

PLANNING PROPOSAL REQUEST

Rezoning for R2 Residential Purposes and Relevant LEP Amendments

No 5 Towra Court, HARRINGTON PARK



Prepared for:
Pristine Projects Pty Ltd

Prepared by:



October 2025

PLANNING PROPOSAL REQUEST

This Planning Proposal Request has been prepared based on agreed requirements as understood by Michael Brown Planning Strategies Pty Ltd and at the time of commissioning and investigation.

The conclusions and recommendations contained in this Planning Proposal Request are based on an honest appraisal of the opportunities and constraints existing on the site at the time of investigation and were subject to the limited scope and resources available. Within the confines of the above statements, this report is not known to contain any incomplete or missing information.

The Proponent for the Planning Proposal Request (PPR) and author of this PPR report is Michael Brown of Michael Brown Planning Strategies Pty Ltd. The relevant contact details for this firm and author details are as follows:

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The PPR has been prepared under instructions from Pristine Projects Pty Ltd.

Date October 2025

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Acknowledgement of Country

Our cities exist on the unceded lands of the many nations of Indigenous Australia. Michael Brown Planning Strategies Pty Ltd. respectfully acknowledges the Traditional Custodians of Country throughout Australia and recognises and respects their continuing cultural heritage, beliefs and connection to land, skies, waters and community.

Country soars high into the atmosphere, deep into the planter crust and far into the oceans. We pay our respect and honour the Elders of the past, present, and emerging of the future. This land always was and always will be traditional Aboriginal Land.

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1 Introduction

1.1 SCOPE OF REPORT

This Report has been prepared in accordance with the NSW Department of Planning and Environment's (DoPE) document Local Environmental Plan Making Guidelines, August 2023. The document requires the Planning Proposal to be provided in six (6) parts, being:

- Part 1 - A statement of the objectives or intended outcomes of the Planning Proposal (and proposed LEP amendment).
- Part 2 - An explanation of the provisions that are to be included in the Planning Proposal (and proposed LEP amendment).
- Part 3 - The justification of strategic and site-specific merit and process for implementation.
- Part 4 - Relevant support mapping.
- Part 5 - Details of the community consultation that is to be undertaken in respect of the Planning Proposal.
- Part 6 - Projected project timeline.

1.2 REPORT STRUCTURE

This PPR, in providing an outline PP, is structured in the following manner:

- Section 1 provides an outline of the scope and structure of the Report, introduces the site and its context, outlines the evolution of planning and introduces a revised vision layout plan.
- Section 2 contains a statement of the objective and/or intended outcomes of the proposed LEP amendment.
- Section 3 provides an explanation of the provisions.
- Section 4 provides justification of the strategic and site-specific merit and process for implementation (i.e. provisions of the proposed LEP amendment).
- Section 5 provides details of relevant mapping amendments.
- Section 6 provides details of the community consultation that would be undertaken in respect of the advancement of a relevant PP.
- Section 7 provides a projected project timeline.
- Section 8 outlines a conclusion.

1.3 THE SITE

The site comprises land known as Lot 2 DP 1190843 (No 5) Towra Court Harrington Park and is depicted in **Figure 1**. The parcel of land is irregular in shape, is some 3.01ha in size and comprises a strategic "infill/entrance parcel" in the Harrington Park Estate (refer to survey plan at **Appendix "S"**).

The key qualities of the site are described in Section 3.0 of the Urban Design Vision Report compiled by Inspire Planning at **Appendix "B"**.

An aerial view and photographs exhibiting key qualities of the site is shown **Figure 2**.



Figure 1 – The site and immediate context



Figure 2 – Aerial view and photographs of the site (Source: Figure 6 Inspire Planning)

The landform character and views from the site are captured in **Figure 3**.



Figure 3 – Landform Character and Views from the Site (Source: Figure 7 Inspire Planning)

The dominant biophysical qualities of the site are captured in the Biodiversity Development Assessment Report (BDAR) compiled by Habitat Environmental Services Pty Ltd at **Appendix “C”** and summarised at Section 3.5 of the Inspire Planning Report and described elsewhere in this PPR report.

Other significant qualities of the site pertain to:

- Bushfire¹
- Flooding and hydrology
- Mines subsidence
- Contamination
- Urban heat
- Geology

¹ It is noted that the Bushfire Assessment Report at **Appendix “D”** and compiled by Sydney Bushfire Consultants details the extent of the hazard (and a recommended management Strategy)

And are summarised at Section 3.6 of the Inspire Planning Report and other issue specific reports reproduced and described elsewhere in this PPR report. Perhaps of most relevance (given the potential impact) is the bushfire hazard, summarised at 3.6 of the Inspire Planning Report.

1.4 CONTEXT/LOCALITY

The site is on the fringe of the Harrington Park Estate (the Estate). To the immediate north and south are residential modules comprising the Estate, segregated by Narellan Creek and related recreation elements. A local primary school and neighbourhood shopping centre are located in the southern part of the residential precinct. To the east is the major Smeaton Grange employment lands precinct.

The context/locality is captured geographically in Section 4 of the Inspire Planning Report (refer to **Appendix “B”** and **Figures 4 and 5**).

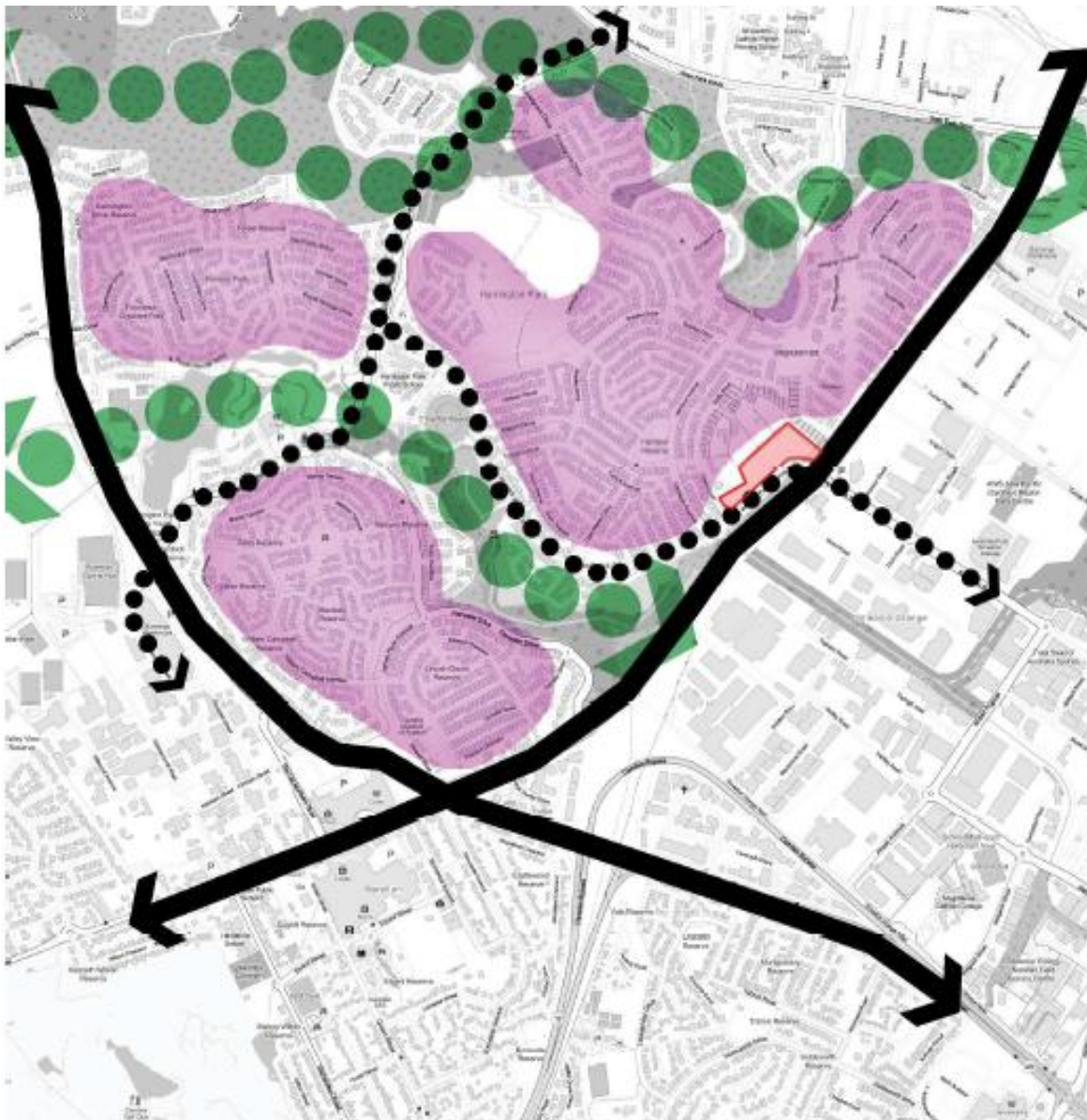


Figure 4 – Neighbourhood Structure and Landscape (Source: Figure 7 Inspire Planning)

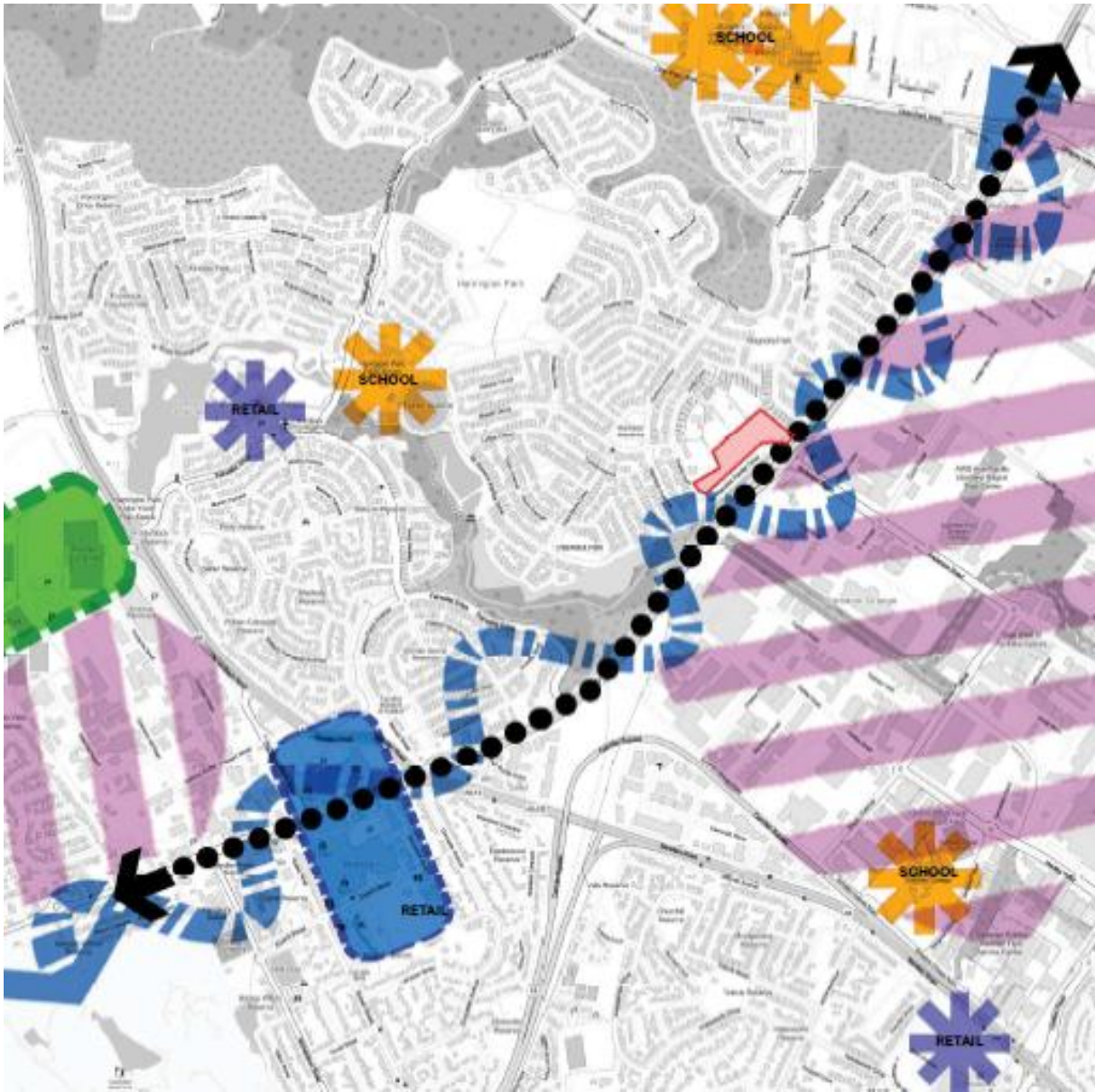


Figure 5 – Neighbourhood Uses, Community Facilities/Services and Employment (Source: Figure 7 Inspire Planning)

1.5 ZONING BACKGROUND – 5 TOWRA COURT AND PLATFORM FOR REVIEW

The extension of the Estate for urban purposes saw the zoning of the subject land (together with the immediately adjoining land in Towra Court), R5 Large Lot Residential. Large low density residential allotments were created in the Towra Court subdivision and a “wood lot” landscape treatment established as part of the northern entrance to the Estate that extended further to the north, which is now developed for housing.

The emergent dearth of traditional (biodiversity) housing opportunities and hazard management challenges of “the wood lot”² has led to a revisitation of low density housing opportunities, a refined natural landscape entry statement and satisfactory bushfire hazard management outcomes. Indeed, a balanced planning outcomes is proposed in a new vision.

1.6 REVISED VISION/CONCEPT LAYOUT PLAN

The revised vision is further documented in the Inspire Planning Report at **Appendix “B”**. The Report details:

² Bushfire hazard

- The background to the vision
- The scope and objectives of the vision
- The development and site context
- The attributes of the site
- The urban design framework
- The development vision
- Strategic and site-specific merit.

The revised vision is depicted graphically in **Figure 6** and **7**.



Figure 6 – Urban Design Vision (Source: Figure 10 Inspire Planning)



Figure 7 – Concept Layout Plan (Source: North Western Surveys)

The plans provide for an additional seventeen (17) residential allotments with a mixture of minimum area of 600m² and 1,000m², at a density of approximately 6 dwellings per gross hectare. The remnant tree entry statement largely forms part of one of the proposed residential allotments and is to be protected by a positive covenant. An allotment is also proposed for final elements of a controlled urban stormwater management system as detailed in **Appendix T**.

2 Objectives or Intended Outcomes (Part 1)

2.1 INTRODUCTION/OBJECTIVES

The PPR has the express purpose of facilitating a modest increase in “traditional” (low density) housing in a contemporary residential estate, whilst preserving the important vegetated character of the immediate entrance to the Harrington Park Estate from Camden Valley Way. It seeks to ensure satisfactory integration with surrounding development in the built form, landscape and accessibility contexts; whilst ensuring infrastructure impacts are adequately addressed.

To this end it seeks to amend the land use zones, planning provisions and maps for the subject precinct.

2.2 OUTCOMES

Implementation of the relevant planning amendment will, in fulfilling the above objective, in summary deliver the following outcomes.

- A revised planning framework that will facilitate limited low density housing provision, preservation of a sufficient maintained natural landscaped entrance treatment and provide for stormwater management.
- Increased local employment during construction of the subdivision and houses and ongoing occupancy.
- Increased local supply and diversity of housing on traditional lots that are commensurate with the size of lots within the Harrington Park estate.

The outcomes are reflected in the Vision and Concept Layout Plans at **Figures 6** and **7** respectively.

3 Explanation of Provisions (Part 2)

3.1 CURRENT LOCAL PLANNING FRAMEWORK

3.1.1 CAMDEN LOCAL ENVIRONMENTAL PLAN 2010

The Camden Local Government Area is subject to the provisions of a single (standard instrument stylised) Local Environmental Plan, namely Camden Local Environmental Plan 2010 (CLEP 2010).

The subject land is zoned R5 Large Lot Residential³. The principal land use controls attached to this zone including objectives and table of land use permissibility is, reproduced in **Appendix “E”**.

A zoning map extract of the prevailing zone⁴ and nearby zones forms **Figure 8**. The PPR does not propose to amend the prevailing 9.5m maximum building height control. **Figure 9** depicts the prevailing 6,000m lot size map. It is proposed by this PPR to amend the lot sizes as reproduced in **Figure 10**.

Furthermore, the generic provisions of Camden Development Control Plan 2019 together apply to the site.

3.1.2 PROPOSED LOCAL PLANNING FRAMEWORK⁵

3.1.2.1 PROPOSED ZONING AMENDMENT

It is proposed to rezone the subject land R2 – Low Density Residential.

3.1.2.2 PROPOSED AMENDMENT TO MINIMUM LOT SIZE

It is proposed to amend the minimum lot size of 6000m² to 600m² and 1,000m², as currently permitted under LEP 2010.

3.1.2.3 PROPOSED INTRODUCTION OF SP2 ZONE

It is proposed to introduce an SP2 Infrastructure (Drainage) zone to address stormwater management.

3.1.2.4 OTHER MAP PROVISIONS

Finally, it is not proposed to change the Land Application map, or Land Reservation Acquisition map.

4 Justification (Part 3)

4.1 STRATEGIC MERIT

4.1.1 NEED FOR THE PLANNING PROPOSAL (SECTION A)

4.1.1.1 INTRODUCTION

It is initially noted that the level of justification for a Planning Proposal should:

- Be proportionate to the impact the Planning Proposal will have.
- Comprehensive without necessarily being exhaustive.
- Be sufficient to allow a Gateway Determination to be made with the confidence that the LEP can be finalised in accordance with the proposed timeframe.

³ Refer to existing zoning map in Section 5.

⁴ R5 – Large Lot Residential

⁵ Refer also to maps at Section 5.

4.1.1.2 IS THE PLANNING PROPOSAL THE RESULT OF ANY STRATEGIC STUDY OR REPORT?

The Proposal is not the result of any strategic study or report. however, it importantly does not compromise the overarching strategic planning framework at a regional, district or local level as reflected in the following:

- Greater Sydney Region Plan
- Western City District Plan
- Camden Council Community Strategic Plan
- Camden Local Strategic Planning Statement
- Local Housing Strategy

The Proposal is noted particularly in respect of providing housing diversity to be responsive to changing demographic and socioeconomic factors. It is also consistent with optimising the use of existing and readily augmented and reticulated service infrastructure and facilitating appropriate total water cycle management outcomes.

4.1.1.3 IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?

The Planning Proposal is considered to represent the best means of achieving the proposed objectives of facilitating increased housing opportunities within the established Harrington Park Estate, without compromising the Estate qualities, optimising utilisation of infrastructure and managing the important bushfire hazard, urban heat impacts and water quality outcomes.

The alternative means of achieving the desired outcomes are considered to be less transparent, particularly for community engagement, and less certain and more subjective for Council, the proponent and the community.

4.1.2 RELATIONSHIP TO THE STRATEGIC PLANNING FRAMEWORK (SECTION B)

4.1.2.1 WILL THE PLANNING PROPOSAL GIVE EFFECT TO THE OBJECTIVES AND ACTIONS OF THE APPLICABLE REGIONAL OR DISTRICT PLAN OR STRATEGY (INCLUDING ANY EXHIBITED DRAFT PLANS OR STRATEGIES?)

As noted at Section 4.1.1.2, consistency with the Greater Sydney Region Plan and Western City District Plan. This consistency is demonstrated as follows:

4.1.2.1.1 THE GREATER SYDNEY REGION PLAN – METROPOLIS OF THREE CITIES

The subject plan was released in March 2018 and is the current Metropolitan Plan for Sydney. It sets the 40-year vision up to 2056 and provides a 20-year plan to manage growth and change in Sydney.

Further, the Plan seeks to integrate with the companion State Infrastructure Strategy 2018-2038 and Future Transport Strategy. Additionally, the Plan establishes the four (4) themes noted below and relevant directions with associated objectives and strategies.

- Infrastructure and collaboration.
- Liveability.
- Productivity.
- Sustainability.

The Proposal is noted to address relevant strategies associated with the key themes and deliver the following objectives.

(a) A City Supported by Infrastructure

Objective 4 – Infrastructure use is optimised

The requisite infrastructure to service the proposed development at the density proposed is generally readily available and apart from further reticulation, is only likely to involve minor augmentation (refer to **Appendices “I” and “K”**).

Objective 6 – Services and infrastructure meet communities' changing needs

Community infrastructure and services are readily available to service the resultant increase in population. The equivalent of relevant developer contributions pursuant to Camden Council Section 7.12 Developer Contribution Plan (October 2023) or a Voluntary Planning Agreement (VPA).

Objective 7 – Communities are healthy, resilient and socially connected

The future residents will have the opportunity to live a healthy lifestyle in an estate that has well-connected open space areas and community facilities. The site is also close to employment lands and retail facilities within the immediate area. public transport is available in Sir Warwick Fairfax Drive and Camden Valley Way.

(b) Housing the City

Objective 10 – Greater housing supply

The Proposal will contribute to increased housing diversity, through the provision of traditional housing products to meet the diverse market needs for a growing population within an established estate.

Objective 11 – Housing is more diverse and affordable

The Proposal will provide for traditional housing products, thereby assisting in local housing diversity, albeit not necessarily at the affordable end of the housing spectrum.

(c) City in its Landscape

Objective 25 - The coast and waterways are protected and healthier

Appropriate integrated stormwater management will service the Proposal and ensure that the accepted Narellan Creek and broader Nepean River water quality standards are met.

Objective 27 - Biodiversity is protected, urban bushland and remnant vegetation is enhanced

There will be a loss of local biodiversity, as some of the established trees will be removed. However, a significant and visually prominent band will be retained and incorporated in a private maintenance regime. Importantly, significant domestic scale landscaping will be introduced to the local environment by the Proposal, as detailed on the landscape plans submitted with the concept subdivision layout plan at **Appendices "E" and "N"**.

Objective 28 - Scenic and cultural landscapes are protected

The site occupies a sensitive location in the local landscape in respect of its location.

In this regard, a visual impact assessment has been undertaken which provides a template for the sensitive development of the precinct by way of layout and complementary landscaping (refer to **Appendices "N" and "O"**).

(d) A Resilient City

Objective 37 - Exposure to natural and urban hazards is reduced.

The site is exposed to a modest bushfire hazard. A bushfire hazard impact assessment has been undertaken having regard to the Proposal to remove an element of the "tree lot" and arrives at satisfactory conclusions (refer to **Appendix "D"**).

4.1.2.1.2 WESTERN CITY DISTRICT PLAN

The Western City District Plan (WCDP) was released in March 2018 and provides a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the vision for Greater Sydney at a District Level. It is founded on 10 Directions, in a manner consistent with the Greater Sydney Regional Plan and reflected in Key Priorities and Actions.

As with the Greater Sydney Region Plan the Proposal in the WCDP context is seen to be consistent with the key directions in respect of: infrastructure and collaboration, liveability and sustainability.

Planning Priority W1 – Planning for a city supported by infrastructure.

Requisite infrastructure is generally in place and does not need major augmentation (refer to objective 4 of GSRP). Relevant social infrastructure contributions consistent with Camden Council Section 7.12 Developer Contribution Plan

2023, should be the subject of a VPA (refer to objective 6 of GSRP).

Planning Priority W12 – Protecting and improving the health and enjoyment of the District’s waterways

The Proposal is capable of fulfilling stormwater management targets developed for the immediate and broader Nepean River catchments (refer to objective 25 of GSRP). Central to the Proposal is a controlled urban stormwater management system.

Planning Priority W15 – Increasing urban tree canopy cover and delivering Green Grid connections

Notwithstanding, the loss of part of the “tree lot” a significant framework will remain and be augmented. A targeted landscape planting program and strategic screen plantings is proposed (refer to **Appendix “N”**).

Planning Priority W20 – Adapting to the impacts of urban and natural hazards and climate change

The site is characterised by bushfire hazard qualities. Significant clearing of the “Tree Lot” is however, proposed. The proposed location and notional building ‘envelopes’ are not importantly compromised by bushfire hazard planning. Additionally, planting programs will need to ensure potential bushfire hazards are not compounded (refer to **Appendix “D”**).

The landscape strategy referred to above will be targeted in part at minimising “urban heat” impacts.

4.1.2.1.3 CAMDEN LOCAL STRATEGIC PLANNING STATEMENT

The Camden Local Strategic Planning Statement – 2020 (LSPS) provides a “20 year planning vision emphasising land use, transport and sustainability objectives to demonstrate how Camden Local Government Area will change to meet the community’s needs over the next 20 years”, in a manner consistent with the Greater Sydney Region Plan and Western City District Plan, at the local level.

It leveraged off the former Camden Community Strategic Plan – Camden 2040 providing a “land use strategy”⁶ on how “the land will be used to achieve the community’s broader goals”.

It is founded upon four (4) themes of infrastructure and collaboration, liveability, productivity and sustainability. The Proposal is consistent with the relevant themes, as detailed below:

- Infrastructure and Collaboration.

Local Priority 11 – Aligning infrastructure delivery with growth

The Proposal seeks to leverage off existing infrastructure, as an “infill” precinct.

Local Priority 12 – Connecting Camden through integrated transport solutions

The Proposal represents an opportunity to capitalise on bicycle/pedestrian connectivity beyond mere reliance on private motor vehicles. Reasonable access to bus services is also readily available.

- Liveability.

Local Priority L1 – Providing housing choice and affordability for Camden’s growing and changing population

The Proposal seeks to provide traditional housing opportunities in a market area increasingly characterised by a void of such housing form.

Local Priority L3 – Providing services and facilities to foster a healthier and socially and connected community

The Proposal will contribute to requisite social infrastructure via a contribution in accordance with Council’s prevailing Section 7.12 Developer Contributions Plan 2023.

Additionally, it will leverage off the highly connected passive movement infrastructure opportunities.

⁶ That is, a platform of Planning Priorities, Strategic directions and actions.

- Sustainability.

Local Priority S2 – Protecting and enhancing the health of Camden’s waterways, and strengthening the role and prominence of the Nepean River.

The Proposal through appropriate stormwater management practices will ensure Narellan Creek and ultimately the Nepean River are not subject to adverse water quantity and quality impacts.

Local Priority S6 – Improving Camden’s resilience to hazards and extreme weather events

The proposed partial removal of the “tree lot” will reduce the inherent bushfire hazard; whilst the proposed street tree planting and domestic landscaping will assist in combatting the urban heat island effect.

4.1.2.1.4 CONNECTING CAMDEN: COMMUNITY STRATEGIC PLAN 2025-2040: CONNECTED COMMUNITIES, THRIVING FUTURE

The Camden Community Strategic Plan (CSP) is Council’s and the community’s long-term vision for the region, developed through extensive consultation to guide planning and decision making. Underpinning the CSP are five (5) pillars or directions; namely:

- Welcoming
- Liveable
- Prosperous
- Balanced
- Leading

and relevant objectives and strategies to deliver the vision. The Proposal seeks to be consistent with the Plan as reflected in the following review.

A Welcoming Camden – Relevant Objectives and Strategies

Objective

W1 – Our community is welcoming and inclusive and everyone feels included.

Strategy

W1.3 Promote and facilitate equitable access to services, facilities and community initiatives.

Appropriate access to services and facilities is readily available and will be further supported by a relevant developer contribution.

Objective

W2 – Our community is healthy and active with access to open space, facilities and services that support wellbeing.

Strategy

W2.2 Improve access to public spaces and places for people of all ages and abilities.

Relevant accessibility will be facilitated.

Objective

W3 – Our community has opportunities to design and build safe and inviting places for all to enjoy.

Strategy

W3.3 Address community needs through the provision of services and facilities targeting specific user groups.

Future Harrington Park residents can contribute and benefit.

Liveable – Relevant Objectives and Strategies

Objective

LB2 Our public spaces and places are vibrant and accessible and our heritage is honoured, valued and protected.

Strategy

LB2.1 Ensure homes, infrastructure and facilities are well planned, delivered and maintained to create high quality urban and rural environments that meet our diverse needs and respond to our climate change.

The template for high quality urban environment will be established by the Proposal.

Strategy

LB2.2 Enhance Town Centres and Public Spaces.

The Proposal will entail a developer contribution which facilitates an embellishment of Centres and Spaces. Additionally, the proposed new service road will be characterised by a significant public realm planting regime.

Objective

LB3 Our transport network is efficient, safe and integrated.

Strategy

LB3.1 Improve our public transport links, roads and transport options that support a growing community.

The Proposal will facilitate increased accessibility to public transport.

Prosperous – Relevant Objectives and Strategies

Objective

P1 Our business community is strong thriving and connected.

Strategy

P1.2 Attract investment into the region.

The provision of traditional housing will likely attract owners associated with local investment.

Objective

P3 Our LGA is a desirable location for new emerging industries and businesses.

Strategy

P3.1 Support small, local and start-up businesses.

The provision of traditional housing will likely introduce a resident base with capacity to enhance local business opportunities.

Balanced – Relevant Objectives and Strategies

Objective

B1 Our natural environment and waterways are protected, well maintained and enhanced for community enjoyment.

Strategy

B1.2 Maintain, protect and increase Camden tree canopy.

The loss of not insignificant tree cover will be offset by street tree planting and domestic plantings.

Objective

B2 Our environment is integrated into the design of our towns, villages, suburbs and places.

Strategy

B2.1 Preserve and enhance the natural assets of the LGA.

A core element of the 'tree lot' is retained and embellished by future introduced street tree planting and domestic plantings.

4.1.2.1.5 LOCAL HOUSING STRATEGY 2021

The Camden Local Housing Strategy (LHS) provides a long-term planning framework for meeting the housing needs of the Camden community. The Strategy takes into account the State and Regional planning framework, as well as community needs and expectations to provide long-term housing "blueprint".

The housing vision promotes quality housing "across the housing continuum". Housing supply is noted to "align with infrastructure and is diverse, catering for the changing needs and preferences of the community".

"Housing growth in the established areas is incremental, supported by infrastructure and preserves character". In addition to a highly accessible traditional model pedestrian and cycle networks are well established.

The Proposal to provide an additional seventeen (17) residential lots close to all services and facilities in the immediate area is consistent with the LHS.

Consistency with the Strategy's Priorities and Objectives is detailed following:

Priority 1: Providing housing capacity and coordinating growth with infrastructure

Objective 1

There is sufficient planning capacity to meet forecast housing demand.

The Proposal contributes to this objective.

Objective 2

Precincts in the SWGA are planned and released to align with enabling infrastructure provision.

Although not in the SWGA the Proposal is capable of leveraging off existing infrastructure.

Priority 2: Delivering resilient, healthy and connected communities

Objective 3

Housing is well-designed and environmentally sustainable.

The Proposal provides a template for realising this objective.

Objective 4

Neighbourhood design supports healthy and connected communities that are better placed.

The Proposal is consistent with this objective.

Objective 5

Increase Camden LGA's green cover and tree canopy.

Despite the removal of the 'tree lot' in part the Proposal introduces supplementary street tree planting and the prospect of domestic plantings.

Priority 3: Delivering the right housing in the right location

Objective 6

Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure.

The Proposal is not inconsistent with the objective.

Objective 7

Housing growth in established areas is incremental, and preserves character and heritage values.

The Proposal is consistent with the objective.

Objective 8

Protect Camden LGA's Rural Lands.

Not applicable.

Priority 4: Increasing housing choice and diversity

Objective 9

The mix of housing types matches the changing needs and preferences of the community.

The Proposal will cater for an undersupplied market segment.

Objective 10

Housing is inclusive and caters for an aging population and People with Disability.

Not applicable.

Priority 5: Addressing housing affordability

Objective 11

Support housing that encourages affordable across the housing continuum

The Proposal seeks to provide diversity and seeks to facilitate access to affordable 'traditional housing'

Objective 12

Facilitate the delivery of affordable rental housing.

The Proposal does not seek to deliver this objective. .

4.1.2.2 IS THE PLANNING PROPOSAL CONSISTENT ANY OTHER APPLICABLE STATE AND REGIONAL STUDIES OR STRATEGIES?

The Proposal is not of a nature or scale that is inconsistent with:

- Future Transport Strategy 2056.
- Net zero Plan.
- Water Resources Plan.
- State Infrastructure Strategy.

With respect to the Cumberland Plain Conservation Plan.

The PPR is subject to the provisions of the Cumberland Plain Conservation Plan 2022 (CPCP). The CPCP seeks to strategically conserve the important biodiversity areas within the Cumberland Plain, whilst facilitating future urban development in delivering the Western Parkland City.

The CPCP includes Harrington Park site with the site subject to the provisions of the Biodiversity Conservation Act 2016 and State Environmental Planning Policy (Biodiversity and Conservation) 2021. The Proposal is not inconsistent with prevailing biodiversity legislation (refer also to Section 4.2.1.1 and **Appendix "C"**).

4.1.2.3 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?

The Planning Proposal would address and/or be consistent with all relevant State Environmental Planning Policies (SEPPs). The following outlines the relevant SEPPs and consistency of the Planning Proposal Request.

State Environmental Planning Policies (SEPPs)	Consistent	Comments
SEPP (Primary Production) 2021	N/A	The proposal does not involve primary production or rural development, nor does it impact on rurally zoned land.

SEPP (Resilience and Hazards) 2021 Chapter 3 – Hazardous and Offensive Development Chapter 4 Remediation of Land.	N/A Consistent	Such form of development is not permitted by the proposed zoning table or other planning provisions. The Proposal is subject to the provisions of Chapter 4 in respect of remediation of land. A Stage 1 Preliminary Site Investigation (PSI) was undertaken and concluded the proposed land use was suitable subject to standard development practices. The PSI further detailed practices in the event of unexpected finds and any importation of fill. It is further noted that the land is currently zoned for residential purposes and has only been used for non contaminating 'tree lot' for several decades post residential rezoning (refer to Appendix "L").
SEPP (Exempt and Complying Development) 2008	Consistent	The Codes SEPP does not apply to the PPR. However, the SEPP will continue to be applicable in the future residential development context.
SEPP (Sustainable Buildings) 2022		The SEPP will be central to future dwelling design and will be addressed during the dwelling house approval process.
SEPP (Resources and Energy) 2021 – Chapter 2 Mining, petroleum production and extractive industries	N/A	The PPR does not entail any mining, petroleum production and/or extractive industry; nor does it stifle and related subsurface activities.
SEPP (Housing) 2021 Chapter 2 – Affordable Housing Chapter 3 – Diverse Housing Chapter 4 – Design of Residential Apartment Development Chapter 5 – Transport Orientated Development Chapter 6 – Low and Mid Rise Housing	Consistent	The Proposal seeks to provide a planning framework that facilitates a modest increase in the generally under catered for traditional housing. The Proposal does not expressly target this market sector, although the prospect of secondary dwellings remains. As above. Not relevant to this PPR. Not applicable. The PPR does not preclude the prospects of compliant dual occupancy development.

SEPP (Planning Systems) 2021 Chapter 2 – State and Regional Development Chapter 3 – Aboriginal Land Chapter 4 – Concurrence and Consents	Consistent	Does not apply to the PPR. This land is not covered by an Aboriginal Land Council.. The concurrence provisions are not impacted by the PPR
SEPP (Biodiversity and Conservation) 2021 Chapter 2 – Vegetation in non-rural areas Chapter 3 – Koala Habitat Protection 2020 Chapter 4 Koala Habitat Protection 2021 Chapter 6 Water Catchments Chapter 13 Strategic Conservation Planning	Consistent N/A N/A Consistent Consistent	The Proposal impacts 1.88ha of planted native vegetation and 0.43ha of exotic grassland. The direct and indirect impacts are considered acceptable as detailed in this report at Appendix “C” . Does not apply to the Camden LGA. Does not apply to the Camden LGA. The proposal introduces controlled urban stormwater management infrastructure and does not adversely impact on the downstream Narellan Creek. Does not apply to the subject land.
SEPP (Transport and Infrastructure) 2021 Chapter 3 – Education Establishments and Childcare Facilities	Consistent Consistent	This SEPP is relevant to particular development categories. As the proposal involves less than 200 lots accessing a non-classified road it will not be referred to Transport for NSW. There is no immediate proposal to establish an educational or child care facility.
SEPP (Industry and Employment) 2021	Consistent	Chapter 3 – pertains to Advertisement and Signage and may apply to future development that exceeds exempt and complying provisions.
SEPP (Precincts - Western Parkland City) 2021	N/A	The site does not form part of any precinct in the Western Parkland City.
SEPP (Precincts - Eastern Harbour City) 2021	N/A	The site does not form part of any precinct in the Eastern Harbour City.
SEPP (Precincts – Central River City) 2021	N/A	The site does not form part of any precinct in the Central River City.

SEPP (Precincts – Regional) 2021	N/A	The site does not form part of any precinct in the Regional area.
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4.1.2.4 IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS SECTION 9.1 OF THE ACT?

The Planning Proposal is consistent with all relevant section 9.1 Directions. The assessment of these is outlined in the table below.

S9.1 Direction Title	Comments	Consistency
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	The site is not within any areas included in the Regional Strategies listed in this Ministerial Direction	Yes.
1.2 Development of Aboriginal Land Council Land	This Ministerial Direction is not relevant to the Proposal as the site does not include any Aboriginal Land Council land.	N/A.
1.3 Approval and Referral Requirements	The Proposal is consistent with this direction as it does not introduce any additional or new referral requirements.	Yes.
1.4 Site Specific Provisions	The Proposal is consistent with this direction as it does not introduce any site-specific provisions.	Yes.
Focus Area 1: Planning Systems – Place-based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable to the Camden LGA.	N/A.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable to the Camden LGA.	N/A.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable to the Camden LGA.	N/A.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation	Not applicable to the Camden LGA.	N/A.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable to the Camden LGA.	N/A.
1.10 Implementation of the Western Sydney Aerotropolis Plan	This Ministerial Direction is not relevant to this Proposal.	N/A.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable to the Camden LGA.	N/A.

1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable to the Camden LGA.	N/A.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable to the Camden LGA.	N/A.
1.14 Implementation of Greater Macarthur 2040	This Ministerial Direction is not relevant to this Proposal.	N/A.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable to the Camden LGA.	N/A.
1.16 North West Rail Link Corridor Strategy	Not applicable to the Camden LGA.	N/A.
1.17 Implementation of the Bays West Place Strategy	Not applicable to the Camden LGA.	N/A.
1.18 Implementation of the Macquarie Park Innovation Precinct	Not applicable to the Camden LGA.	N/A.

Focus Area 2: Design and Place

This focus area was blank when the Directions were made and this Planning Proposal was prepared.	N/A.
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Focus Areas 3. Biodiversity and Conservation

3.1 Conservation Zones	The Proposal is not inconsistent with the Direction.	Yes.
3.2 Heritage Conservation	The site or immediate vicinity is not within a heritage conservation area. An Aboriginal Due Diligence Assessment has been undertaken by Apex Archaeology. The assessment determined that Aboriginal objects are unlikely to be impacted by future development and further assessment is not warranted. Notwithstanding, it recommended procedures/practices in the event of unexpected finds (refer to Appendix "J").	
3.3 Sydney Drinking Water Catchments	Not applicable to the Camden LGA.	N/A.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable to the Camden LGA.	N/A.
3.5 Recreation Vehicle Areas	This Ministerial Direction is not relevant to the Proposal.	N/A.

Focus Area 4. Resilience and Hazards

4.1 Flooding	The land is not affected by flooding. A drainage easement is located on the northeastern boundary and facilitates stormwater runoff from upstream properties. Additionally, stormwater from the Proposal will be managed in the proposed urban stormwater management system.	Yes.
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4.2 Coastal Protection	Not applicable to the Camden LGA.	N/A.
4.3 Planning for Bushfire Protection	The site is identified on Council's Bushfire Prone Land mapping. A Bushfire Assessment has been undertaken in accordance with Planning for Bushfire 2019 and establishes a relevant management strategy (refer to Appendix "D").	Yes.
4.4 Remediation of Contaminated Land	The site has been the subject of a Detailed Site Investigation which establishes the site is suitable for housing/accommodation purposes in accordance with its prevailing residential zone (refer to Appendix "S")	Yes.
4.5 Acid Sulfate Soils	The site is not identified to contain acid sulfate soils due to the elevation of the land and a salinity assessment is provided at Appendix "Q" .	Yes.
4.6 Mine Subsidence and Unstable Land	The site is not identified to be affected by mine subsidence or unstable land.	N/A.
5.1 Integrated Land Use Transport	The Proposal is not inconsistent with the objective of improving access to housing (a) and supporting viable public transport (b). The Proposal is adequately serviced by public transport consisting of bus services. It will therefore increase the supply of housing in a location adequately serviced by public transport. The traffic generation associated with the Proposal is considered to be acceptable and will not impact the surrounding road network (refer to Appendix "K").	Yes.
5.2 Reserving Land for Public Purposes	The Proposal does not include provisions and dedication of land for public services and facilities.	Yes.
5.3 Development Near Regulated Airports and Defence Airfields	The Ministerial Direction is not relevant to the Proposal as the site is not within the vicinity of a licensed aerodrome.	N/A.
5.4 Shooting Ranges	The Ministerial Direction is not relevant to the Proposal as there are no shooting ranges located on the site or in proximity.	N/A.
Focus Area 6: Housing		
6.1 Residential Zones	The Proposal is consistent with the Ministerial Direction. The site is located within an urban release area. It fulfills the objectives of the Direction and provisions. In the latter regard it: 1(a) broadens choice. (b) makes efficient use of infrastructure and services. (c) reduces land consumption. (d) is of good layout design for an infill site. 2(a) draws on the service provision in the LEP (b) Increases the residential density.	Yes.
6.2 Caravan Parks	The Ministerial Direction is not relevant to the Proposal.	N/A.

Focus Area 7: Industry and Employment		
7.1 Business and Industrial Zones	Not applicable to this Proposal.	N/A.
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable to the Camden LGA.	N/A.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable to the Camden LGA.	N/A.
Focus Area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	To date no mining has been approved to be undertaken below the site and any future subsurface mining is not compromised by the Proposal.	Yes.
Focus Area 9: Primary Production		
9.1 Rural Zones	Not applicable.	N/A.
9.2 Rural Lands	Not applicable to the Camden LGA.	N/A.
9.3 Oyster Aquaculture	Not applicable to the Camden LGA.	N/A.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable to the Camden LGA.	N/A.

4.2 SITE-SPECIFIC MERIT

4.2.1 ENVIRONMENT, SOCIAL AND ECONOMIC IMPACT (SECTION C)

4.2.1.1 IS THERE ANY LIKELIHOOD THAT CRITICAL HABITATS OR THREATENED SPECIES, POPULATIONS, ECOLOGICAL COMMUNITIES OR THEIR HABITATS, WILL BE ADVERSELY AFFECTED BECAUSE OF THE PROPOSAL?

The site was planted initially as a “tree lot” in the relatively recent past, as noted by the planting of the trees in rows, and has limited, in the subject context, biodiversity and connectivity values, as shown on **Figure 8**.



Figure 8 – Evidence of linear disconnected planting – Source: Habitat Biodiversity Development Assessment Report (Google Earth 2002)

A Biodiversity Assessment reproduced at **Appendix “C”** concludes with reference to biodiversity offsetting outcomes as follows:

Serious and irreversible impacts

No species at risk of Serious and Irreversible Impacts (SAILs) are to be impacted as a result of the proposed development. As such no SAILs assessments were completed in accordance with Section 9.1 of the BAM (DPIE 2020a).

Biodiversity Offsets (Residual Impacts)

The assessment has been prepared in accordance with the requirements of the *Streamline Assessment Module – Planted Native Vegetation*. As presented in the assessment report, the proposed development will not involve any prescribed impacts or impacts to native vegetation, TECs or threatened species. Consequently, no retirement of biodiversity credits is proposed.

Conclusion

The assessment concluded that the proposed development will directly impact 1.88ha of Planted Native Vegetation and 0.43ha of Exotic Grassland. The vegetation to be removed is not commensurate with a native PCT or any TECs listed under the BC Act or the EPBC Act. The habitat to be impacted lacks the presence of threatened species or key habitat features for such species (such as hollow-bearing trees). Therefore, the habitat is unlikely to be important to the long-term survival of threatened species within the locality.

Potential indirect impacts associated with the proposed development are limited due to the lack of adjoining areas of habitat or aquatic environments. Indirect impacts such as the spread of weeds and pathogens, and the adverse effects of noise, dust or light spill during the construction phase may be successfully minimised or mitigated through the implementation of measures outlined in the report (refer to **Appendix “C”**).

4.2.1.2 ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS OF THE PLANNING PROPOSAL TO BE MANAGED?

The principal other impacts potentially associated with the Proposal and relevant related management principles are detailed below and contained in relevant specialist reports.

(a) Bushfire Hazard

The site is identified to be bushfire prone given its vegetative state and relationship to off-site hazards. It is proposed to remove the “tree lot” and other vegetation and as such much of the current hazard. The proximity to off-site hazards cannot, however, be readily dismissed and a management strategy that accords with *Planning for Bushfire Protection 2019* is documented in **Appendix “D”**.

The Concept Subdivision Layout Plan demonstrates the application has compliant APZs and access and will facilitate future subdivision applications. Bushfire protection measures for the proposed rezoning recommended within the assessment report to achieve the requirements include recommendations in respect of:

- Asset Protection Zones

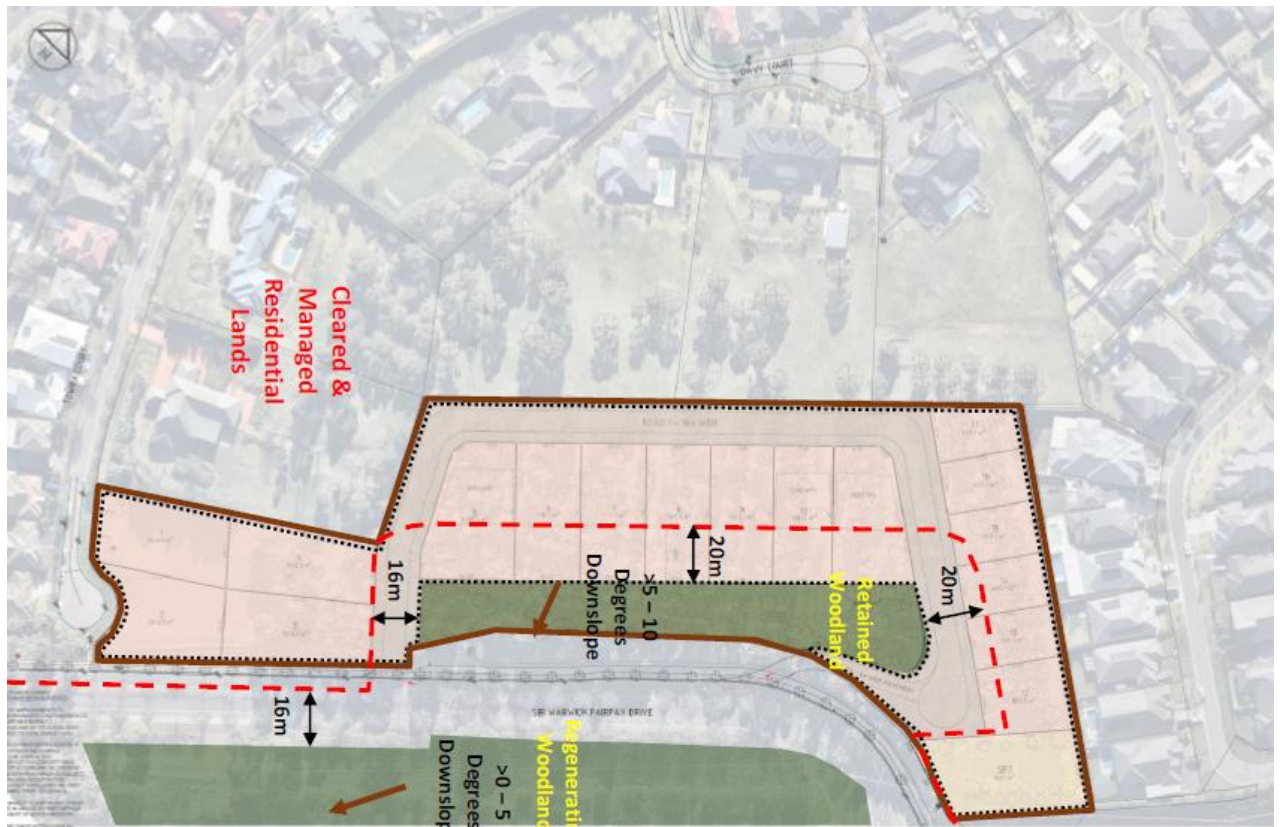


Figure 9 – Recommended Area to be maintained as an Inner Protection Area

- Landscaping
- Access (General Requirements)
- Access – Non-Perimeter Roads (incl. of proposed ‘Emergency Access/Egress Road’)
- Access – Property Access Roads
- Property Access roads shall comply with the requirements of ‘Chapter 5.3.2 – Planning for Bush Fire Protection 2019’
- Services – Water, electricity and gas
- Water Supplies shall comply with the requirements of ‘Chapter 5.3.3 – Planning for Bush Fire Protection 2019’
- Electrical Services shall comply with the requirements of ‘Chapter 5.3.3 – Planning for Bush Fire Protection 2019’.
- Gas Services shall comply with the requirements of ‘Chapter 5.3.3 – Planning for Bush Fire Protection 2019’.

- Construction.

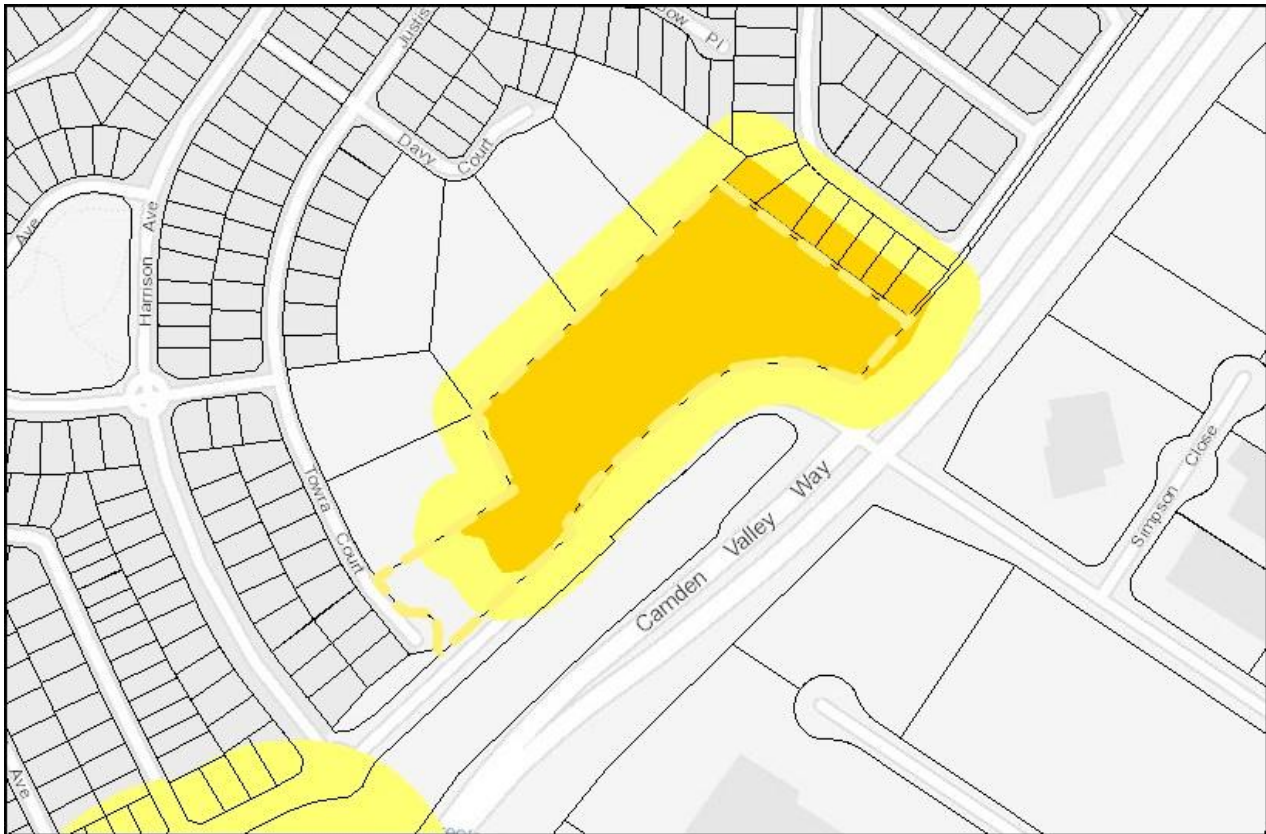


Figure 10: Bushfire Hazard Map

(b) Aboriginal Due Diligence

An Aboriginal Cultural Heritage Assessment was undertaken by Apex Archaeology and concluded that:

The study area has been subject to an Aboriginal due diligence assessment undertaken by Apex Archaeology in May 2023. The investigation found that no previously recorded archaeological sites were located with the study area, and no new archaeological material was identified during the pedestrian survey. A review of historical imagery coupled with the site survey determined that the landscape had been previously impacted through extensive vegetation clearance, followed by subsequent deliberate revegetation. The pedestrian survey also noted that the topography of the landform comprised a narrow and steep ridgeline. No areas of potential subsurface archaeological deposits were identified, and it was concluded there is a low chance of intact sub-surface deposits being present within the area due to extensive land clearance and the nature of the landform being unsuitable for Aboriginal occupation.

However, in order to identify and protect potential Aboriginal cultural heritage values and provide certainty to all parties about any future Aboriginal cultural heritage management requirements, an Aboriginal Cultural Heritage Assessment (ACHA) was undertaken to inform the planning proposal at **Appendix “J”**. This included comprehensive Aboriginal community consultation and a full archaeological investigation. As part of the ACHA, an additional pedestrian survey was conducted in July 2023 by Leigh Bate and Jenni Bate, archaeologists and directors of Apex Archaeology, in conjunction with Kirsty-Lee Chalker from Cubbitch Barta.

The inspection confirmed the findings of the initial assessment outlined in Apex Archaeology’s Aboriginal heritage due diligence assessment in May 2023 that concluded that there was no evidence of archaeological material within the study area.

Based on the results of the cultural heritage and archaeological assessments, the following recommendations have been made for the project:

RECOMMENDATION 1: NO FURTHER ARCHAEOLOGICAL ASSESSMENT REQUIRED

This report details the Aboriginal archaeological potential of 5 Towra Court Harrington Park, NSW which has been assessed as negligible. No further archaeological assessment is required for the site prior to the commencement of proposed development activities.

RECOMMENDATION 2: DEVELOPMENT BOUNDARIES

The proposed development works must be contained within the assessed boundaries for this project. If there is any alteration to the boundaries of the proposed development to include areas not assessed as part of this archaeological investigation, further investigation of those areas should be completed to assist in managing Aboriginal objects and places which may be present in an appropriate manner.

RECOMMENDATION 3: STOP WORK PROVISION

Should unanticipated Aboriginal archaeological material be encountered during site works, all work must cease in the vicinity of the find and an archaeologist contacted to make an assessment of the find and to advise on the course of action to be taken.

Further archaeological assessment and Aboriginal community consultation may be required prior to the recommencement of works. Any objects confirmed to be Aboriginal in origin must be reported to Heritage NSW under Division 1, Section 89A of the NPW Act.

In the unlikely event that suspected human remains are identified during construction works, all activity in the vicinity of the find must cease immediately and the find protected from harm or damage. The NSW Police and the Coroner's Office must be notified immediately. If the finds are confirmed to be human and of Aboriginal origin, further assessment by an archaeologist experienced in the assessment of human remains and consultation with both Heritage NSW and the RAPs for the project would be required.

This recommendation should be included in any Construction Environmental Management Plan (CEMP) developed for the site.

RECOMMENDATION 4: REPORTING

One digital copy of the report (Apex June 2025) should be forwarded to Heritage NSW for inclusion on the Aboriginal Heritage Information Management System (AHIMS). One copy of the report (Apex June 2025) should be forwarded to each of the registered Aboriginal stakeholders for the project (refer to **Appendix "J"**).

(c) Contamination

A Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) assessment undertaken for the site in March 2025 – **Appendix L**. The assessment concluded that based on the desktop investigation, site inspections, observations collected and the interpretation of laboratory data; the Site is considered suitable for the proposed future land uses from a contamination perspective as low density residential with accessible gardens and soil.

Geotest concluded that; based on the desktop investigation, Site inspections, observations collected during Site works and the interpretation of laboratory data; the Site is considered suitable for the proposed future land uses from a contamination perspective. Geotest make the following recommendations regarding future works.

- A waste classification should be prepared for any soil materials being disposed off-site in accordance with NSW EPA 2014 Waste Classification Guidelines Part 1.
- Any material being disposed off-site should only be disposed of at facilities licensed by the NSW EPA to accept the classified materials. The contractor should seek written approval from the nominated facility prior to transport and all landfill weighbridge dockets should be retained for Site validation purposes.

- Should any fill materials be required for use within the development for lot-fill as part of future works, only appropriately classified Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM) should be imported.

Further, in the event that any contaminating materials or other un-expected finds are identified during future works; works should cease immediately in the area of the discovery and an appropriately experienced consultant should be engaged to attend Site.

- The assessment further concluded that a waste classification should be prepared for any soil materials being disposed off-site in accordance with relevant Guidelines and relevant protocols in respect of off-site disposal.
- Additionally, should any fill materials be required for use within the development for lot-fill as part of future works, only appropriately classified material should be imported.

(d) Visual Impact Assessment

A comprehensive visual impact assessment was undertaken by Distinctive Living Design, the conclusions of which are produced below. The site is importantly concluded to be visually prominent in the local viewshed and a series of planning and development controls are recommended to ensure a satisfactory visual outcome (refer to **Appendix "O"**). A landscape plan to assist in this regard is provided at **Appendix "N"**.

Accordingly, future development such should be the subject of a mix of siting, careful construction techniques and finishes, landscape screen buffering and covenant protections including:

- Landscape screening.
- Fencing along Sir Warwick Fairfax Drive.
- Street tree planting.
- Construction materials and exterior finishes.
- Tree protection covenants.
- Suggested visual mitigation measures are depicted in **Figure 11**.



Figure 11 – Recommended Visual Mitigation Diagram (Source Distinctive – Visual Impact Assessment)

(e) Traffic Impact and Parking Provision

Traffic Impact Assessment accompanies the PPR and establishes satisfactory traffic impact outcomes and adequate access to bus services and local cycle/pedestrian linkages (refer to **Appendix “G”**).

(f) Acoustic Impact/Vibration

The assessment undertaken by Bridges Acoustic (refer to **Appendix “F”**) of acoustic issues associated with the proposed subdivision of the subject Site has indicated acceptable traffic noise levels can be achieved for all future residences by applying moderate noise mitigation measures. Proposed residences would be further set back from Camden Valley Way compared to existing residences in adjacent areas and the majority of potentially affected residences can be partly protected from traffic noise by side or rear boundary fences.

Control of noise inside a residence, particularly to bedrooms and living areas, would primarily be provided by selection of appropriate residence layouts to place sensitive rooms away from traffic noise and by appropriate selection of wall and roof/ceiling materials to limit noise intrusion inside residences. Control of noise to private open spaces would primarily be achieved by located open spaces on the shielded side of each residence, as required by the Camden DCP.

(g) Salinity Impacts

An assessment of likely salinity impacts and mitigation measures were previously detailed. The soils present are concluded to be moderately sodic (i.e. saline) and non-aggressive towards concrete and steel (**Appendix “P”**).

A comprehensive list of measures to assist in minimising the impacts of salinity are detailed including principally cut and fill practices and water management and subsoil drainage.

(h) Constraints and Opportunities Analysis

The conclusions in respect of the site qualities presented in an “overlay” configuration informed the final development of the urban structure, depicted in **Figure 5**.

4.2.1.3 HAS THE PLANNING PROPOSAL ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?

The Proposal, upon implementation, will provide a range of positive social and economic benefits to the local area. specifically, the Proposal will provide:

- A diverse range of traditional lot sizes.
- Accessible range of retail, commercial, open space and community services.
- Diverse opportunities for social mix and engagement with broader local community.
- Positive local construction and development related economic impacts (materials, services, jobs).
- Limited “work from home” opportunities.
- The ability to optimise social and economic opportunities by leveraging off the Harrington Park estate.

Importantly, there is the potential, upon planning resolution and the granting of approvals, to fast track the initial stages of the Proposal, with some of the positive local social and economic impacts referenced above.

4.2.2 INFRASTRUCTURE (LOCAL, STATE AND COMMONWEALTH) (SECTION D

4.2.2.1 IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?

Service infrastructure planning underpins the staged delivery of the Proposal.

The Proposal will initially leverage off existing trunk services in the vicinity of the site, whilst providing for sustainable infrastructure outcomes. A preliminary service infrastructure strategy has been compiled and is presented as **Appendix “R”**.

The Proposal will be characterised by integrated stormwater management, potable water and sewer management strategies, as detailed in **Appendix T**. The site’s natural blue-green assets and proposed naturalistic assets will provide the basis for a fully integrated water cycle management system that fulfils Council’s water quality targets and water quantity and flood mitigation requirements, including acceptable downstream impacts. The report recommends:

The stormwater quality management objectives can be achieved to an extent sufficient to satisfy the requirements of Camden Council by implementing rainwater tank, GPT and Stormfilter devices as per MUSIC modelling.

Post Development flows will be attenuated back to pre-development rates for events up to and including the 1% AEP event via rainwater tank detention as per DRAINS modelling.

the following:

- The existing watercourse downstream of the development site does not experience an increase in flows and the runoff is treated to industry standard with regards to water quality;
- The post-development flows will be detained to the no more than the pre-development flows for all storm events up to and including the 1% AEP storm event;
- Sediment and erosion control measures are to be provided during the construction phase of the development in accordance with Camden Council’s and ‘The Blue Book’ guidelines and requirements.

As such it is concluded that the proposed stormwater management measures for the site address Camden Council’s OSD and water quality requirements.

Any amplification/enhancement and provision of both onsite and offsite infrastructure, including community infrastructure, will involve relevant contributions pursuant to Section 7.12 (EP&A Act) and/or a Voluntary Planning Agreement (VPA) and arrangements with relevant service providers. Such contributions will be determined in response to more detailed planning actions as the Planning Proposal progresses.

4.2.2.2 HOUSING AND PRODUCTIVITY CONTRIBUTION

The future development of the site will ultimately generate greater than \$20M of HPC contributions which will help fund state and regional infrastructure, with decisions around the allocation of those funds subject to NSW Treasury/State budget processes.

The State Government’s Urban Development Program team are tasked with developing Infrastructure Opportunities Plans (IOPs) which will identify the State and regional infrastructure funded by the HPC. The IOPs has yet been made publicly available, so it is not possible to identify any works-in-kind opportunities in the vicinity of site.

4.2.3 STATE AND COMMONWEALTH INTERESTS (SECTION E)

4.2.3.1 WHAT ARE THE VIEWS OF STATE AND FEDERAL PUBLIC AUTHORITIES AND GOVERNMENT AGENCIES

The “Gateway” Determination will identify the nature and extent of consultation required with State or Commonwealth Public Authorities. This may include:

- Consultation required by section 3.25 of the EP&A Act pertaining to critical habitat or threatened species populations, ecological communities or their habitats.
- Consultation with broad ranging authorities required in accordance with a Ministerial Direction under section 9.1 of the EP&A Act: and
- Consultation that is required because in the opinion of the Minister (or delegate), a State or Commonwealth public authority will or may be adversely affected by the proposed LEP amendment.
- It is noted that preliminary consultation is required with the NSW Rural Fire Service, given the bushfire prone nature of the Site.

5 Mapping (Part 4)

The intent of the Planning Proposal Request is to be delivered by amendments to the relevant map series including:

- Zoning map
- Lot size map

Specifically, the following mapping amendments to Camden Local Environmental Okan 2010 (CLEP 2010) are proposed, as summarised in Section 3 (Part 2) in accordance with the former Department of Planning and Environment's "Standard Technical Requirements for Spatial Datasets and maps".

Item	Change to zoning maps of CLEP 2010 for the subject land	Proposed Amendment/Action	Map changes
1	Currently the subject land has a minimum lot size of 6000m ²	It is proposed to amend the minimum lot size to 1,000m ² and 600m ² , in a manner consistent with the Concept Layout Plan.	Map LSM_017 in accordance with the land lot size map
2	Currently the land is zoned R5 Large Lot Residential	It is proposed to rezone the land to R2 Low Density Residential. A small area is to be zoned SP2 – Infrastructure (drainage).	Map LZN_017 in accordance with the land zoning map

The final map set is to be prepared zoning and minimum lot size maps. The existing relevant zoning and minimum lot size maps depicting the current and proposed map based planning provisions are produced following:

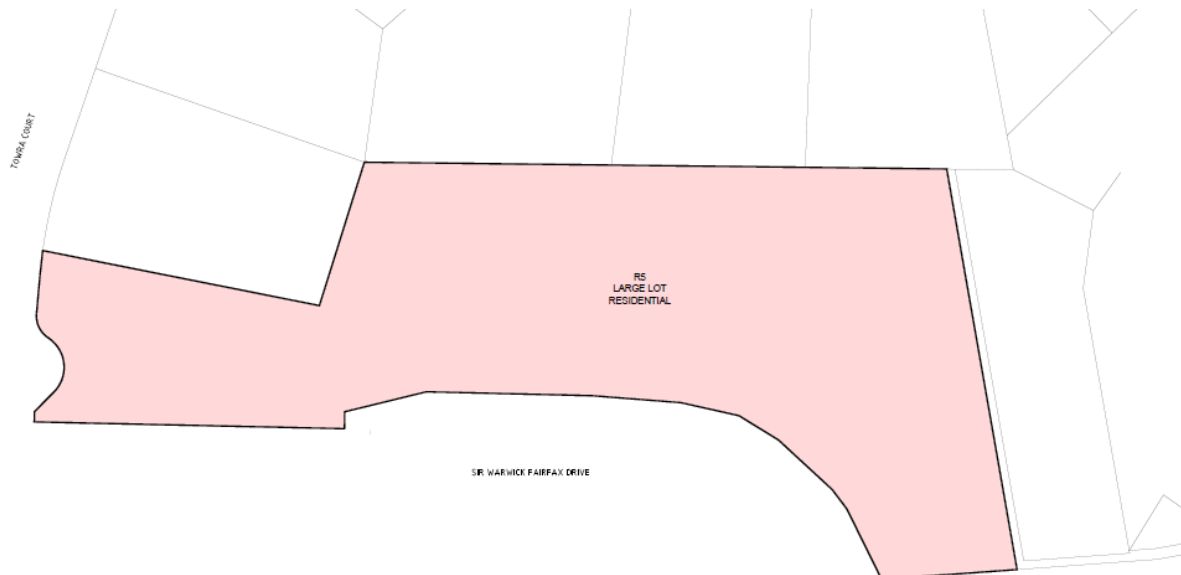


Figure 12(a) – Existing Zoning Map

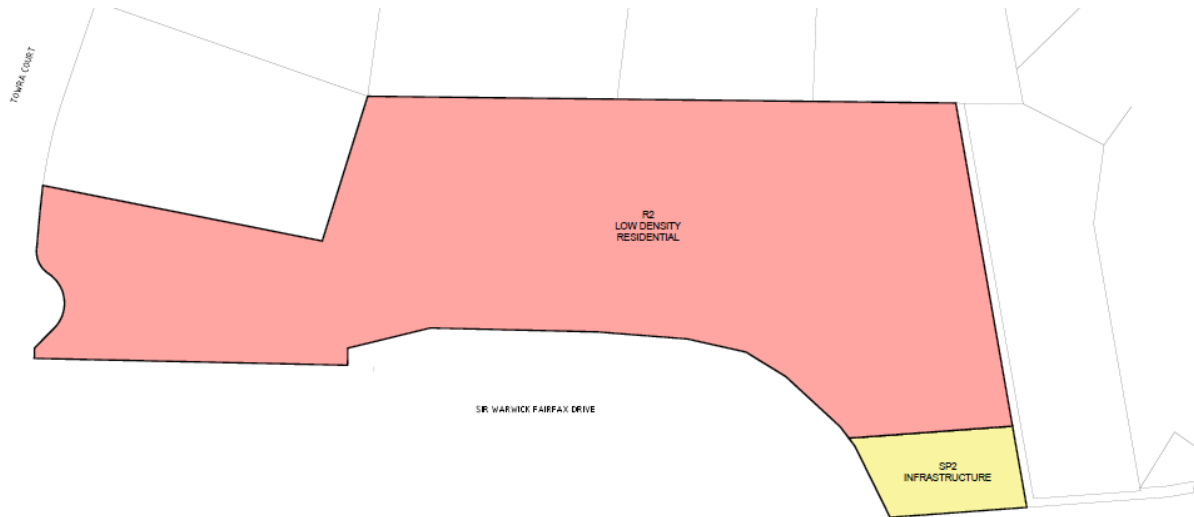


Figure 12(b) – Proposed Zoning Map

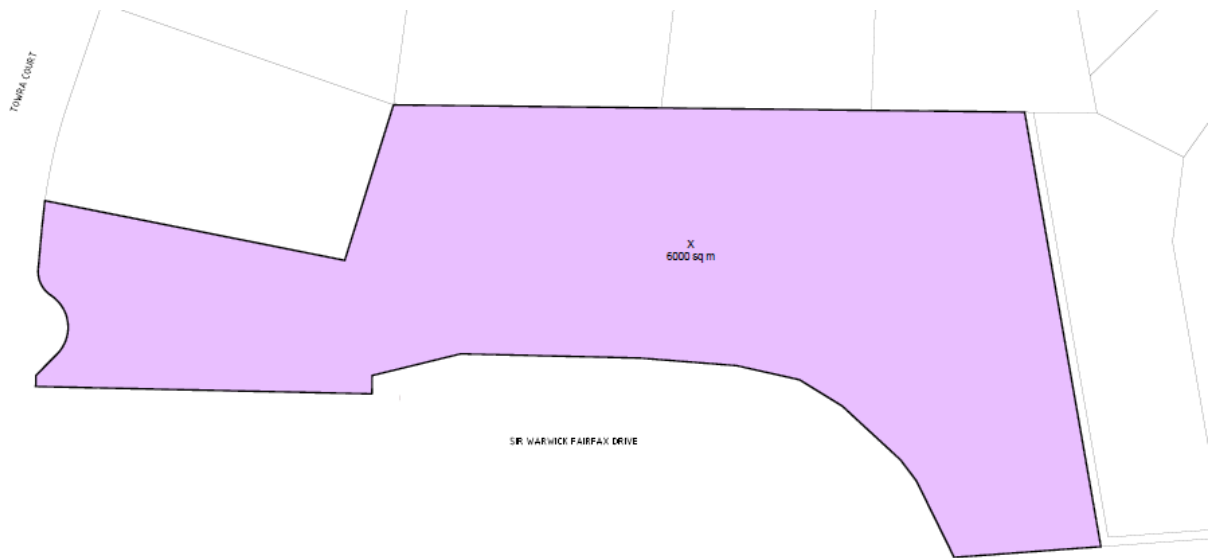


Figure 13(a) – Existing Lot Size Map

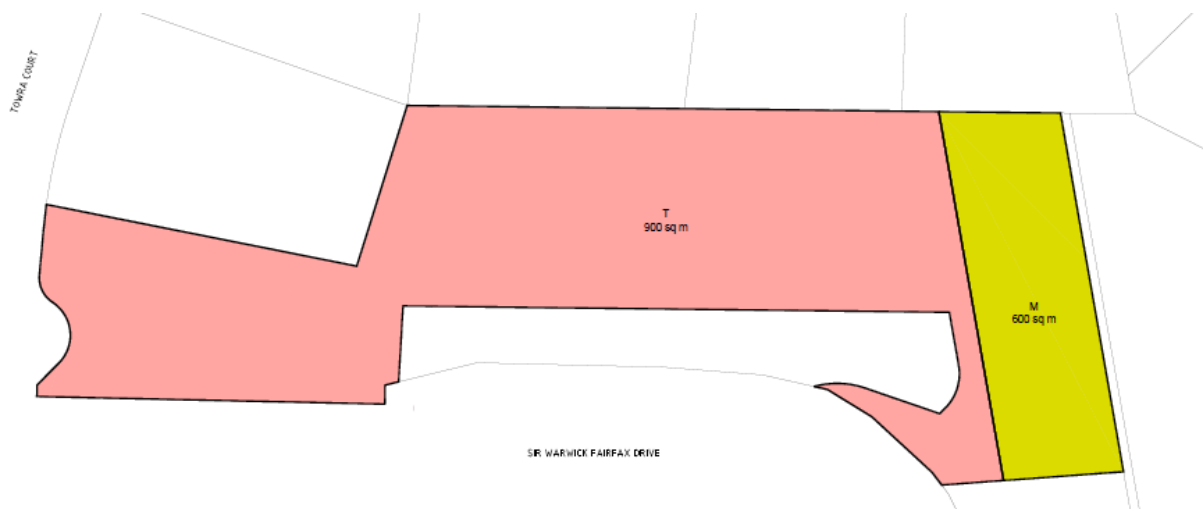


Figure 13(b) – Proposed Minimum Lot Size Map

The subject mapping importantly seeks to contain sufficient information to explain the substantive effect of the proposed LEP amendments.

6 Community Consultation (Part 5)

The Camden Community Participation Plan (2021) details where will inform, engage and consult with the community on a variety of planning functions, including the public exhibition of Planning Proposals.

A Gateway Determination (the Gateway) will specify the duration and extent of public exhibition and engagement required with the community and public authorities/agencies, this being a minimum of 28 days unless expressly varied in the Gateway.

Additionally, Council's Camden Community Participation Plan 2021 (CCPP) reinforces the preceding requirements at Section 2.1.3 and also details the forms of notification including:

- Notification letter.
- Signage.
- Use of social media.

The views of select State and Commonwealth Public Authorities (although unlikely to be significant) will be obtained during the public exhibition/consultation phase, as the relevant PP is advanced.

Before proceeding to public exhibition, the Secretary for Planning (or delegate) may require approval of the form of the Planning Proposal as being consistent with the "Gateway" Determination. Any submissions received in response to the public exhibition process would need to be fully considered and satisfactorily resolved. This process may involve dialogue with the party responsible for the submission other/representative.

7 Project Timeline (Part 6)

The Department of Planning and Environment's Local Environmental Plan Making Guidelines 2023 includes benchmark timeframes for planning proposals based on Categories of planning proposals. The planning proposal is considered to be a Standard planning proposal. accordingly, the indicative timeline using the "Standard" category as a guide is.

Stage	Maximum Benchmark Timeframes (working days)			
	Basic	Standard	Complex	Principal
Stage 1 - Pre-lodgement	30 days	50 days	60 days	20-30 days
Stage 2 - Planning Proposal	80 days	95 days	120 days	40 days
Stage 3 - Gateway determination	25 days	25 days	45 days	45 days
Stage 4 - Post-Gateway	20 days	50 days	70 days	160 days
Stage 5 - Public Exhibition & Assessment	70 days	95 days	115 days	95 days
Stage 6 - Finalisation	25 days	55 days	70 days	80 days
Sub-total (Department target)	140 working days	225 working days	300 working days	380 working days
Total (end to end)	220 days	320 days	420 days	420 days

The following notional timeline is proposed for advancing the subject Planning Proposal.

Action / Stage	Target Date
Pre-lodgement (Scoping Report)	June 2023
Lodgement of Planning Proposal Request with Council	September 2025
Consideration/Review by Council (RFI)	September-October 2025

Compilation of Local Planning Panel Report	November 2025
Local Planning Panel Meeting/Advice	December 2025
Council Report (supported Gateway request)	February 2026
Referral to Department of Planning, Housing and Infrastructure for a Gateway Determination	March 2026
Gateway Determination	May 2026
Pre-exhibition consultation (e.g. RFS)	June-July 2026
Additional information required by Gateway (General)	June-July 2026
Public exhibition/Community and Authority/Agency consultation	August 2026
Resolution of matters raised in submissions	September 2026
Council finalisation report	November 2026
Finalisation of LEP amendment with PCO (assuming Council delegation)	December 2026-January 2027
Publication of LEP Amendment	February 2027

Having regard to the preceding notional timeline it is anticipated that a timeframe of approximately 15 months should be provided to complete the relevant LEP amendment.

8 Conclusion

The subject PPR has been compiled to facilitate delivery of a relevant planning framework to achieve the intended objectives and outcomes and as such realisation of the vision of limited sensitively located low density housing opportunities, a refined natural landscape entry statement and satisfactory bushfire and stormwater management outcomes.

The subject realisation is achieved by amending the zoning to R2 – Low Density Residential and SP2 and amending the minimum lot size map to 600m² and 1,000m².

To achieve the R2 zoning and the lot sizes envisioned, a departure from the existing R5 zoning to an R2 zoning and the minimum lot size is central to this PP and represented as amended maps at **Appendix “R”**.

The PPR has importantly demonstrated strategic and site-specific merit, as summarised below:

Strategic Merit Test Criteria

Strategic Merit Test Criteria	Planning Proposal Response
Will the Proposal give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/ precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy?	The planning proposal will give effect to the relevant Policies and Directions of the Western City District Plan within the Greater Sydney Region. A review and assessment of the planning proposal against those Policies and Directions has confirmed that the planning proposal is consistent with the District and Region Plan – See Sections 4.1.2.1.1 and 4.1.2.1.2.
Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan?	The Proposal seeks to fulfill a void in local housing typologies, leveraging off existing infrastructure, whilst substantially protecting natural assets and offsetting local impacts in the future subdivision design and enhancing hazard management.

	The planning proposal is consistent with the Camden Local Strategic Planning Statement (LSPS) – See Section 4.1.2.2.
Respond to a change in circumstances that has not been recognised, such as investment in infrastructure or changing demographic trends that have not been recognised by existing strategic plan?	The PPR seeks to respond to a lack of traditional low density housing opportunities and provide an enhanced template for managing bushfire hazard circumstances.
Is the planning proposal seeking to update existing planning controls if they have not been updated in the last 5 years?	The planning controls for the Site and locality have not been amended in the last 5 years, with current controls adopted under Camden LEP 2010.

Together with the strategic merit test it is necessary for the planning proposal to satisfy site-specific tests prescribed by the Department of Planning and Environment's Guidelines.

Strategic Merit Test Criteria	Planning Proposal Response
The natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards).	The proposal will not alter the flood risk of the land, as further addressed in Section 4.3.2, and the Flooding Impact Assessment and Stormwater Report provided at Appendix The Proposal retains a significant element of the introduced "tree lot", and introduces the prospect of street tree and domestic plantings. Furthermore, it introduces a controlled stormwater management system and reduces the prevailing bushfire hazard and seeks to deliver resilience.
Existing, approved and likely future uses of land in the vicinity of the land to which the proposal relates; and/or	The Proposal is consistent with immediately adjacent traditional large lot housing and framework landscaped context.
Services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision	The Proposal seeks to leverage off existing infrastructure and contribute to increased community infrastructure demands via Section 7.12 Contribution or similar.

The Proposal importantly seeks to ensure satisfactory integration with surrounding development in built form, landscape and accessibility contexts; whilst ensuring infrastructure impacts and potential hazards are adequately managed. End state sustainable outcomes are reflected in the vision and concept layout plans.

The proposed amendments to the planning controls detailed in this PPR are accordingly considered reasonable and supportive to the delivery of housing, it is recommended that the PPR form a platform for a relevant PP and the same be endorsed by Council for a Gateway Determination by the Department of Planning, Housing, Infrastructure and Environment.

Appendix “A”

Deposited Plan

Appendix “B”

Urban Design Report

Appendix “C”

Biodiversity Assessment

Appendix “D”

Bushfire Assessment

Appendix “E”

Proposed Planning Controls

The permissible range of land uses under the proposed R2 Low Density Residential are summarised below. It is noted that notwithstanding the diversity of permissible uses that compliance with the zone objectives and Development Control Plan provisions¹ will restrict development to principally dwelling houses, dual occupancies² and secondary dwellings³

Under the proposed R2 Low Density Residential zone, the following zone objectives apply:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for educational, recreational, community and religious activities that support the wellbeing of the community.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

Land use Permissibility

The range of permissible land uses is summarised in the table below.

CAMDEN LEP 2010 – R2 ZONE

1 Permitted without consent	Home occupations
2 Permitted with consent	Bed and breakfast accommodation; Centre-based child care facilities; Dual occupancies; Dwelling houses; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Medical centres; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture; Any other development not specified in item 2 or 4
3 Prohibited	Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Mortuaries; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

¹ The Camden Development Control Plan (CDCP 2019) is a companion document prepared to provide detailed development objectives and controls aimed at realising the CLEP 2010 aims. CDCP 2019 will form the future Development Application design guideline and assessment tool.

² Subject to the provisions of Clause 4.1D of CLEP 2010, which provides minimum lot size and lot width requirements.

³ Subject to compliance with Clause 5.4(9) of CLEP 2010.

Under the proposed SP2 Infrastructure (Drainage) zone, the following zone objectives apply:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

Land use Permissibility

The range of permissible land uses is summarised in the table below.

CAMDEN LEP 2010 – SP2 ZONE

1 Permitted without consent	Nil
2 Permitted with consent	Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Community facilities; Environmental protection works; Flood mitigation works; Recreation areas; Roads
3 Prohibited	Any development not specified in item 2 or 3

Appendix “F”

Road Traffic Noise Assessment

Appendix “G”

Traffic Impact Assessment

Appendix “H”

Contour/Survey Plan

Appendix “I”

Lot and Road Layout

Appendix “J”

Archaeological Due Diligence Assessment

Appendix “K”

Sydney Water Feasibility Letter

Appendix “L”

Detailed Site Investigation

Appendix “M”

Appendix “N”

Landscape Plans

Appendix “O”

Visual Impact Assessment

Appendix “P”

Salinity Assessment

Appendix “Q”

Amended Planning Maps

Appendix “R”

Aboriginal Cultural Heritage Assessment

Appendix “S”

Indicative Services Layout

Appendix “T”

Concept Stormwater Strategy