

**PLANNING PROPOSAL AUTHORITY
RECORD OF DECISION TO SUBMIT REVISED PLANNING
PROPOSAL TO GATEWAY DETERMINATION**

STRATEGIC PLANNING PANEL of the
SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	13 October 2025
DATE OF DECISION	10 October 2025
PANEL MEMBERS	Stephen Murray (Acting Chair), Cinnamon Dunsford, Greg Woodhams, Grant Christmas Michael File (Apology)
DECLARATIONS OF INTEREST	Justin Doyle declared a conflict of interest as one of the Landowners for the site is a client of his firm.

PLANNING PROPOSAL

PP-2021-7146 (RR-2024-33) – Camden LGA

Multiple lots along the Northern Road, Bringelly/Cobbitty (As described in Schedule 1).

The revised planning proposal seeks to amend the Camden Local Environmental Plan 2010 by removing controls under the LEP and introducing the site under the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* (Western Parkland City SEPP) to include:

- Zoning - MU1 Mixed Use, C2 Environmental Conservation, C4 Environmental Living, R2 Low Density Residential, R3 Medium Density Residential, RE1 Public Recreation and SP2 Infrastructure.
- Residential Density – Environmental Living (K1) 10dw/ha, Low Density Band 2 (Q2) 20-25dw/ha, Medium Density Band 1 (T2) 25-35dw/ha and Medium Density Band (U2) 35-45dw/ha – a new Residential Density Band proposed to be introduced to the Western Parkland City SEPP.
- Maximum Height of Buildings – part 9m and part 12m.
- Minimum Lot Size - control of 1000m² for the proposed C4 Environmental Living Zone.
- Include the Riparian Protection Area, the Native Vegetation Protection and the Land Reservation Acquisition Maps.

PANEL CONSIDERATION AND DECISION

The Panel met with the Department of Planning, Housing and Infrastructure (Department) for a Pre-Gateway briefing to consider whether the additional information provided by the proponent had addressed the Panel's conditions from the Rezoning Review.

The 13 February 2025 Rezoning Review conditions to be complied with prior to the planning proposal proceeding to a Gateway determination are:

- The outcomes of the Camden Council peer review of the geotechnical studies of the ridgeline around the water storage facility. This peer review is to be provided by Council to the panel by 28 February 2025. This will assist the Panel to determine appropriate development options (lot size) for the proposed C4 Zone.
- The outcomes of further consultation with the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) on the proposed arrangement for stormwater. The Panel requests that the Planning Proposal Authority team undertake consultation with DCCEEW on behalf of the Panel.

The Rezoning Review decision also recommended:

- Suitable arrangements for the provision of funding for local infrastructure are to be put in place prior to finalisation of the plan.
- A draft DCP be exhibited concurrently with the planning proposal.

On 10 October 2025, the Panel met with the Department for a Pre-Gateway briefing to consider:

- the updated documents provided by the proponent seeking to respond to and satisfy the Panel's Rezoning Review decision, including the updated ILP package dated September 2025;
- the Government Architect NSW Urban Design Advisory (UDA) advice;
- Chief Engineers advice;
- DCCEEW feedback; and
- Camden Council's comments.

The Panel noted the Department's Pre-Gateway Determination Briefing Report had found that the planning proposal had sufficiently addressed the 13 February 2025 Panel conditions for the proposal to proceed for a Gateway determination. However, the Panel noted various other changes had been made to the proposal following the Panel's recommendations, including:

- increasing the dwelling yield from 2,312 to 3,197;
- introducing a new residential density band 35-45 dw/ha;
- removing the low density band 10-20 dw/ha;
- reducing the open space to 17ha;
- increasing the size of the school to 3ha; and
- removing the proposed local centre.

The Panel noted Council and the UDA comments that increases in density can be supported, subject to adequate infrastructure.

In response, the Panel requires the planning proposal be updated to:

1. retain the changes which have adequately addressed the Panel's Rezoning Review decision dated 13 February 2025;
2. apply the 1000m² minimum lot size in the proposed C4 zone;
3. remove the Medium Density Band 35-45 dw/ha. The maximum dwelling density band should be the Medium Density Band 25-35 dw/ha;
4. have a maximum dwelling yield of between 2,500 and 2,700 dwellings;
5. provide an open space provision based on 15% of the Net Developable Area (NDA). The NDA needs to align with the Government Architect NSW method for calculating NDA; and
6. retain the revised 3ha school site.

A complete planning proposal package (including Draft DCP) will need to be prepared to reflect these changes before submission for a Gateway determination.

The Panel does not need to reconvene to consider these updates prior to a request for a Gateway determination.

The Panel recommended should the proposal progress, that:

- an updated draft Development Control Plan (DCP) document be included as part of the exhibited planning proposal package; and
- consultation with Sydney Water and School Infrastructure NSW occur during public exhibition.

The Panel's decision was unanimous.

Strategic Planning Panels

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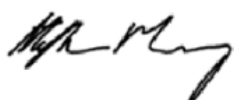
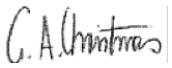
REASONS FOR THE DECISION

The Panel discussed the Department's Pre-Gateway Determination Briefing Report, the proponent's package, DCCEEW's feedback, Camden Council's comments, Chief Engineer's comments and the UDA's comments. The Panel concurred with the Department's assessment that the proposal has been revised to meet the Panel's Rezoning Review conditions, but in addressing these requirements other issues had arisen.

The matters raised in this documentation were discussed extensively, especially in relation to the development of the Indicative Layout Plan (ILP) and the additional residential density proposed and potential impacts on supporting infrastructure. The key points include:

- The residential density and yield identified in the ILP dated September 2025 is excessive. An increase in density is supported noting that Council and the UDA had conditionally supported an increase of density when providing comments on the ILP dated June 2025.
- The reduction of open space to 17ha is not supported noting the increase in residential development density.
- Retaining the revised 3ha (up from 2ha) school site is supported.
- The removal of the Local Centre is justified as it is not identified in the South Creek West Structure Plan, with other local and neighbourhood centres identified in neighbouring areas.

The Panel's previous reasons for its decision relating to strategic and site specific merit in February 2025 to proceed with the planning proposal remain valid.

PANEL MEMBERS	
 Stephen Murray (Acting Chair)	 Cinnamon Dunsford
 Greg Woodhams	 Grant Christmas

SCHEDULE 1		
1	LGA – ADDRESS	PP-2021-7146 Camden LGA South Creek West, Sub-Precinct 5, Great Northern Road, Cobbitty / Bringelly
2	LEP TO BE AMENDED	Camden Local Environmental 2010 & <i>State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i>
3	PROPOSED INSTRUMENT	The revised proposal seeks to: • Amend the Land Application Map to incorporate part of Cobbitty Sub-Precinct 5. • Amend the Land Zoning Map to reflect the land uses proposed, part MU1 Mixed Use, part C2 Environmental Conservation, part C4 Environmental Living, part R2 Low Density Residential, part R3 Medium Density Residential, part RE1 Public Recreation and part SP2 Infrastructure. • Amend the Residential Density Map to include the Residential Density Controls – Environmental Living (K1) 10dw/ha, Low Density Band 2 (Q2) 20-25dw/ha, Medium Density Band 1 (T2) 25-35dw/ha and Medium Density Band (U2) 35-45dw/ha – a new Residential Density Band proposed to be introduced to the Western Parkland City SEPP. • Amend the Height of Building Map to include the proposed Height of Building controls consistent with the Draft Indicative Layout Plan – part 9m and part 12m. • Amend the Minimum Lot Size Map to include a minimum lot size control of 1000m² for the proposed C4 Environmental Living Zone. • Amendments to Riparian Protection Area Map, the Native Vegetation Protection Map and the Land Reservation Acquisition Map are all proposed to incorporate the subject site into the Western Parkland City SEPP.
4	MATERIAL CONSIDERED BY THE PANEL	• Department of Planning, Housing and Infrastructure Pre-Gateway Determination Briefing Report dated 3 October.
5	BRIEFINGS BY THE PANEL	• Briefing with Department of Planning, Housing and Infrastructure (DPHI): 10am – 10:45am, 10 October 2025 ○ Panel members in attendance: Stephen Murray (Chair), Cinnamon Dunsford, Greg Woodhams, Grant Christmas ○ DPHI staff in attendance: Jasper Allenby, Alexander Galea, Louise McMahon, Terry Doran ○ Key issues discussed: • The Site and process undertaken prior to the pre-Gateway Panel meeting. • The Geotechnical Peer Review, Council's comments, Chief Engineer advice and recommendations of the Panel regarding lot size and future consultation with Sydney Water.

		• DCCEEW consultation, the proponent's response, Council comments and UDA comments and ILP options, the proponents revised ILP and PPA team comments. Specifics included: ○ Riparian corridors, basin design, updated mapping. ○ Temporary inundation of playing fields • ILP Development and changes including discussions around residential density / yield, open space, the local centre, the school size. • Panel Discussion: 10:45am – 11:30am, 10 October 2025 ○ Panel members in attendance: Stephen Murray (Chair), Cinnamon Dunsford, Greg Woodhams, Grant Christmas. ○ DPHI staff in attendance: Louise McMahon, Alexander Galea, Terry Doran, Jasper Allenby
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