providers.

Proponent View

The planning proposal has strategic merit as it is consistent with the strategic planning framework of the NSW Government and Camden Council as follows:

- The Greater Sydney Region Plan and Western City District Plan objectives and priorities for liveability, productivity infrastructure and collaboration, and sustainability;
- The Guide to the South West Growth Area Structure Plan and assessment criteria for planning proposals;
- Relevant State Environmental Planning Policies;
- Relevant Section 9.1 Ministerial Directions; and
- The Camden Local Strategic Planning Statement, Camden Local Housing Strategy, Centres and Employment Land Strategy and the Camden Spaces and Places Strategy, and main body of the Camden Growth Centre Precinct DCP.

SITE SPECIFIC MERIT

Issue no. 1 – Ridgeline Development

Council is undertaking geotechnical investigations which will guide development options for the ridgeline, as well as flood and riparian basin management strategies. The proponent has proposed an interim option for the use of the ridgeline and is of the opinion that detailed design and land use planning can proceed post-Gateway assessment.

Council view

- Council officers are progressing a peer review of the geotechnical studies for the unstable land on the ridgeline. The peer review will:
 - Inform potential development options for the affected land.

- Enable the Floodplain Management Strategy, Riparian Basin Review, draft Indicative Layout Plan (ILP) and SEPP maps to be finalised.
- The estimated date for the completion of the peer review is late December 2024 - January 2025.
- Since the Ordinary Council meeting in June 2024, a Landscape Character and Visual Impact Assessment (**Attachment A30**) has been undertaken by the proponent, based on instructions from Council officers regarding locations where view lines should be assessed. The purpose of the assessment was to gain an understanding of the importance of the ridgeline within and adjacent to land subject to the draft planning proposal.

Proponent view

- Detailed geotechnical investigations to a suitable level of detail have been undertaken by Douglas Partners “Report on Stability Assessment” (March 2023) (**Attachment A14**) to address the ridgeline development issue.
 - The study notes: *“Based on the results of the current assessment and previous works on similar sites, geotechnical remediation and hazard reduction works will be required to reduce and/or maintain the current risk of slope instability, to facilitate residential development in the steep hillside of the site to within acceptable risk levels.”*
 - The study concludes that: *“the steep hillsides within Zones 1 to 3 at the site are considered suitable for the proposed development (from a geotechnical perspective), provided design and construction is undertaken in accordance with good practice for hillside construction and the recommendations presented in this report”.*
- A number of potential development scenarios for the ridgeline on the ILP Structure Plan have been prepared with no outcome confirmed for the ridgeline. These scenarios ranged from open space (originally supported by Council and the Camden LPP) through to low density residential use (Councils preferred option).
- Further testing and monitoring of the ridgeline area is progressing.
- An interim solution for ridgeline development is proposed to allow the planning proposal to progress that includes a mix of lot sizes generally between 1000m² – 2000m². A comparison of the draft ILP and the interim solution scenario is shown on **Figure 18**.
- Regarding the interim solution, the proponent notes:
 - There is at least one opportunity for the ridgeline to have an acceptable use, an ownership and a stabilisation strategy;
 - The detailed use and design of the space in terms of building design, landscape and conservation outcomes as a result of the slope can proceed at a later date; and
 - Detailed civil design that addresses soil stability can proceed at a later date.
- This interim solution represents a way forward and can be addressed post-Gateway determination.



Figure 5 Affected ridgeline portion of the draft ILP Structure Plan

Issue no. 2 – Connecting with Country

Council has advised that preliminary technical studies have been provided, however these require further investigation and consultation with Registered Aboriginal Parties (RAPs) through the assessment of the planning proposal. The proponent contends that the approach to addressing Connecting with Country issues has been inconsistent and has resulted in delays. They note that Connecting with Country planning should not need to be completed before a Gateway Determination assessment.

Council view

- A Preliminary Aboriginal Heritage Assessment (**Attachment A28**), a Connecting with Country Report (**Attachment A12**) and a Designed with Country study (Cobbitty ILP) (**Attachment A13**) have been provided as part of the suite of technical studies.
- Council notes that further investigation and consultation with RAPs will be required through the assessment of the draft planning proposal.
- There are no items of non-indigenous heritage located within the subject site. A draft supporting Landscape Masterplan (**Attachment A1**) has been provided as part of the suite of technical studies. Amendments and updates to this Landscape Masterplan will be required prior to the draft planning proposal proceeding to public exhibition.

- A Walk on Country was undertaken on Wednesday 28 August 2024 to discuss the important aspects of Connecting with Country within the subject site to inform its planning in accordance with “A Guide to the South West Growth Area”.
- DPHI will need to consider the proponent’s report in the context of “A Guide to the South West Growth Area” and “Connecting with Country” by the Government Architect NSW.

Proponent view

- Council is seeking engagement with Aboriginal stakeholders, but no strategy or timeframe has been proposed, nor how the outcomes will be incorporated.
- The following investigations have been undertaken to date:
 - Preliminary Aboriginal Heritage Assessment (**Attachment A28**).
 - Connecting with Country Report (**Attachment A12**).
 - Designed with Country study (Cobbitty ILP) (**Attachment A13**).
- The Council Meeting business paper agenda (**Attachment B2**) acknowledges that the proposal already addresses some Designing with Country criteria.
- The Council-appointed consultants, APP, have peer reviewed the planning proposal and noted:
 - The proposal: “(preserves) areas of identified Aboriginal cultural heritage.”
 - “the planning proposal... has incorporated connection with Country principles in its design through embedding key landscape features in the ILP, including the central riparian corridor and south west ridgeline.”
 - The proposal: “adequately addresses the ‘starting with Country’ criterion within the Guide to the SWGA with respect to the ILP, Landscape Master Plan and Urban Design Report ... The Proponents’ Planning Proposal addresses the Starting with Country criterion and Starting with Country Map”.
- Notwithstanding this, the Council officer report (**Attachment B3**) recommends that the planning must return to first principles and comments an: “early stage site analysis to inform Design with Country. ... Amendments and updates to this Masterplan will be required prior to the draft Planning Proposal proceeding to public exhibition”.
- This approach for Connecting with Country has not been imposed on any other advanced rezoning proposals in the Camden LGA including Leppington and South Creek West Sub-Precinct 2. Therefore, the process and requirements imposed on this proposal has been inconsistent and resulted in unnecessary delays.
- APP consultants suggest that Connecting to Country in development can be reinforced through the adoption of controls in a Development Control Plan.
- Connecting with Country is an ongoing communication with First Nations people and does not need or is able to be completed prior to a Gateway determination assessment.

Issue no. 3 – Riparian Corridors and Detention Basins

Council view

- The supporting Water Cycle Management Strategy (April 2024) (**Attachment A4**) notes several detention basins are proposed within the subject site. This study provides indicative designs for each basin to show that the required amount of floodwater can be contained. However, the proposed detention basin strategy does

not comply with Controlled Activities – Guidelines for riparian corridors on waterfront land (the Guidelines).

- During the proposal's initial agency consultation (June 2022), the Department of Climate Change, Energy, Environment and Water (DCCEEW), recommended that the proposed detention basins should be located outside of the proposed C2 zoned land / riparian corridors. DCCEEW also stated: *"The proposed detention management strategy requires further consideration as the risks of their failure and their structural adequacy needs consideration according to Dam Safety NSW requirements."*
- It is recommended that DCCEEW (and other relevant state agencies) are further consulted to ensure they have an opportunity to comment on the proponent's revised detention basin strategy. Council officers support the concerns raised by DCCEEW regarding the detention basins.
- A merit assessment for dry online basins (**Attachment A31**) was provided by the proponent in September 2024. This assessment sought to provide justification for non-compliance with the guidelines.
 - Council's internal subject matter experts have reviewed the proponent's merit assessment justification and continue to have concerns with the design of the proposed detention basins.
 - Further flood mitigation investigations are also required to inform the location and capacity of flood detention measures.
- An alternative design for the location of two basins (areas as shown highlighted in red in **Figure 6** below) may be required to achieve an acceptable solution to this issue.



Figure 6 Investigation Area 2, showing proposed online basins (Extract from Council report 11 June 2024)

- The proposed basin within the Category 4 stream creates a damming effect of the western edge of the North South (Collector) Road (**Figure 7**). This could create a risk to Council and the community. As noted previously, the draft planning proposal does not comply with the Guidelines for riparian corridors on waterfront land and the proposed online (dry) basins with a Category 3 and 4 stream.



Figure 7 Area on the North South (Collector) Road where damming occurs (outline by yellow oval)

- The supporting Water Cycle Management Strategy (April 2024) (**Attachment A4**) does not fully satisfy Council's flooding and stormwater management requirements.
- In October 2024, the proponent submitted an updated Water Cycle Management Strategy (without the required modelling) (**Attachment A31 – Appendix 3**), which has not yet been reviewed by Council officers.
- It is considered that the Water Cycle Management Strategy (including assessment of the modelling) cannot be finalised until the outcomes for the ridgeline land and design of the detention basins are known.

Proponent view

- Several online (i.e. located within the riparian corridor), 'wet' (i.e. with detailed open water body/pond) detention basins are proposed for flood mitigation and for landscape, resident amenity and flora and fauna habitat benefits.
- Council and DCCEEW recommend that no civil works should be included within the riparian zones as:
 - Council noted that there are ongoing maintenance costs with wet environments and onerous compliance with dam safety regulations; and
 - DCCEEW seeks to preserve the functionality and environmental qualities of riparian corridors.
- Dry basins are more cost effective than wet basins and can also offer amenity and habitat values.
- There is an opportunity for the basins to be converted to a 'dry' approach and located online to minimise Council's land, stormwater and environmental maintenance costs via the dual use of riparian corridors.
 - This can be achieved with minimal impact on the environmental values of the riparian corridor due to the inconsequential function of these parts of the corridor at the top of the catchment and noting that online basins are already proposed downstream of the subject site.

- The detailed use and design of the corridors in terms of dry basin design, landscape and conservation outcomes is a matter that can ordinarily be resolved post-Gateway determination assessment.
- Revised stormwater modelling can be undertaken when the matter is resolved post-Gateway determination assessment.

Issue no. 4 - Planning Agreement/Contributions Plan

The proponent submitted a draft planning agreement to Council on 16 May 2023; however, Council contends that the offer is not satisfactory and the matter remains outstanding.

Council view

- Council resolved to endorse the draft planning proposal to be forwarded to the Department for Gateway Determination. However, this resolution is subject to receipt of a satisfactory letter of offer to enter into a Planning Agreement and satisfactory progression of the investigation areas and outstanding matters.
- The proponent has commenced discussions with Council officers regarding a Planning Agreement.
- To date, a satisfactory letter of offer to enter into a Planning Agreement remains an outstanding issue.

Proponent view

- A draft agreement dated 16 May 2023 was submitted with the planning proposal which proposes to provide land and works-in-kind value of \$306.33 million.
- This offer has been reiterated in the advice to Camden Council confirming change in land ownership and applicant entities of the rezoning planning proposal dated 6 June 2024.
- This matter should not be grounds for deferral of the Gateway determination assessment.

Other issues:

Council also noted a number of other outstanding and emerging issues related to the proposal that include:

Active Open Space Design

- The quantum amount of open space proposed in the draft planning proposal meets Council's requirements. However, some areas of the subject site require further refinement to ensure the open space complies with Council's Spaces and Places Strategy 2020.
- Council and the proponent agreed, prior to the Council report being prepared, that further consideration of the open space within specific areas of the subject site would be required. The Landscape Master Plan (pp. 49 and 52) (**Attachment A1**) notes the requirement for further refinement on this issue.

Draft Development Control Plan (DCP)

- A draft DCP has been submitted by the proponent (**Attachment A26**).
- A future addition to the DCP is intended to guide development around the ridgeline area. However, until the peer review of the geotechnical reports has been undertaken to inform the future preferred development on the affected ridgeline, the additions to the DCP cannot be prepared.

Stage 2 Traffic and Transport Report

- An updated Stage 2 Traffic Assessment (**Attachment A32**) was received by Council officers on 27 August 2024. This report has been considered by Council's traffic engineers who have raised the following major concerns:
 - The report does not provide impacts on two proposed roundabouts and their impact on the State and regional road network. This information was forwarded to the proponent.
 - Bus routes and bus stop locations also need to be considered.
 - The report will need to be considered by Transport for NSW.

Odour issues with the South West Growth Area

- The Greenlife Resource Facility is situated within the nearby rezoned Lowes Creek Maryland precinct. Council has identified this facility as an emerging issue due to the potential for significant odour impacts on surrounding SWGA precincts, including South Creek West Precinct 5.
- The proponent provided a supporting Air Quality Assessment (**Attachment A27**) that Council notes may require an update post-Panel meeting.
- The NSW Environment Protection Authority (EPA) has requested that Council consider impacts from existing odour emitting operations and potential transitional arrangements to mitigate land use conflict.
- Council recommended further consultation be undertaken with the NSW EPA to ensure the impacts of the resource recovery facility are considered as part of the ongoing assessment of the draft planning proposal.

Attachments

- Attachment A** – Planning Proposal – May 2024
- Attachment A1** – Landscape Masterplan – May 2024
- Attachment A2** –ILP Structure Plan – April 2024
- Attachment A3** – Salinity Report EHS Comment
- Attachment A4** – Water Cycle Management Report – April 2024
- Attachment A5** – Riparian Assessment – April 2024
- Attachment A6** – Biodiversity Assessment – April 2024
- Attachment A7** – Strategic Bushfire Study – April 2024
- Attachment A8** – Urban Design Report – March 2024
- Attachment A9** – Traffic, Transport and Access Assessment – March 2024
- Attachment A10** – Salinity Investigation & Management Plan – March 2024
- Attachment A11** – Geotechnical Review – March 2024
- Attachment A12** – Connecting with Country Analysis – October 2024
- Attachment A13** – Designed with Country (Cobbitty ILP) – March 2024
- Attachment A14** – Report on Stability Assessment –March 2023
- Attachment A15** – Green & Blue Grid Response – May 2023
- Attachment A16** – Demographic & Social Infrastructure Assessment - December 2022
- Attachment A17** – Geotechnical and Salinity Assessment - December 2022
- Attachment A18** – Groundwater Investigation Advice
- Attachment A19** – Housing Needs and Economic Assessment – September 2021
- Attachment A20** – Infrastructure Servicing Strategy - December 2022
- Attachment A21** – Preliminary Site Investigation (Contamination) - December 2022
- Attachment A22** – Rapid Transport Assessment - November 2022
- Attachment A23** – Retail Demand Analysis - December 2022
- Attachment A24** – Urban Heat Report – December 2022
- Attachment A25** – Visual Impact Assessment – December 2022
- Attachment A26** – Draft Development Control Plan – May 2024
- Attachment A27** – Air Quality Assessment – September 2021
- Attachment A28** – Preliminary Aboriginal Heritage Assessment – June 2022
- Attachment A29** – Historical Heritage Study – September 2021
- Attachment A30** - Landscape Characteristic and Visual Impact Assessment - September 2024
- Attachment A31** – Merit Assessment for dry online basins – September 2024
- Attachment A32** – Stage 2 Traffic Assessment – August 2024

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Attachment B – Rezoning Review request – 30 August 2024

Attachment B1 – Ordinary Council Meeting Minutes – 11 June 2024

Attachment B2 – Ordinary Council Meeting Agenda – 11 June 2024

Attachment B3 – Report to Council – June 2024

Attachment C – Councils letter to DPHI – 14 November 2024

Attachment D – LPP Council officer recommendations – 21 February 2023

Attachment E – Current and Proposed Maps

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(Signature)

17 December 2024 (Date)

Murray Jay

Manager, Planning Proposal Authority

A handwritten signature in grey ink, appearing to read "J McMahon", positioned above a horizontal line.

14 January 2025

Louise McMahon

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Timothy Coorey

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