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COBBITTY SUB PRECINCT 5 PLANNING PROPOSAL

South Creek West Release Area

Prepared for
BHL GROUP
17 June 2022

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EXECUTIVE SUMMARY

This Planning Proposal has been prepared by Urbis on behalf of BHL Group (**the proponent**) and seeks to amend *State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Parkland City SEPP)* for the site located on The Northern Road, forming part of Precinct 5 in the South Creek West Land Release Area, and is referred to as the **Cobbitty Sub Precinct 5 (Precinct 5)**.

Precinct 5 comprises 303.15 ha of land and will accommodate up to approximately 12,000 people and builds on the NSW Government's vision and aspirations under the Western Sydney Growth Areas program. This planning proposal is seeking to rezone 172.74ha of land that forms 57% of Precinct 5. The remainder of Precinct 5 (130.41ha, 43%) is owned by a separate landowner.

This Planning Proposal and the proposed changes to the Parkland City SEPP and the precinct-specific Development Control Plan (**DCP**) only apply to the land as identified in **Figure 1**. To ensure planned infrastructure and services can service the entire Precinct, consultant studies and reports have considered Precinct 5 in its entirety.

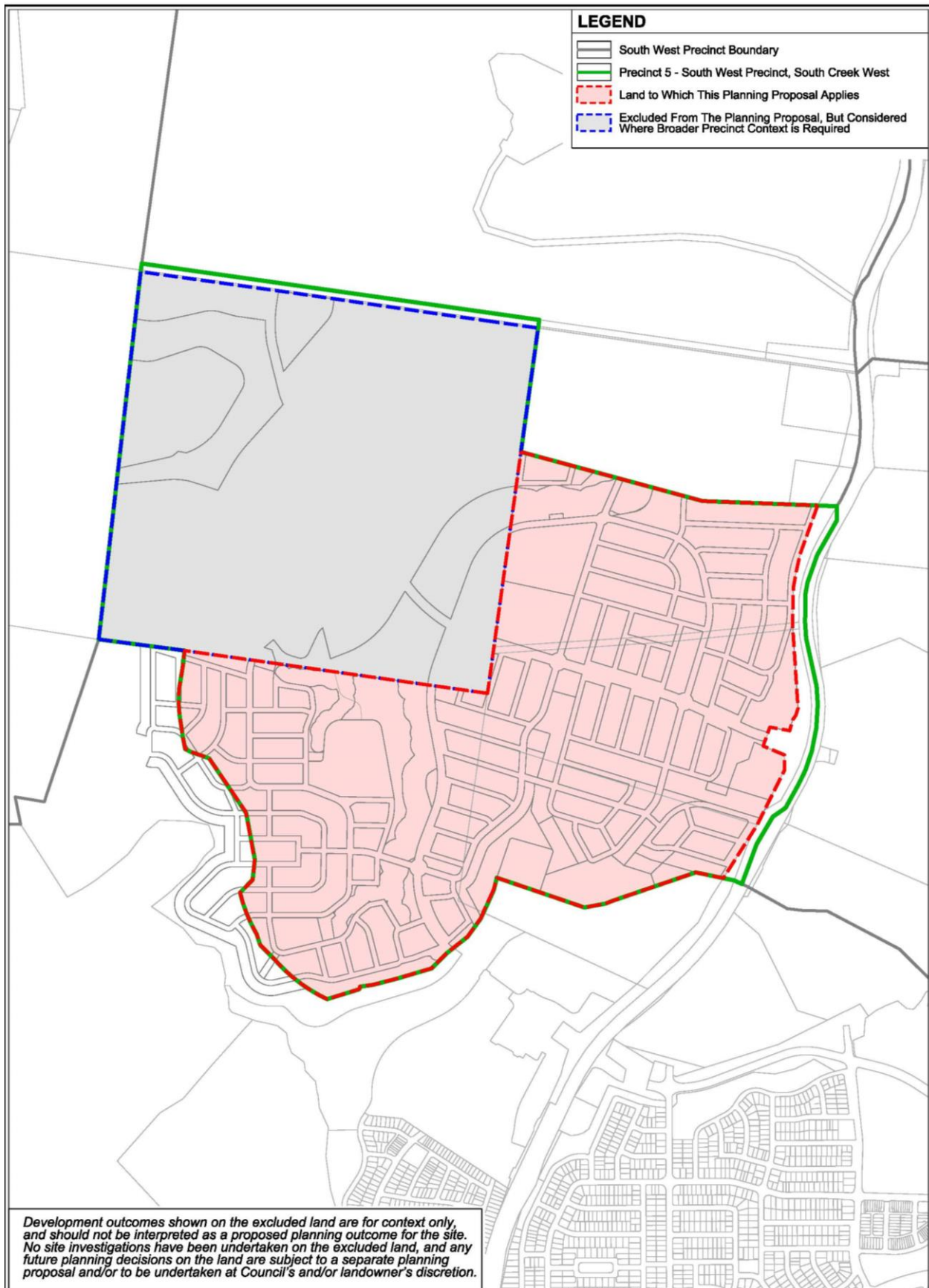
In line with the NSW Government's vision, a diverse range of housing typologies will be planned, targeted for and delivered to meet the residential market desire in south west Sydney. In addition, the precinct will integrate the delivery of a high amenity environment, focused around the principles of achieving a distribution of open space, community facilities, retail and other related non-residential land uses that directly correlates with the needs for the incoming population, but is also responsive to the constraints and opportunities of the site. It will promote pedestrian walkability and connectivity to public places and spaces across the precinct, and fundamentally build on the green and blue grid objectives.

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the relevant guidelines prepared by the NSW Department of Planning, Industry and Environment.

It is noted that this Planning Proposal is seeking an amendment to the Parkland City SEPP, however, informed by pre-lodgement discussions with Camden Council this Planning Proposal has been prepared in accordance with the following guides:

- *A Guide to Preparing Local Environmental Plans* (December 2018); and
- *A Guide to Preparing Planning Proposals* (December 2018).

Figure 1 Site Aerial with subject site in red



Source: Design + Planning

PROJECT HISTORY AND STRATEGIC CONTEXT

Precinct 5 is located within the broader South Creek West Land Release Area (**SCW**), which is one of the largest greenfield precincts in Sydney. SCW comprises of five distinct precincts across approximately 1,500 hectares, including Precinct 5. A SCW Structure Plan is currently being developed by the Department of Planning, Industry and Environment (**DPIE**) in conjunction with Camden Council. BHL and its team of technical consultants have worked closely with Camden Council to ensure broader strategic inputs relating both directly and indirectly to the release area have been considered and where appropriate, addressed under this Planning Proposal.

In early 2020, DPIE adopted a *New Approach to Precinct Planning*, providing a way forward for the planning and delivery of precincts. The new approach centres the planning system around people, places, public spaces and the environment, and provides councils and locals communities with greater responsibility in planning decisions. Precinct 5 was identified as a 'Collaborative Planning Precinct' under the new approach. It is the understanding of this planning proposal that Camden Council will lead the planning for the precinct with support from DPIE.

SCW forms the western portion of the South West Growth Area (**SWGA**) and is one of 14 precincts. Precinct 5 is surrounded by active and recently completed precinct planning by DPIE and the Western Sydney Planning Partnership, including:

- Lowes Creek Maryland: Finalised and rezoned on by DPIE on 16 July 2021.
- Western Sydney Aerotropolis: Exhibited in 2019 by the Planning Partnership, with the SEPP finalised in mid-2020. Precinct Plans have been exhibited with DPIE currently undertaking a review of the community and stakeholder feedback. The Precinct Plans are expected to be finalised by the end of 2021.
- Tranche 41 (Part Pondicherry): Exhibited in 2021 and currently at gateway implementation.

Precinct 5 forms the next stage of the SCW precinct, nestled between the Lowes Creek Maryland precinct in the north, Pondicherry precinct in the east and the emerging centre of Oran Park in the south-east. The site is strategically located under 5.5km south of the Western Sydney Aerotropolis. The Aerotropolis is planned to accommodate approximately 200,000 new jobs. The proximity of Precinct 5 to the Aerotropolis will provide housing choice and diversity for the future employees of the Parkland City.

PRE-LODGEEMENT CONSULTATION WITH CAMDEN COUNCIL

Throughout the preparation of this planning proposal and the key supporting technical investigations, an ongoing dialogue has been maintained with Camden Council. A Pre-lodgement meeting was held with Camden Council on 27 July 2021 to discuss the lodgement of the application. Minutes prepared by Council following this meeting are enclosed in **Appendix T**. The key areas of discussion are included in the Table below.

Council Comment	Planning Proposal Reference
<u>Proposed Land Zoning</u> It was indicated at the pre-lodgement meeting that the proponent would prefer more flexible zoning in relation to infrastructure and open space. It is likely that Council will prefer prescriptive zoning for significant infrastructure or open space in accordance with the approach for recent rezonings within the SWGA. This will be further considered during the precinct planning process.	Refer to Draft Indicative Layout Plan prepared by Design + Planning (Appendix A) which identifies riparian corridors as E2 with all local parks within the residential zoning areas.
<u>Density Bands</u> It was indicated at the pre-lodgement meeting that the proponent would prefer density band provisions within the DCP or ILP. It is likely that Council will prefer that density	Density bands are proposed within the DCP rather than the SEPP mapping. This approach is outlined further in Section 5.3 .

Council Comment	Planning Proposal Reference
bands sit within the Parkland City SEPP in keeping with the approach for recent rezonings within the SWGA. The approach to density bands for this precinct will be further considered throughout the precinct planning process	
<u>Investigate potential for regional/social Infrastructure</u> A structure plan is critical in guiding orderly development within the SWGA and will assist Council to identify appropriate types/locations of social infrastructure/facilities needed to service the current and future community. Assessing a precinct-scale Planning Proposal without the overall guidance of a structure plan poses a range of potential risks including compromising the community's need for social infrastructure (i.e. schools, community centres, regional/district open space and sport fields) at the right locations. It is recommended that consideration should be given to the investigation of potential regional and district social infrastructure within the precinct. Early consultation is recommended with Schools Infrastructure NSW on any proposed school type(s) and location(s) prior to the lodgement of the Planning Proposal.	Refer to the Demographic, Social Infrastructure and Community Needs Assessment prepared by Elton Consulting (Appendix E).
<u>Connectivity</u> Consideration should be given to maximise opportunities to improve connectivity within the precinct and with the wider SWGA. This includes measures such as convenient access to public transport, public open space, community facilities and amenities. Connectivity through the green and blue grid and open space should also be considered through key axes of the site and with the wider SWGA and surrounding areas. It is recommended that the open space spine promotes connectivity with Arcadian Hills and the Denbigh Transition Area to the South, and the Lowes Creek Maryland Precinct to the North. Measures such as the retention of farm dams and co-location of playing fields should be considered to support connectivity and enhance open space outcomes.	The overall connectivity of the Precinct has been incorporated into the ILP and associated documentation with particular inputs incorporated into: ▪ Landscape Masterplan prepared by Urbis (Appendix D) ▪ Infrastructure Servicing Strategy prepared by Infrastructure & Development Consulting (Appendix P) ▪ Traffic, Transport and Access Assessment prepared by SCT Consulting (Appendix S)
<u>Heritage</u> It is noted that the site is within proximity to State Heritage items of Denbigh and Maryland, as such consideration should be given to potential heritage impacts including view-lines and interfaces. The Planning Proposal should also have consideration of any items of Aboriginal heritage present on the site.	Refer to the Historical Heritage Study prepared by Eco Logical Australia (Appendix K) and the Preliminary Aboriginal Cultural Heritage Assessment Report prepared by Eco Logical Australia (Appendix J)

Council Comment	Planning Proposal Reference
<u>Consultation with utilities and service providers</u> It is recommended that the proponent consult with utilities and service providers (particularly with Sydney Water) on confirmation of the updated timing on servicing the precinct prior to lodging the Planning Proposal.	Refer to the Infrastructure Servicing Strategy prepared by Infrastructure & Development Consulting (Appendix P)
<u>Urban Heat</u> Council is continuing to investigate the implementation of measures to mitigate the effects of urban heat during the precinct planning stage. This is consistent with the direction of recent planning undertaken for significant precincts such as the Aerotropolis. As such, the Planning Proposal should consider measures to reduce the effects of urban heat. It is noted that further work may be required to be undertaken by the proponent in collaboration with Council to demonstrate how the effects of urban heat will be mitigated through the Planning Proposal.	This process is noted and the Proponent will continue to discuss with Council initiatives to be implemented within the Planning Proposal to mitigate the effects of urban heat. The range and distribution of land uses proposed in outlined in Section 5 of the Planning Proposal to assist Council.
<u>Consultation</u> Engagement with other landowners and surrounding landowners will be critical to ensure the success delivery of good planning outcomes on the ground. As discussed in the pre-lodgement meeting, Council may decide to undertake an initial notification of the Planning Proposal package. Engagement methods will be further considered and identified within the communication plan which will be prepared by Council Officers following the lodgement of a Planning Proposal.	This process is noted with a summary of stakeholder engagement undertaken to date outlined in Section 7 of the Planning Proposal.

DRAFT INDICATIVE LAYOUT PLAN

Council and DPIE have both noted that any Planning Proposal for Precinct 5 should consider and (where possible) incorporate the entire Precinct 5. The preparation of this planning proposal has been informed by a range of consultant studies and reports that have considered Precinct 5 as a whole where needed. This is to ensure that planned infrastructure and services can service the entire Precinct. The entire Precinct could comprise approximately 3,800 dwellings and a population of approximately 12,000 people within a thriving community supported by:

- Easy access to jobs in the Western Sydney Aerotropolis
- Local shops, community uses and services, and proximity to the Oran Park Town Centre
- Over 78ha of open space, including 32 ha of sporting fields and local parks
- Open space typologies also include creeks, grasslands, playgrounds, and other nature-based recreations areas
- Pedestrian and cycling connections including a central green corridor
- Prominent creeks and riparian areas that retain water in the local environment

- A future local school
- Integrated stormwater and services infrastructure that improve local amenity

The Planning Proposal is supported by a Draft Indicative Layout Plan (**Draft ILP**) which relates specifically to the eastern portion of Precinct 5 has been informed by extensive specialist consultant studies.

The Draft ILP will accommodate approximately 2,450 dwellings and a population of approximately 7,500 people. This will be supported by a thriving local centre and 43.26 hectares of open space. The Draft ILP has been guided by the following key design principles:

1. **Context** – understand the existing characteristics of the site and its surrounds.
2. **Structure** – Establish a robust structure, an integrated and connected urban form to enable the local structure to flourish.
3. **Best Practice** – Demonstrate best practice and leading-edge design and place making.
4. **Design logic** – planning and design decisions are based on a clear and logical design rationale.

The Draft ILP informs the possible amendments to the *State Environmental Planning Policy (Precinct – Western Parkland City) 2021 (Parkland City SEPP)*, and the precinct-specific Development Control Plan (**DCP**) sought to be adopted as part of this Planning Proposal.

INFRASTRUCTURE FUNDING

Precinct 5 forms part of the SWGA and will be subject to the *Parkland City State Infrastructure Contributions (SIC)* to support regional infrastructure. In parallel with the planning proposal, suitable arrangements are expected to be established for a local contribution plan (or similar). In accordance with the Department's Guidelines for '*Contribution Plans and Planning Proposals*' (October 2021), such arrangements shall be established in consultation with Camden Council.

ECONOMIC IMPACTS OF THE PROPOSAL

Based on a high-level forecast of the expected take-up of residential and non-residential uses within a 10 year modelling period (i.e. up to 2031), carried out by Atlas Urban for Precinct 5, and informed by historic take-up rates observed elsewhere within the SWGA, as well as current market conditions and the future economic outlook, it is estimated that the rezoning of this Precinct will result in a net increase in economic activity during the construction phase through a mix of direct and indirect (flow-on) activity, including supporting ~5,250 full-time equivalent jobs (including 3,477 direct jobs).

When operational, the Precinct is estimated to result in an annual net increase in economic activity by 2031 with:

- \$245.3 million in output (including \$149.0 million in direct activity).
- \$124.2 million contribution to GRP (including \$74.2 million in direct activity).
- \$70.2 million in incomes and salaries paid to households (including \$47.5 million in direct income).
- 914 FTE jobs (including 614 FTE directly related to activity at Precinct 5).

Additional local retail expenditure associated with the Precinct's 2,794 new residential dwellings are estimated to support significant economic activity through direct and flow-on impacts (per annum) by 2031, including 1,117 FTE jobs.

In addition to the significant economic activity supported by the Proposal, it is recognised that on the ground development of Precinct 5 sooner (i.e. rather than post-2031) would produce other important economic and social impacts. These include:

- **Supporting Housing Affordability:** The Precinct will provide some 2,794 new dwellings over the next 10 years at a range of price points. This increase in housing supply will support housing affordability for residents seeking accommodation in the South West Region, including the availability of rental accommodation.
- **Providing Significant Local Infrastructure:** The Precinct includes an allowance for approximately 36.5ha of open space in addition to civil/road and educational infrastructure to support the growth of the

local community. This is intended to be provided at no-cost to government in line with the principles of the Precinct Acceleration Protocol (PAP) process.

- **Increase in Rates and Taxation Revenues:** Along with greatly increased economic activity, the Proposal will support significant taxation revenues to all levels of government including Council rates, payroll tax, stamp duty, and income tax.
- **Create a Buffer of Housing Supply:** As Precinct 5 comprises a few large land owners, the issues of land fragmentation observed elsewhere across the SWGA are mitigated. In other rezoned precincts where land ownership is heavily fragmented, the timely supply of housing is not a given.

The Precinct has the capacity to provide a buffer of housing supply which mitigates the timing risk observed elsewhere across the SWGA.

Overall, the Proposal is considered to have strong economic merit and could contribute significantly to the Camden economy.

Furthermore, development of the Precinct 5 including the proposed rezoning is also considered to have merit from a market perspective and its delivery will be critical for the South West Region to meet projected housing demand over the coming decade and towards 2041.

CONCLUSION

The proposal is underpinned by a strong strategic context, which is confirmed by the sites position within the South Creek West Land Release Area of the SWGA. South Creek West is currently undergoing rezoning through the State Government's Precinct Planning Process, with this report relating only to a part of the South Creek West Precinct referred to as 'Precinct 5'. This Planning Proposal is seeking a rezoning through a Council led Gateway rezoning process in pursuit of a timely outcome to meet the housing demand within the SWGA.

A draft Indicative Layout Plan (**Appendix A**) which reflects the Proposal and is informed by detailed technical investigations and ongoing collaboration with Camden Council which underpin the Draft ILP.

The Planning Proposal is consistent with the intent, objectives and principles of the Greater Sydney Region Plan, the Western City District Plan and the Camden Council Local Strategic Planning Statement and local strategies. The proposed rezoning will deliver an 173ha residential self-sufficient community with a population of approximately 7,500 people, offering a diverse living options, open space, a village centre, community facilities, and employment opportunities.

This Planning Proposal been prepared through the undertaking of detailed planning studies, a review of the site's strategic context and an assessment of the lands capability to accommodate future residential and urban land uses. As a result of this planning work, it is confirmed that the site is suitable for the proposed rezoning. The proposal should be supported through the formal gateway process and recommended for rezoning by the NSW Department of Planning, Industry and Environment.

1. INTRODUCTION

1.1. OVERVIEW

This Planning Proposal has been prepared by Urbis on behalf of BHL Group (**the proponent**) and seeks to amend the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (**Parkland City SEPP**) for the site located on The Northern Road, forming part of Cobbitty Sub-Precinct 5 in the South Creek West Land Release Area and is referred to as the '**Precinct 5**'.

This planning proposal is seeking to rezone 172.74ha of land that forms 57% of Precinct 5. The remainder of Precinct 5 (130.41ha, 43%) is owned by a separate landowner.

Ongoing consultation is occurring between the landowners of Precinct 5 about the potential inclusion of the remaining land of Precinct 5 in this Planning Proposal. Until this consultation is concluded, this Planning Proposal and the proposed changes to the Parkland City SEPP and the precinct-specific Development Control Plan (DCP) only apply to the land as identified in **Figure 1**. To ensure planned infrastructure and services can service the entire Precinct, consultant studies and reports have considered Precinct 5 in its entirety.

The intended outcome of this Planning Proposal is to amend the Parkland City SEPP as follows:

- Incorporate the site on the 'Land Application Map' for the Parkland City SEPP
- Rezone the land to part:
 - B1 Neighbourhood Centre
 - B4 Mixed Use
 - E2 Environmental Conservation
 - E4 Environmental Living
 - R2 Low Density Residential
 - R3 Medium Density Residential
- Introduce building heights as follows:
 - 9 metres for low-density residential uses, allowing for developments of up to two storeys in height.
 - 12 metres for medium-density residential uses, allowing for development of up to three storeys in height.
 - 35 metres for the village centre where mixed-use developments are proposed and will allow for development of up to 6-9 storeys in height.

The proposed amendments seek to transition the existing rural landscape into a new residential community, which importantly builds on the NSW Government's vision and aspirations under the Western Sydney Growth Areas program. In line with the NSW Government's vision, a diverse range of housing typologies will be planned, targeted for and delivered to meet the residential market desire in south west Sydney. In addition, the precinct will integrate the delivery of a high amenity environment, focused around the principles of achieving a distribution of open space, community facilities, retail and other related non-residential land uses that directly correlates with the needs for the incoming population, but also responsive to the constraints and opportunities of the site. It will promote pedestrian walkability and connectivity to public places and spaces across the precinct, and build on the green and blue grid.

BHL Group has engaged a suite of technical experts to guide and inform the preparation of this planning proposal to assist in creating a liveable and thriving new community within the Camden Local Government Area. Precinct 5 is within the South Creek West Land Release Area (**SCW**), which is one of the largest greenfield precincts in Sydney. A SCW Structure Plan is currently being developed by the Department of Planning, Industry and Environment (**DPIE**) in conjunction with Camden Council. BHL Group have engaged with Camden Council and have worked closely with its team of technical consultants to ensure broader strategic inputs relating both directly and indirectly to the release area have been considered and where appropriate, addressed under this Planning Proposal.

SCW forms the western portion of the South West Growth Area (**SWGA**). Precinct 5 is surrounded by active and recently completed precinct planning by DPIE and the Western Sydney Planning Partnership, including:

- Lowes Creek Maryland: Finalised and rezoned on by DPIE on 16 July 2021.
- Western Sydney Aerotropolis: Exhibited in 2019 by the Planning Partnership, with the SEPP finalised in mid-2020. Precinct Plans have been exhibited with DPIE currently undertaking a review of the community and stakeholder feedback. The Precinct Plans are expected to be finalised by the end of 2021.
- Tranche 41 (Pondicherry): Exhibited in 2021 and currently at gateway implementation.

Precinct 5 forms the next stage of the SCW precinct, nestled between the Lowes Creek Maryland precinct in the north, Pondicherry precinct in the east and the emerging centre of Oran Park in the south-east. The site is strategically located under 5.5km south of the Western Sydney Aerotropolis. The Aerotropolis is planned to accommodate approximately 200,000 new jobs. The proximity of Precinct 5 to the Aerotropolis will provide housing choice and diversity for the future employees of the Parkland City.

1.2. REPORT STRUCTURE

This report has been split into two parts:

- Part A: Strategic Positioning – to outline the key benefits of the rezoning and the role of Precinct 5 in the SWGA and greater role in the growth of Western Sydney.
- Part B: Planning Proposal – in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the **EP&A Act**) and the relevant guidelines prepared by the DPIE.

It is noted that this Planning Proposal is seeking an amendment to the Parkland City SEPP, however, based on feedback from Camden Council this Planning Proposal is consistent with the following guides:

- A Guide to Preparing Local Environmental Plans (December 2018); and
- A Guide to Preparing Planning Proposals (December 2018).

The Planning Proposal is structured as follows:

- **Chapter 2: Site and Planning History** – provides a description of the site and context.
- **Chapter 3: Site Investigations and Master Planning Approach** – provides a summary of the technical investigations and how the findings have been implemented into the precinct master planning.
- **Chapter 4: Planning Framework** – provides a summary of the relevant strategic planning policies and directions and statutory planning legislation controls.
- **Chapter 5: Indicative Layout Plan** – provides a description of the proposed Indicative Layout Plan
- **Chapter 6: Community and Stakeholder Engagement** – provides a summary of the engagement processes undertaken to date and outcomes.
- **Chapter 7: Planning Proposal**, including:
 - Part 1 – A statement of the objectives and intended outcomes of the proposed instrument.
 - Part 2 – An explanation of the provisions that are to be included in the proposed instrument.
 - Part 3 – The justification for those objectives, outcomes and the process for their implementation.
 - Part 4 – Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies.
 - Part 5 – Details of the community consultation that is to be undertaken on the planning proposal.
 - Part 6 – A project timeline to detail the anticipated timeframe for the plan making process.

The Planning Proposal is supported by the technical documentation listed in **Table 1** overleaf.

Table 1 Supporting Documentation

Technical Input	Consultant	Appendix Reference
Draft Indicative Layout Plan and SEPP Maps	Design+Planning	Appendix A
Urban Design Report	Design+Planning	Appendix B
Draft Schedule 7 Cobbitty Sub Precinct 5 – Development Control Plan	Urbis	Appendix C
Landscape Masterplan	Urbis	Appendix D
Demographic, Social Infrastructure and Community Needs Assessment	Elton Consulting	Appendix E
Housing Market Needs and Economic Impact Assessment	Atlas Urban Economics	Appendix F
Retail Demand Analysis	Urbis	Appendix G
Preliminary Geotechnical and Salinity Assessment	Douglas Partners	Appendix H
Preliminary Site Investigation (Contamination)	Douglas Partners	Appendix I
Preliminary Aboriginal Cultural Heritage Assessment Report	Eco Logical Australia	Appendix J
Historical Heritage Study	Eco Logical Australia	Appendix K
Watercycle Management Report	J Wyndham Prince	Appendix L
Biodiversity Assessment	Eco Logical Australia	Appendix M
Riparian Assessment	Eco Logical Australia	Appendix N
Strategic Bushfire Study	Peterson Bushfire	Appendix O
Infrastructure Servicing Strategy	Infrastructure & Development Consulting	Appendix P
Air Quality Assessment (Stage 1)	SLR Consulting	Appendix Q
Groundwater Report	Douglas Partners	Appendix R
Traffic, Transport and Access Assessment	SCT Consulting	Appendix S
Planning Proposal Pre-Lodgement Meeting Minutes	Camden Council	Appendix T
Noise and Vibration Impact Assessment	Marshall Day Acoustics	Appendix U

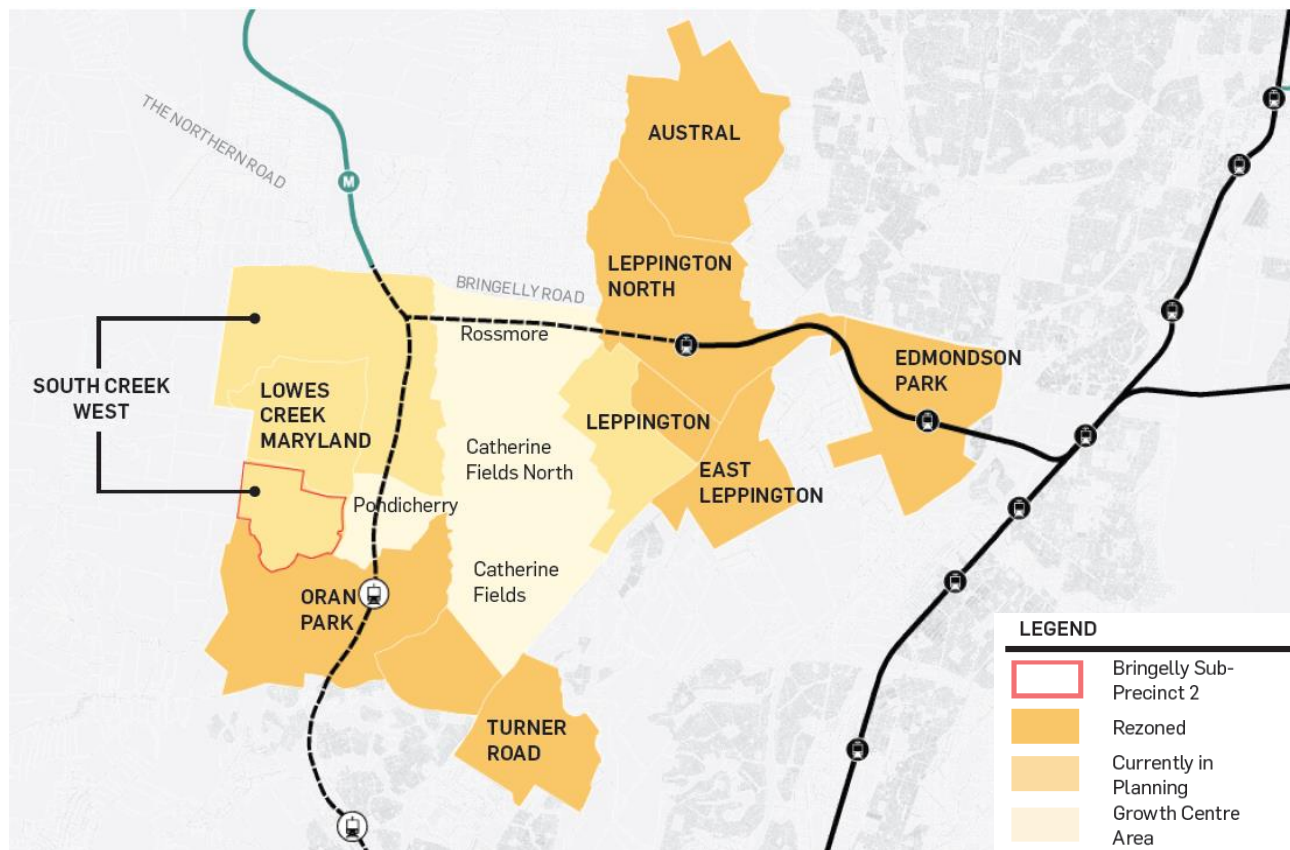
2. SITE AND PLANNING HISTORY

2.1. REGIONAL CONTEXT

The site 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 Parramatta CBD and 65km south west of Sydney CBD. The site is in proximity to the Western Sydney Aerotropolis (**Aerotropolis**) and city shaping infrastructure, such as the Western Sydney Airport. The Aerotropolis is 5.5km north of the site and is projected to deliver 28,000 jobs by 2031.

2.1.1. South West Growth Area

Figure 2 SWGA status of precinct planning with Precinct 5 outlined in red



Source: DPIE

The SWGA is one of five major growth areas in Western Sydney and is expected to contribute to residential and employment growth. The SWGA is guided by the State Environmental Planning Policy (Precincts - Parkland City) 2021 (**Parkland City SEPP**). The aims of the Parkland City SEPP are to:

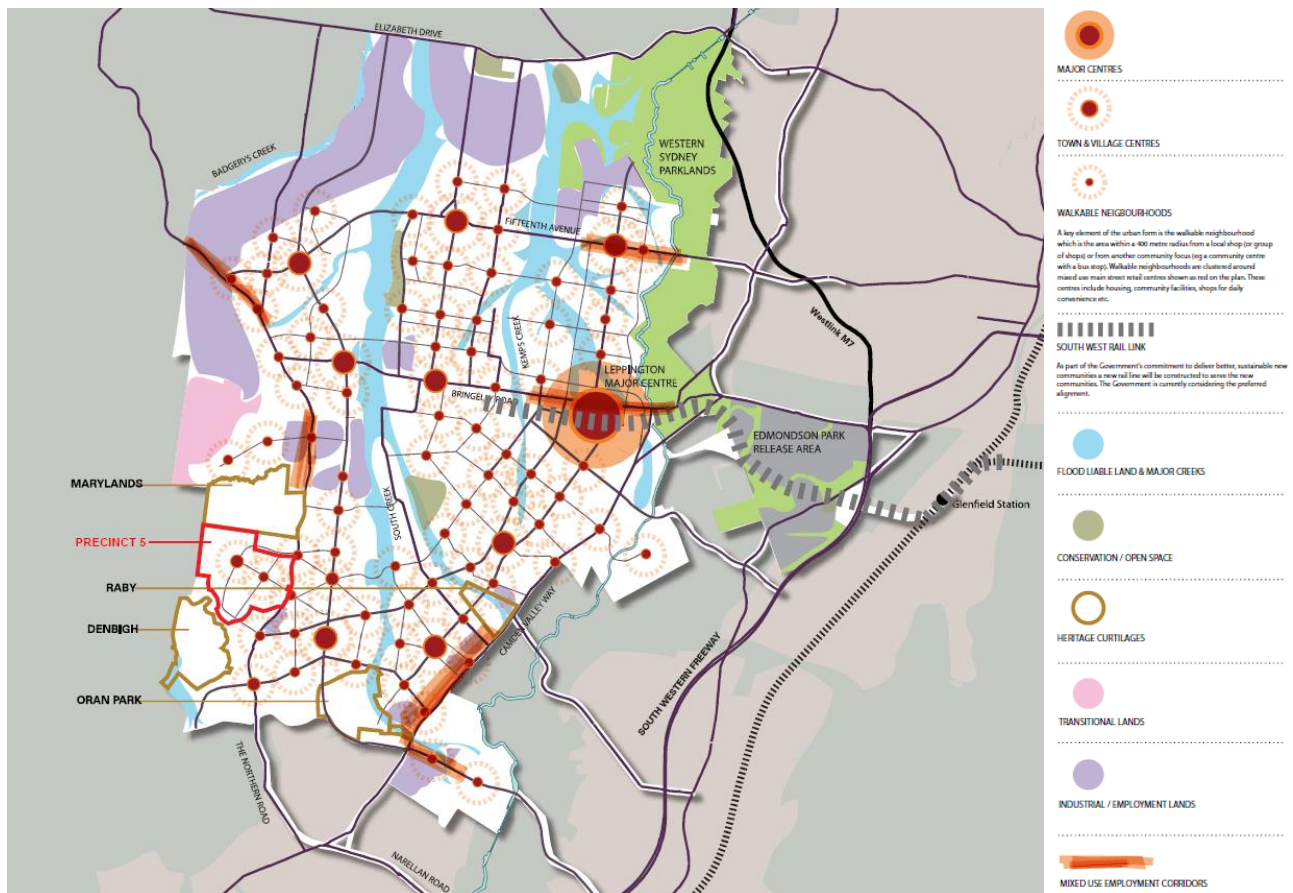
- Co-ordinate the release of land for residential, employment, and other urban development in the North West Growth Area, South West Growth Area, Wilton Growth Area, and Greater Macarthur Growth Area,
- Enable the Minister from time-to-time designate land in growth areas as ready for release of development,
- Provide for comprehensive planning for growth areas,
- Enable establishment of vibrant, sustainable, and liveable neighbourhoods that provide for community wellbeing and high-quality local amenity,
- Provide controls for the sustainability of land in growth areas that have conservation value,
- Provide the orderly and economic provision of infrastructure in and to the growth areas,
- Protect and enhance land with natural and cultural heritage values, and

- Provide land use and development controls that will contribute to the conservation of biodiversity.

The SWGA is divided into precincts, of which 9 have been rezoned under the Parkland City SEPP for urban development. The precincts which have been rezoned for urban land uses have undergone significant development such as Oran Park, Catherine Fields (Part), Turner Road, East Leppington, Edmondson Park, Leppington, Austral and Leppington North. Lowes Creek Maryland is the first precinct within South Creek West to be rezoned and along with the other rezoned precincts, it will be supported by investment in infrastructure including road upgrades, South West Rail Link and utilities including water, sewer and electricity.

The South West Growth Centre Structure Plan provides an indicative plan for how the South West Growth Centre will evolve and identifies the locations of various centres, employment lands, open space and flood affected land.

Figure 3 South West Growth Centre Structure Plan



Source: NSW Government

Within Precinct 5, the Structure Plan identifies a town and village centre as well as walkable neighbourhoods.

2.1.2. South Creek West Land Release Area

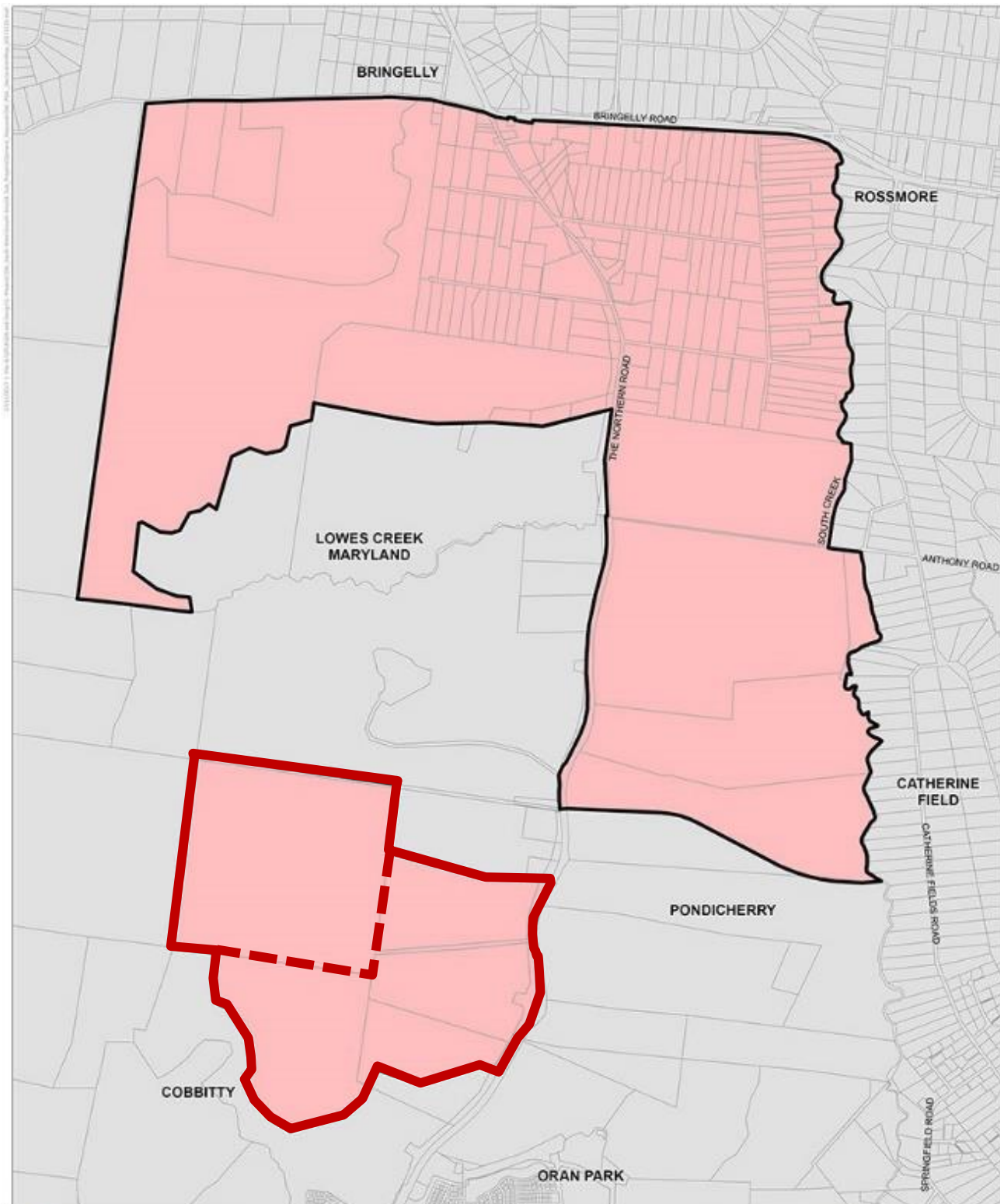
The South Creek West Land Release Area is an identified precinct within the SWGA.

Given the scale of the release area, the Department of Planning, Industry and Environment (DPIE) divided it into five distinct precincts numbered 1 – 5. The land to which this Planning Proposal forms part of *Cobbitty Sub Precinct 5*, also known as Precinct 5. It totals approximately 303.15 hectares and is comprised of 5 lots. The precinct is characterised by rural residential and small-scale agricultural land uses and activities. This Planning Proposal relates to 4 lots within Precinct 5 totalling 57% (172.74ha) of Precinct 5.

The precinct was released by the Minister for Planning on 24 November 2017 for urban development. The release formally commenced the rezoning process for land within the precinct, including the subject site. As part of the planning process, DPIE intended to develop a structure plan to provide a high-level framework

outlining road connections, green grid opportunities and integration with rezoned and exhibited precincts adjacent to the release area.

Figure 4 South Creek West Land Release Area with Precinct 5 identified in red



Source: DPIE

2.1.3. New Approach to Precinct Planning

In early 2020, DPIE adopted a *New Approach to Precinct Planning*, providing a way forward for the planning and delivery of precincts. The new approach centres the planning system around people, places, public spaces and the environment, and provides councils and locals communities with greater responsibility in planning decisions.

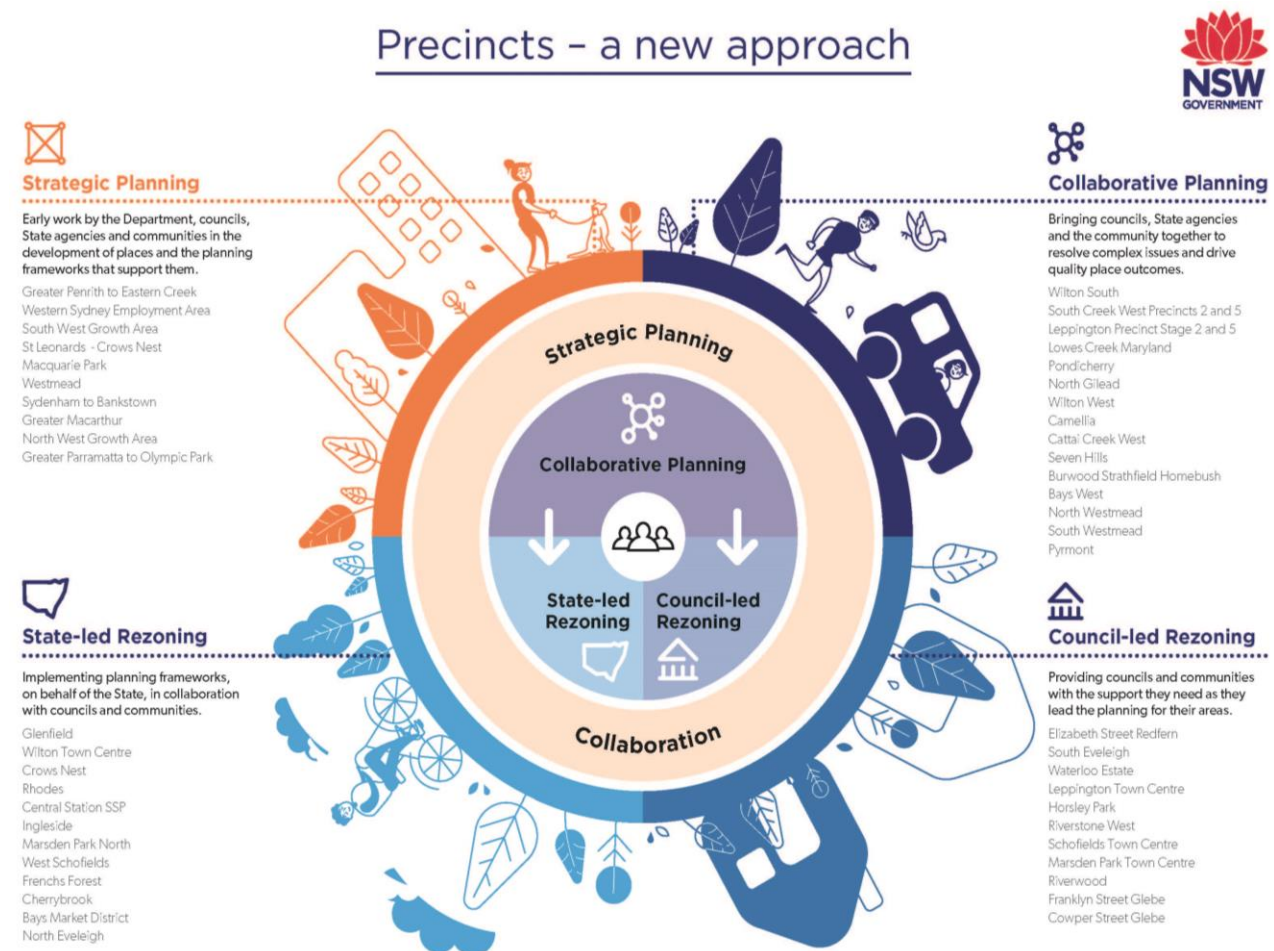
The new approach has allocated all existing precincts in Greater Sydney four planning pathways as shown in **Figure 5**. The two pathways of relevance to this Planning Proposal are:

Strategic Planning Precincts (SWGA): Precincts which require the resolution of significant issues or challenges before any works towards rezoning can begin. Resolution will need to include early work by DPIE, councils, state agencies and communities to develop planning frameworks which support the planning for these precincts.

Collaborative Planning Precincts (SCW Precincts 2 and 5): Precincts which rely upon the integration of the various inputs from public and private agencies for successful infrastructure timing and delivery. It is DPIE's intention that they will facilitate collaborative planning amongst these agencies, enabling precinct submissions which demonstrated holistic planning and delivery schedules.

In this new approach, Camden Council will lead the planning for the precinct with support from DPIE.

Figure 5 DPIE's New Approach to Precinct Planning

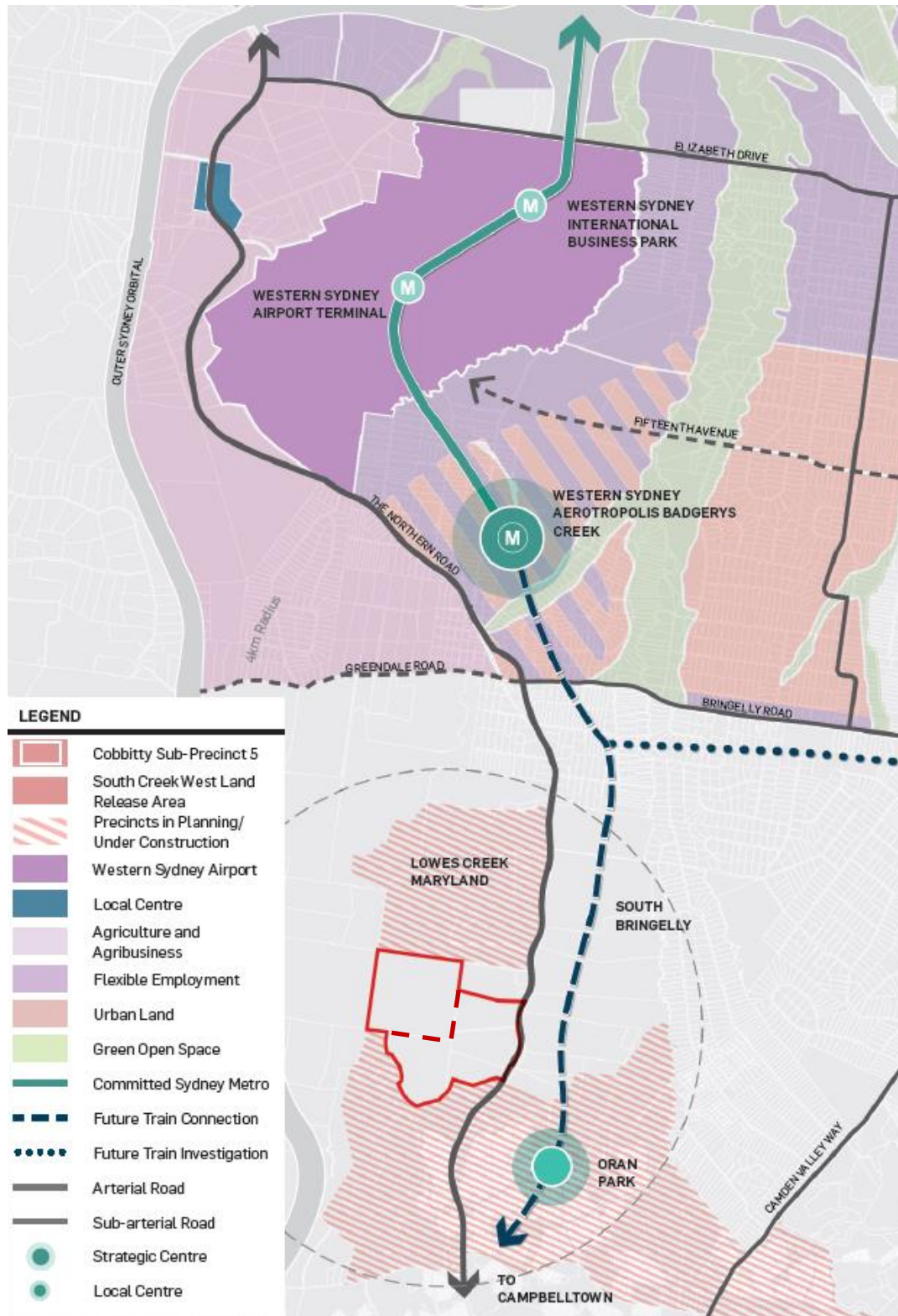


Source: DPIE

2.2. COBBITTY SUB PRECINCT 5

Precinct 5 is located within the south-west portion of the South Creek West Land Release area within the suburb of Cobbitty in the Camden LGA. The Precinct adjoins the Lowes Creek Maryland precinct to the north and Oran Park to the south-east. **Figure 6** indicates the site located south of the Lowes Creek Maryland precinct and the indicative location of proposed major infrastructure.

Figure 6 South Creek West Land Release Area – Indicative Structure Plan



Source: Urbis

2.3. SITE AND SURROUNDS

2.3.1. Existing Land Use and Ownership

Precinct 5 totals approximately 303 hectares and is located within the Camden Local Government Area (LGA). The precinct has an irregular shape and is legally comprised of 5 lots.

The proponent owns approximately 57% of the precinct, the remainder of the precinct is in a single ownership. **Table 2** provides a summary of the Lots that form Precinct 5.

The site is currently zoned *RU1 Primary Production* and comprises large areas of existing rural and agricultural land use activities with rural dwellings scattered across the precinct. The area is bounded by the following:

- **North:** Lowes Creek Maryland precinct and future sub-arterial road.
- **South-East:** Oran Park precinct.
- **East:** The Northern Road.
- **West:** Undeveloped rural land.

Table 2 Summary of Lots that form Precinct 5

Address	Lot / DP
689 The Northern Road, Bringelly	Partial Lot 45 in DP 1104369
657-705 The Northern Road, Bringelly	Lot 2 in DP 1216380
657-705 The Northern Road, Bringelly	Lot 4 in DP 1216380
621 The Northern Road, Cobbitty	Lot 2 in DP 1241819
421D The Northern Road, Cobbitty	Lot 500 in DP 1231858

2.3.2. Open Space

Within approximately 10-minutes drive from Precinct 5, there are numerous passive open and active open spaces including:

- Oran Park: Jack Brabham Reserve (district active sporting hub, with capacity to accommodate various codes including soccer, rugby league and cricket) Wayne Gardner Oval (a local sportsground with playground) and the skate park and basketball court provided with Julia Reserve Youth Precinct (adjoining Julia Reserve Youth and Community Centre)
- Harrington Park and Kirkham: Harrington Park Sports Fields and Sir Warwick Fairfax Oval (local club sports fields and courts) as well as Macarthur Regional Hockey Centre and Narellan Sports Hub (44 netball courts, athletic facilities, multi-purpose sportsgrounds and playground)
- Bringelly: Bringelly Park and Reserve (local sportsfields with courts) and equestrian centre

Proposed open spaces surrounding Precinct 5 are:

- LCM: up to 62ha of open space, incorporating 21 local parks, 6 double playing fields and 22 courts
- Oran Park: the future Oran Park Leisure Centre which is projected to provide aquatic, indoor sports, health and fitness areas
- Austral and Leppington North: approximately 135ha of open space, 60% of which is passive (81ha)
- Catherine Field: up to 30ha of open space, including 2 double playing fields and 4 outdoor courts

- Leppington: a regionally significant sporting facility, including 4-5 single playing fields, 4-5 multipurpose sport courts, fitness and exercise space with equipment and running path, and passive open spaces (11 neighbourhood parks of minimum of 0.4ha within 400m of all residents and 1 large local park), plus 3-4 high-quality and multi-age playspaces.

2.3.3. Social Infrastructure

The Precinct is in close proximity to existing and emerging areas that have existing and planned social infrastructure items that will complement the infrastructure proposed on the site. The nearby Town Centres and Neighbourhood Centres in Oran Park, Lowes Creek Maryland and Pondicherry are easily accessible from the site by car, bicycle or foot. These Centres will include the social infrastructure, facilities and services that are not likely to be available within the Precinct, such as high schools, libraries, public swimming pools and leisure centres.

Community and Cultural Facilities

There are no existing community and cultural facilities within current Precinct 5. The nearest existing facilities (within approximately 10-minutes drive) are:

- Oran Park: Julia Reserve Youth and Community Centre and Oran Park Library (which includes the multifunctional Sandown Rooms for uses for meetings, playgroups, community groups and dance, fitness and art classes), as well as the Oran Park Town Sales and Information Centre
- Catherine Field: Catherine Park Community Centre and Catherine Field Community Hall
- Harrington Park: Harrington Park Community Centre and Birriwa Reserve Community Hall (with enclosed open space and adjoining playground)
- Bringelly: Bringelly Community Centre.

With the exception of Julia Reserve Youth and Community Centre and Oran Park Library (and its Sandown Rooms), all existing facilities are local level and have minimal or limited multifunctionality (e.g. hall and meeting rooms). Beyond this proximity, local level community and cultural facilities are dispersed in the surrounding town and urban centres. Future community facilities within the region include:

- LCM: multipurpose community centre (up to 2,000sqm) with library services provision and 2 neighbourhood community centres (capped at 1,000sqm each)
- Austral and Leppington North: a range of community facilities, including performing arts, exhibition and workshop and studio spaces, and a multipurpose community centre (as well as a recommendation from Camden Council for a new library to create a community and cultural hub of 5,000-5,500sqm – see following pages).
- Catherine Fields: a 430sqm multipurpose community centre
- Pondicherry: a 530-550sqm multipurpose community centre with large hall and small hall (capable of being turned into smaller rooms)

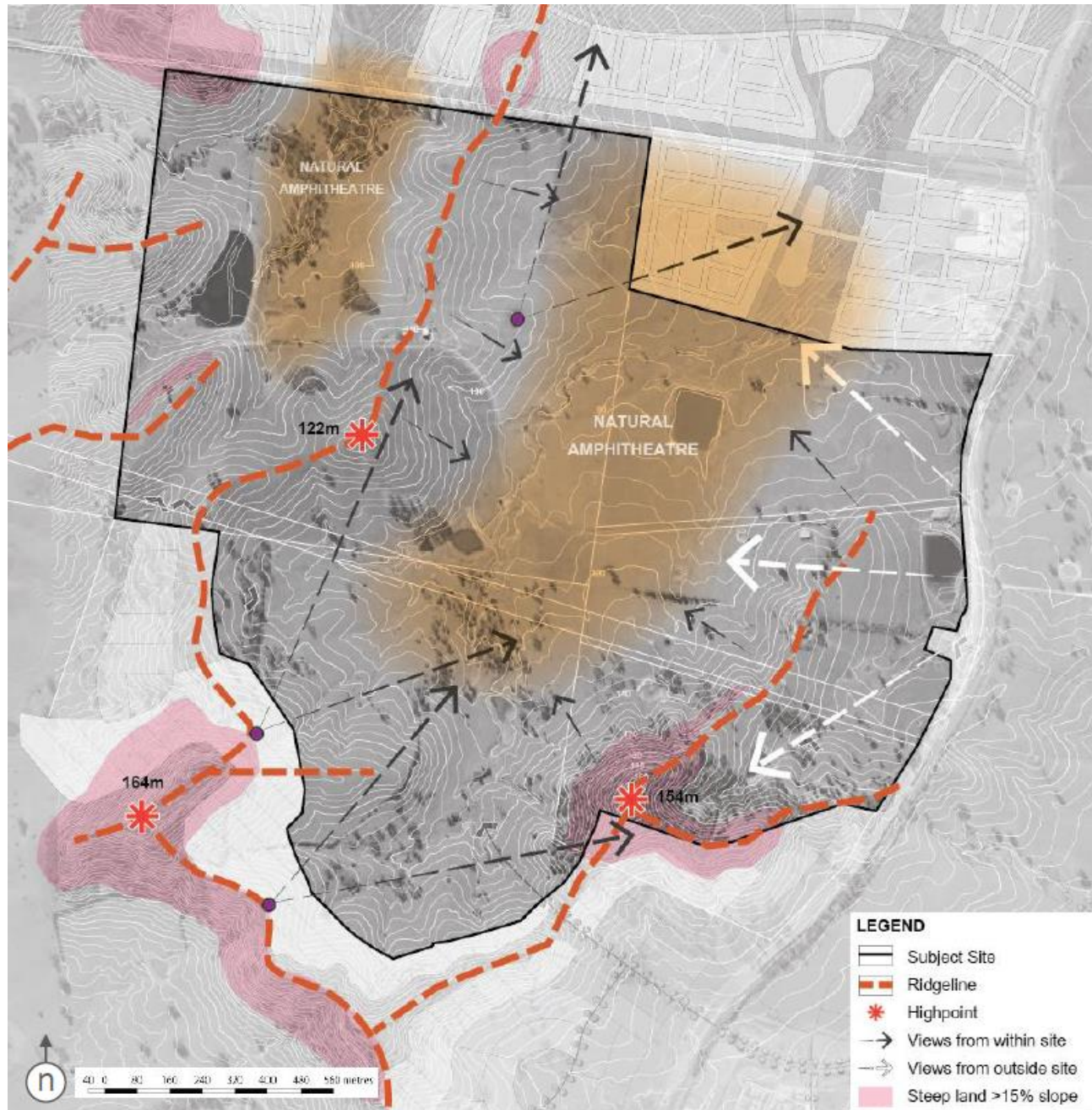
[illegible]

- Source: Elton Consulting

2.3.4. Topography

The topography across most of the site is gently undulating. Surface levels generally fall to the north, controlled by an irregular ridge line in the southern portion of the site ranging from 154m AHD at its highest point on the south-east ridgeline to 84m AHD at its lowest point in the north.

Figure 8 Existing Landform Diagram



Source: Design+Planning

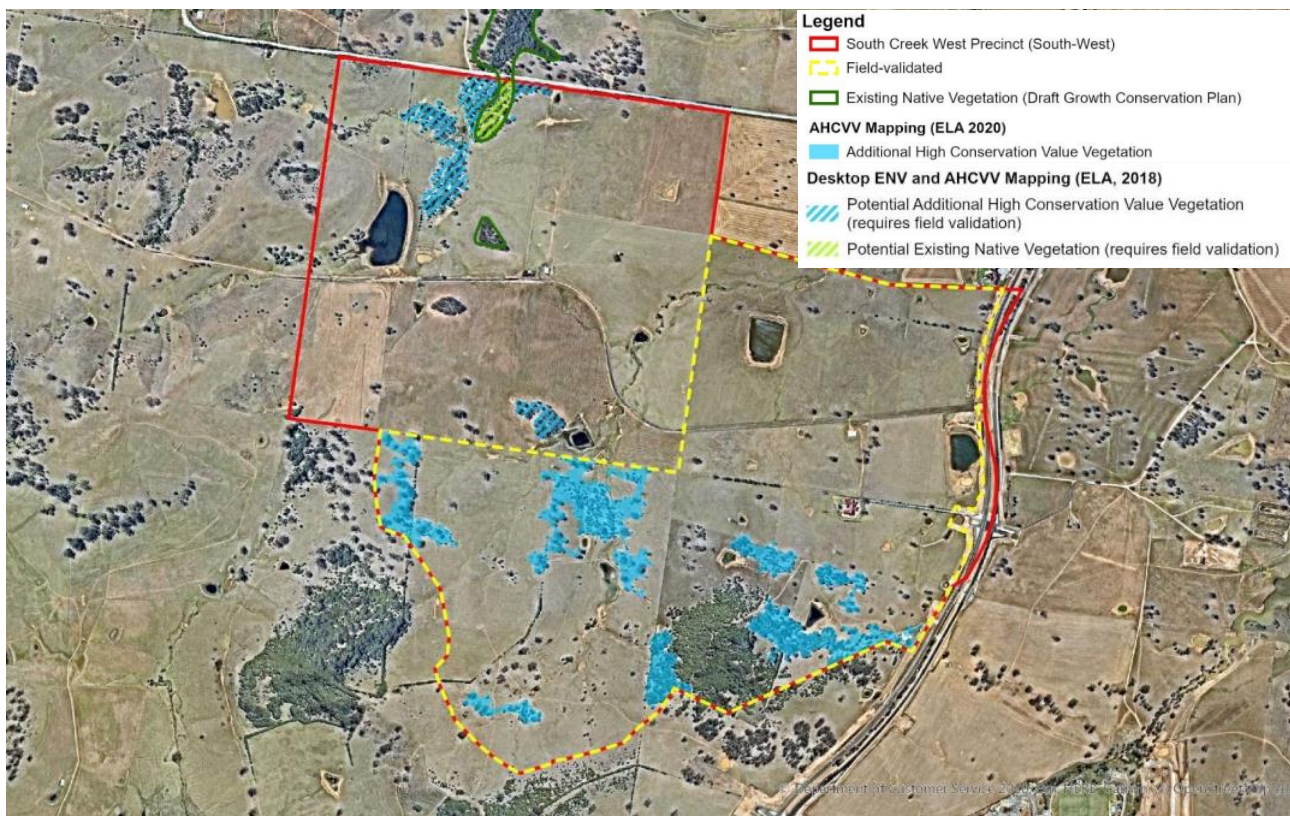
2.3.5. Biodiversity

The site contains a number of environmental features in varied condition and structure, including:

- Cumberland Plain Woodland (a critically endangered ecological community under both the BC Act and EPBC Act)
- River-Flat Eucalypt Forest (an endangered ecological community under the BC Act)
- Habitat features associated with potential habitat for a number of threatened flora and fauna species.

Under the Biodiversity Act 2016, the site is identified as biodiversity certified, meaning the existing native vegetation on the site is not counted as a contribution to the 2,000 ha target for Growth Centres. As such, there is no obligation to retain any areas of existing native vegetation on the site as part of this proposal.

Figure 9 Ecological Constraints Map



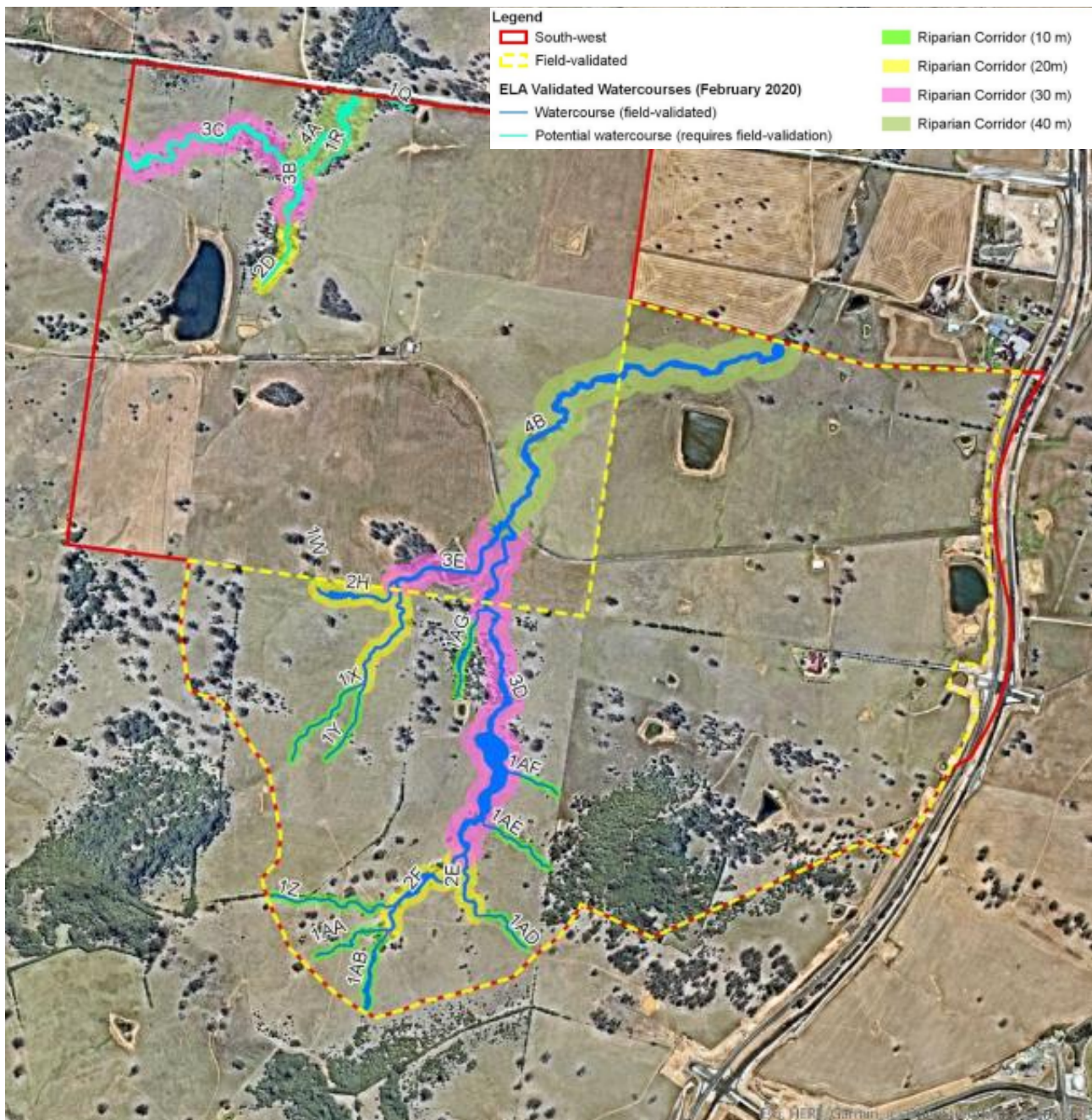
Source: EcoLogical

2.3.6. Riparian Lands

The site contains field-validated watercourses and riparian zones along watercourses located predominantly in the southern portion of the site. The majority of 1st order watercourses do not have a defined bed or bank and represent overland flow paths rather than 'rivers'. 1st and 2nd that do meet the definition of a 'river' are in poor condition with ephemeral or intermittent flow only and limited habitat features. 3rd and 4th order watercourses are in moderate to good condition with larger pools, aquatic vegetation and instream features.

Riparian habitat at the site is generally in poor condition, lacking canopy and midstorey cover. Along the primary creek line, which flows through the centre of the study area, there is good condition Cumberland Plain Woodland which provides good habitat, shaded the creek and stabilised the banks.

Figure 10 Existing Creek Corridors



Source: EcoLogical

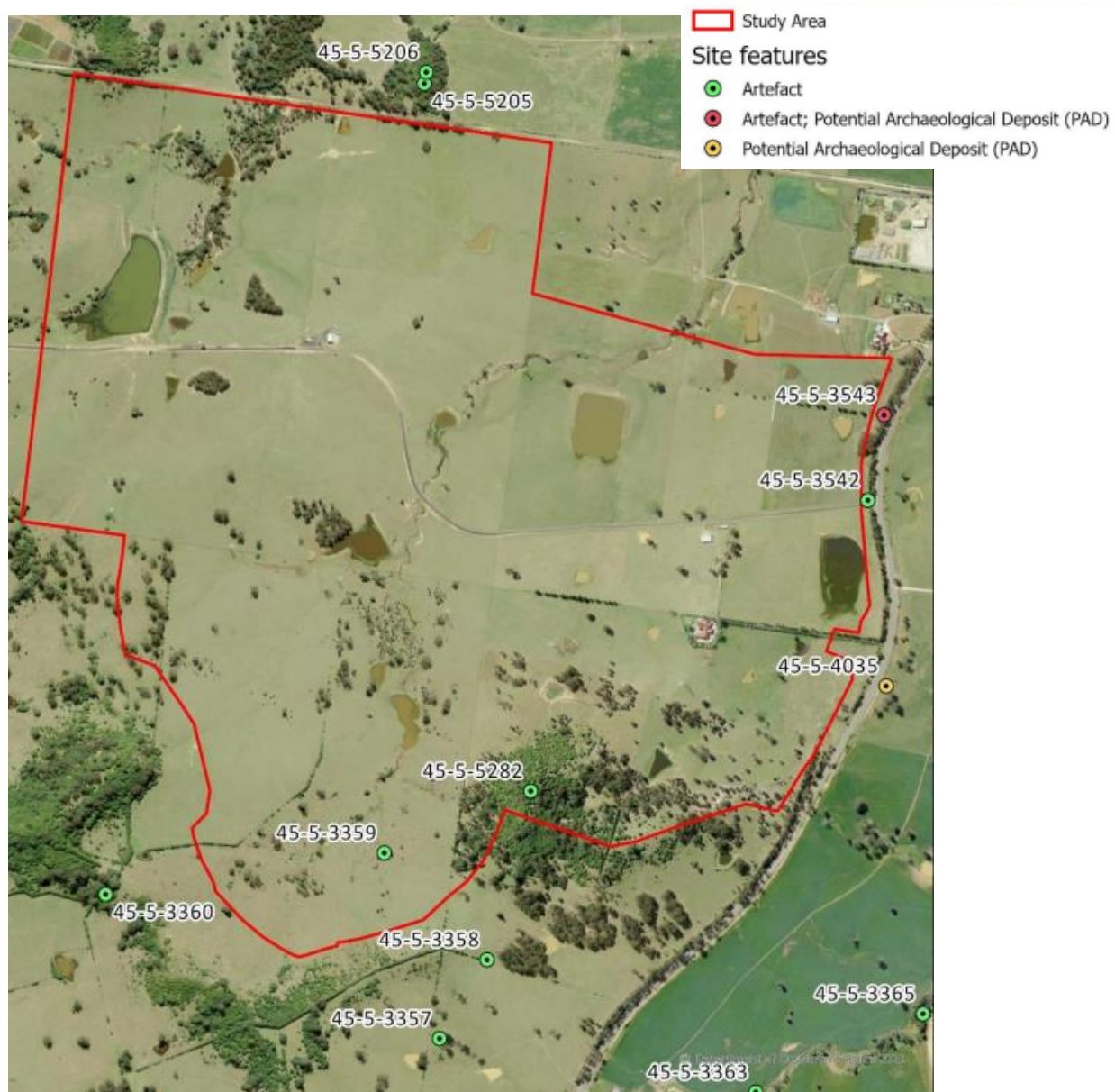
2.3.7. Aboriginal Heritage

As noted in the Preliminary Aboriginal Heritage Assessment prepared by EcoLogical (**Appendix J**), the Camden region lies within a transitional area between the tribal boundaries of the Dharug, Dharawal and Gundungurra language groups. Little information about the original inhabitants of the Camden area remains as contact between the local Aboriginal population and early European settlers was sparse and the local Aboriginal population had no written language. Despite this, the Dharug tribal group appear in ethnographic records and are widely considered to have occupied the southwestern parts of the Cumberland Plain and much of the Sydney Basin.

Based on the material evidence and range of Aboriginal sites across the region, it is clear that Aboriginal people have been utilising the land and resources within the South West Sydney region for thousands of years.

In desktop studies undertaken by EcoLogical, no Aboriginal sites or heritage items with Aboriginal significance were recorded within the Australian Heritage Database, the State Heritage Register (SHR), the Camden LEP 2010 or Parkland City SEPP. The Aboriginal Heritage Information Management System (AHIMS) database maintained by Heritage NSW, identified three Aboriginal sites within the Precinct as shown in **Figure 11**.

Figure 11 AHIMS Register



Source: EcoLogical

2.3.8. European Heritage

The site is not a listed heritage item, is not located in a Conservation Area and does not contain any potential heritage items or archaeological sites.

The site is located in close proximity to the locally listed Maryland Estate (to the north) and state heritage listed Denbigh Estate (to the south), refer to **Figure 12**.

Figure 12 Nearby Heritage Items



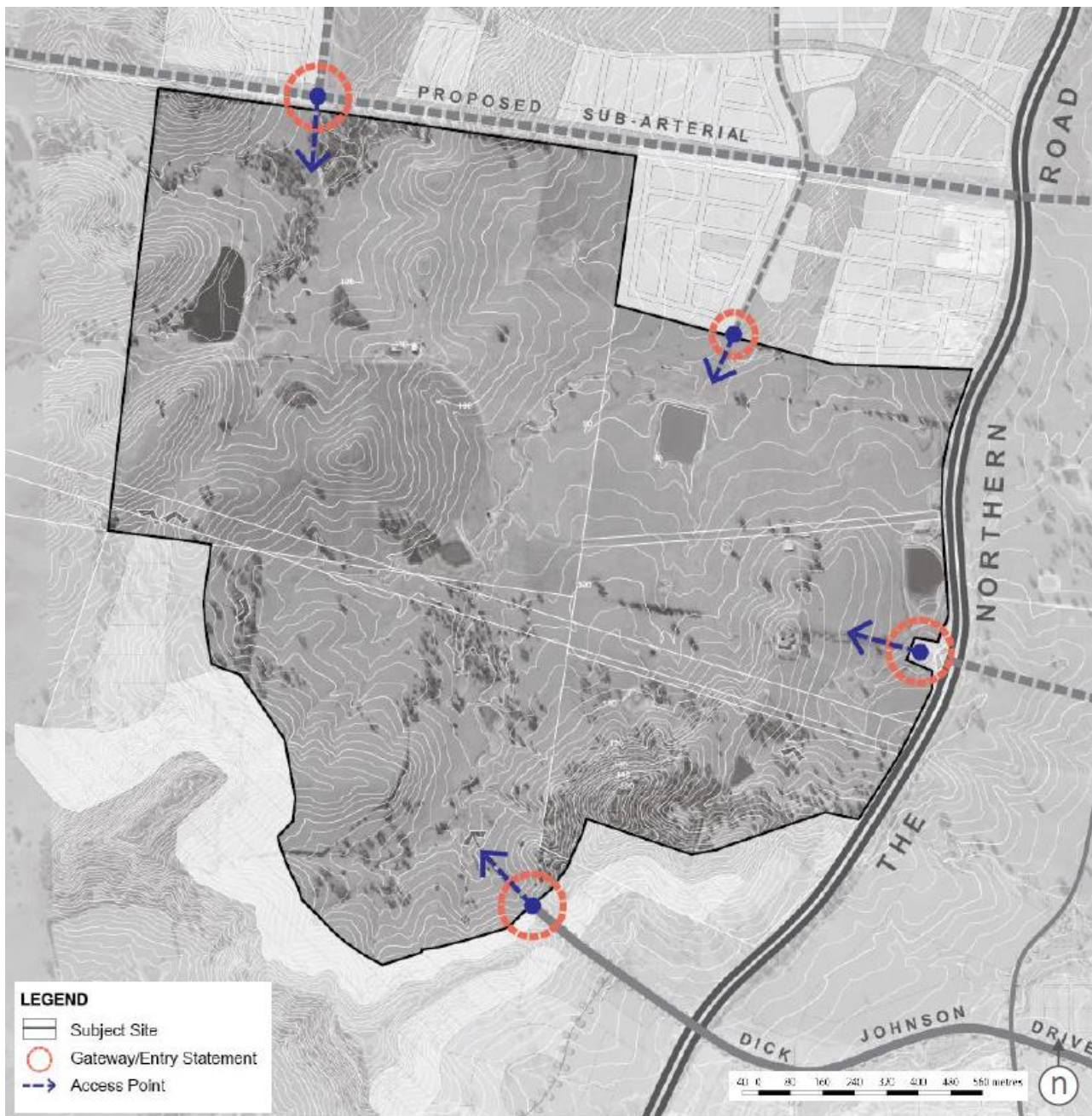
Source: ELA

2.3.9. Road Network

The Northern Road has recently been upgraded which provides quick and easy access to the site. The upgrade of the road from two to four lanes also included the construction of numerous signalised intersections in anticipation of future development along the road corridor. This includes Marylands Link Road 1 intersection which provides direct access to site from the east. The site can also be accessed from the Dick Johnson Drive intersection via a neighbouring development.

There are several future connections to the upcoming Lowes Creek Marylands Precinct to the immediate north of the site, including one sub-arterial road, one collector road and several local roads. These connections will provide seamless access between the precincts. There is also a sub-arterial connection from the south, being an extension of Dick Johnson Drive, which provides direct access to future commercial land uses on the western and eastern side of The Northern Road and also direct connection into the Oran Park Town Centre and a future railway station.

Figure 13 Movement and Access Diagram



Source: Design+Planning

2.3.10. Public Transport

Currently, the closest train station to the site is Leppington Station, located 7km north-east of the precinct. Leppington Station provides approximately seven services per hour during a typical morning peak hour. Current services include the T2 Inner West and Leppington Line and T5 Cumberland Line, providing connections to Liverpool, Parramatta, Strathfield and the Sydney CBD.

Bus services in the area are limited to route 856 along Bringelly Road and The Northern Road providing access between Bringelly to Liverpool via Leppington Station and Prestons. Only about 5 to 6 services occur per day. Given the overall transition of the area, new public transport infrastructure is expected to align with future growth.

The NSW Government has announced a number of future transport infrastructure projects which will support efficient access to the precinct and broader region. Future transport initiatives which will service Precinct 5 include:

- North-South Rail Link / The South West Rail Link extension (committed);
- Sydney Metro - Western Sydney Airport (committed); and
- Rapid Bus Service route along The Northern Road (uncommitted).

3. PLANNING FRAMEWORK

The Planning Proposal is consistent with and supports a range of strategic planning outcomes established by Camden Council and the NSW Government. The following table provides a brief overview of the strategic planning policies governing development in NSW and how the vision and intended outcomes for the subject site will implement or otherwise be consistent with relevant plans and policies. Detailed consistency of the proposal with the relevant State and local strategic planning matters is demonstrated in Section 8.3.2 of this report.

3.1. STRATEGIC PLANNING CONTEXT

3.1.1. NSW Premier's Priorities

The Premiers Priorities aim to enhance the quality of life for people in NSW and tackle key social issues identified by the NSW Government.

The following priorities are of relevance to State and local strategic planning.

5. A strong economy
6. Well-connected communities with quality local environments
7. Green public space
8. Greening our city

Through the Western Sydney Airport and Aerotropolis, the Parkland City will be key to securing a strong economy for NSW and the region. New urban areas in the Parkland City such as the South West Growth Area will be central to supporting economic development in the region. Building green public space and cities are a core consideration of development in the region, realised through the planning around the South Creek riparian corridor.

3.1.2. A Metropolis of Three Cities: Greater Sydney Region Plan

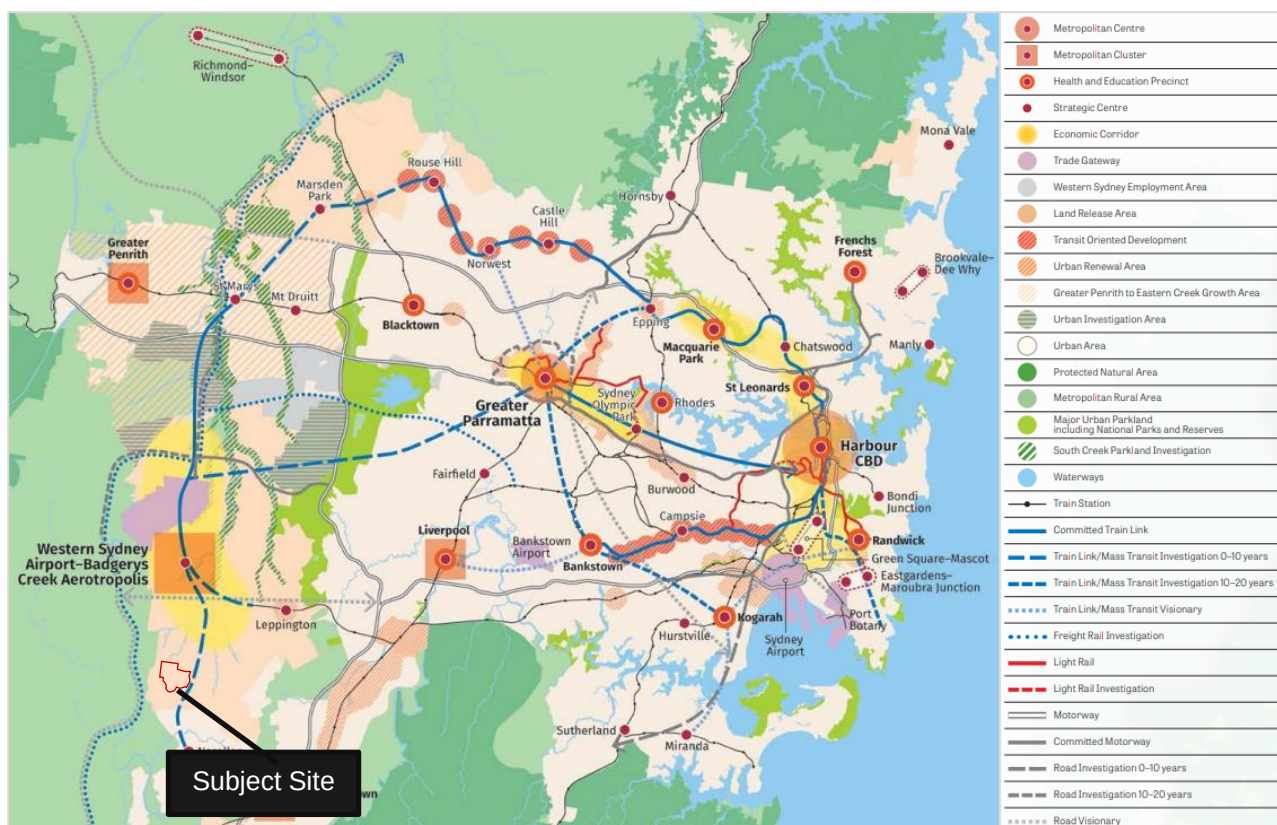
A Metropolis of Three Cities: Greater Sydney Region Plan (Region Plan), provides a 40-year vision to (2056) and establishes a 20-year plan to manage growth and change for the Greater Sydney region. The Region Plan is built on a vision of three cities, "where most residents live within 30 minutes of their jobs, education and health facilities, services and great places".

The site is located within the Western Parkland City, which is expected to grow from 740,000 in 2016 to 1.1 million residents by 2036. The vision for the Western Parkland City is a polycentric city harnessing the potential of the Western Sydney International Airport (WSA) and Aerotropolis, Liverpool, Greater Penrith and Campbelltown-Macarthur. These centres will establish the Western Economic Corridor, complemented by city shaping transport links such as the North South Rail Link, WSA, east-west mass transit corridor and a potential Outer Sydney Orbital in the long term.

The plan identifies that the WSA will be an economic catalyst for the District, allowing over 1.5 million people to live and work in the Western Parkland City as an alternative to the Eastern Harbour City. It will allow established and new neighbourhoods and centres, such as in the South West Growth Area to easily access economic opportunity and city shaping infrastructure.

Key strategic centres, trade gateways and collaboration precincts surrounding the site include the Western Sydney Airport and Aerotropolis, Western Economic Corridor, Leppington and Narellan Strategic Centre, Campbelltown Macarthur and the SWGA. This Planning Proposal contributes to the 30-minute city vision and responds to the key themes of the Region Plan as detailed in Section 9.3.2 of this report.

Figure 14 Sydney Region Plan's Structure Plan



Source: GSC

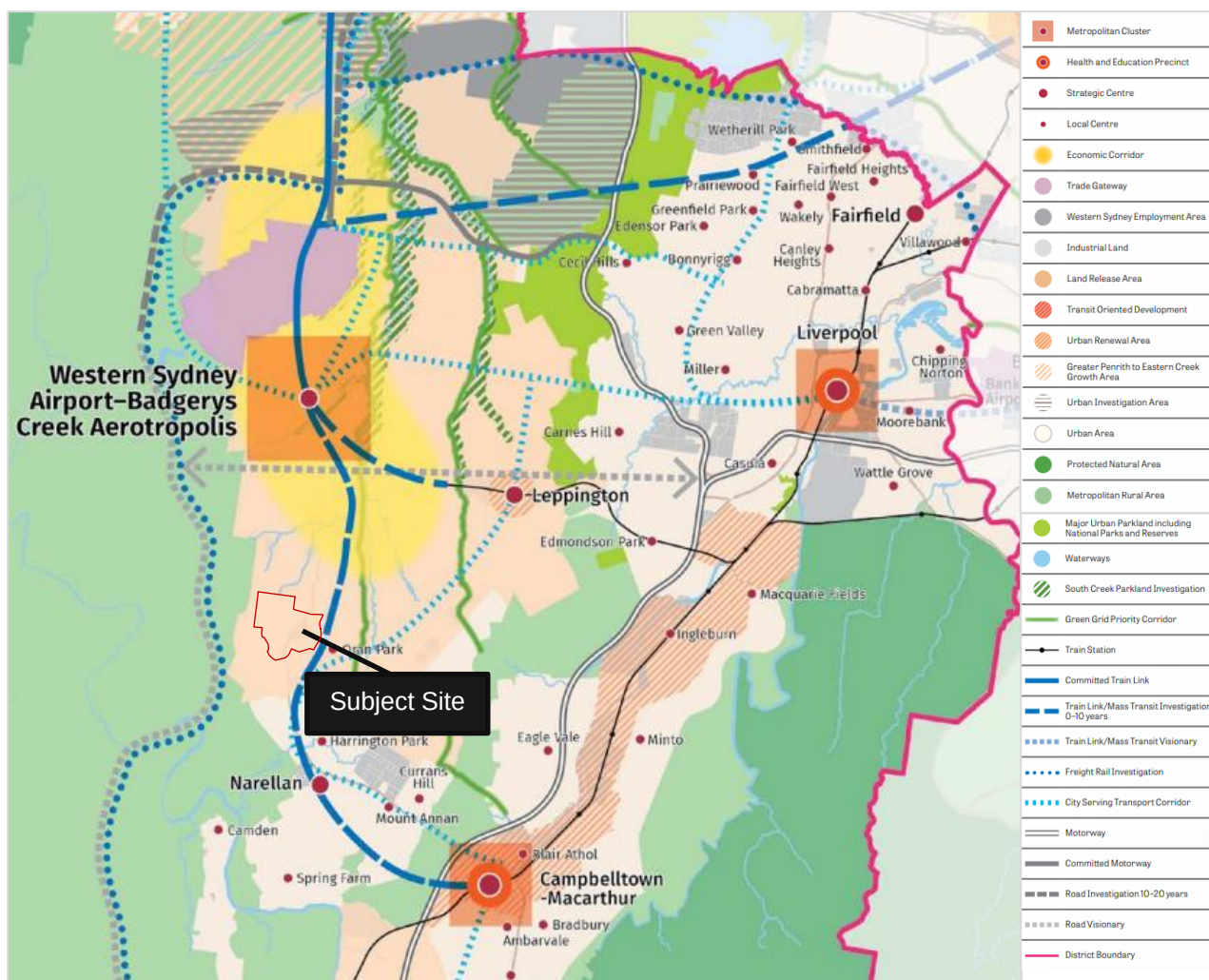
3.1.3. Western City District Plan

The Western City District Plan (District Plan) fulfils the directions and objectives of the Region Plan at a district level. The site is located within the Western City District. The District Plan sets out planning priorities and actions for improving the quality of life for residents.

The Western City District is expected to accommodate, 464, 450 new residents, 370,200 jobs and 184,500 dwellings by 2036. The District Plan seeks to accommodate and support this growth through economic corridors, growth areas and infrastructure links and connections between strategic and metropolitan clusters and centres. Land release areas such in the SWGA will be key to ensuring housing supply and securing economic development for the region. The District Plan recognises the opportunities associated with the delivery of new suburbs within the SWGA, including the availability of land for a range of housing choices, connections with the Western Sydney Airport and broader Western Sydney Employment Area (**WSEA**). As such, several planning initiatives and transport corridors were commenced to integrate land use, transport and infrastructure activity along the north-south corridors including the SWGA.

The Planning Proposal is consistent with the Western District Plan as it aligns with the identified Planning Priorities as discussed in Section 9.3.2 of this report.

Figure 15 District Plan's Structure Plan



Source: GSC

3.1.4. NSW State Infrastructure Strategy 2018-2036

Infrastructure NSW published the Building Momentum State Infrastructure Strategy 2018-2038 (SIS), a 20-year Strategy that sets out Infrastructure NSW's independent advice on the current state of NSW's infrastructure and the needs and priorities over the next 20 years. It establishes six strategic directions which inform the recommendations contained within the SIS. Direction 1 of the SIS seeks to continuously improve the integration of land use and infrastructure planning. Built upon this direction is Infrastructure NSW's recommendation that NSW Government Agencies integrate the infrastructure priorities necessary to support Growth Areas, Planned Precincts and Growth Infrastructure Compacts. This includes factoring infrastructure and the associated costs into decisions about land rezoning and land release, and maximising opportunities for the co-location of different services.

Precinct 5, located directly south of the Lowes Creek Maryland Precinct along the future Sydney Metro network (South-West Rail Link) was identified for release by the DPIE in 2017 and has since been supported by considerable investment in transport and service infrastructure. To ensure protection and the delivery of the North South Rail Line Corridor, where the future Sydney Metro – Western Sydney Airport connection will be provided, the DPIE has released a Corridor Protection section in the Transport and Infrastructure SEPP 2021. In addition to the ongoing State-led infrastructure planning which has been underway for the SWGA, a detailed analysis of servicing capabilities for the site has been undertaken by IDC Consulting (**Appendix P**) to ensure that following its rezoning, adequate infrastructure servicing can be provided and timed with its likely redevelopment.

3.1.5. Future Transport 2056

Future Transport Strategy 2056 presents a vision and strategy for managing the growth of transport services and infrastructure in NSW over the next 40 years. It has been developed alongside the GSC's Region Plan in order to provide an integrated planning framework for NSW, that supports the repositioning of Sydney as a metropolis of three cities.

For Greater Sydney, the plan is also built on the same vision of the 30-minute city, which it says will be underpinned by an integrated network of city-shaping, city-serving and centre serving corridors. To support this vision, transport for NSW has established 6 outcomes for Greater Sydney which demonstrate its aspirations for transport over the next 40 years. These outcomes will be used to guide transport services and infrastructure in Greater Sydney to 2056. The identified and relevant Greater Sydney outcomes include:

- Successful places
- A strong economy
- Safety and performance
- Accessible services
- Sustainability

Transport networks in the Western Parkland City will be developed in order to support sustainability and job growth in the District. The plan identifies that strategic transport corridors, which include city-shaping, city-serving and centre-serving networks will integrate the city to create 30-minute connections to strategic centres and metropolitan centres and clusters. The WSA, as an economic catalyst, is also identified as a key node in this network that will be served by north-south rail links and east-west connections.

3.1.6. Camden Local Strategic Planning Statement

The Camden Local Strategic Planning Statement (LSPS) was endorsed by the Greater Sydney Commission in March 2021. The LSPS identifies the vision for land use planning over the next 20 years. The purpose of the LSPS is to:

- Provide a 20-year land use vision for the LGA;
- Outline the characteristics which shape our local identity;
- Identify our shared values to be enhanced and maintained;
- Direct how future growth and change will be managed;
- Implement the Western City District Plan where relevant to our area; and
- Identify where further detailed strategic planning may be needed.

The vision is underpinned by four key themes: Infrastructure and collaboration, liveability, productivity and sustainability. These mirror the priorities of the Region Plan and District Plan and are critical to how Camden will grow and evolve. The establishment of (21) planning priorities and associated actions under these themes aligns with local planning strategies and seeks to improve land use planning within the local government area.

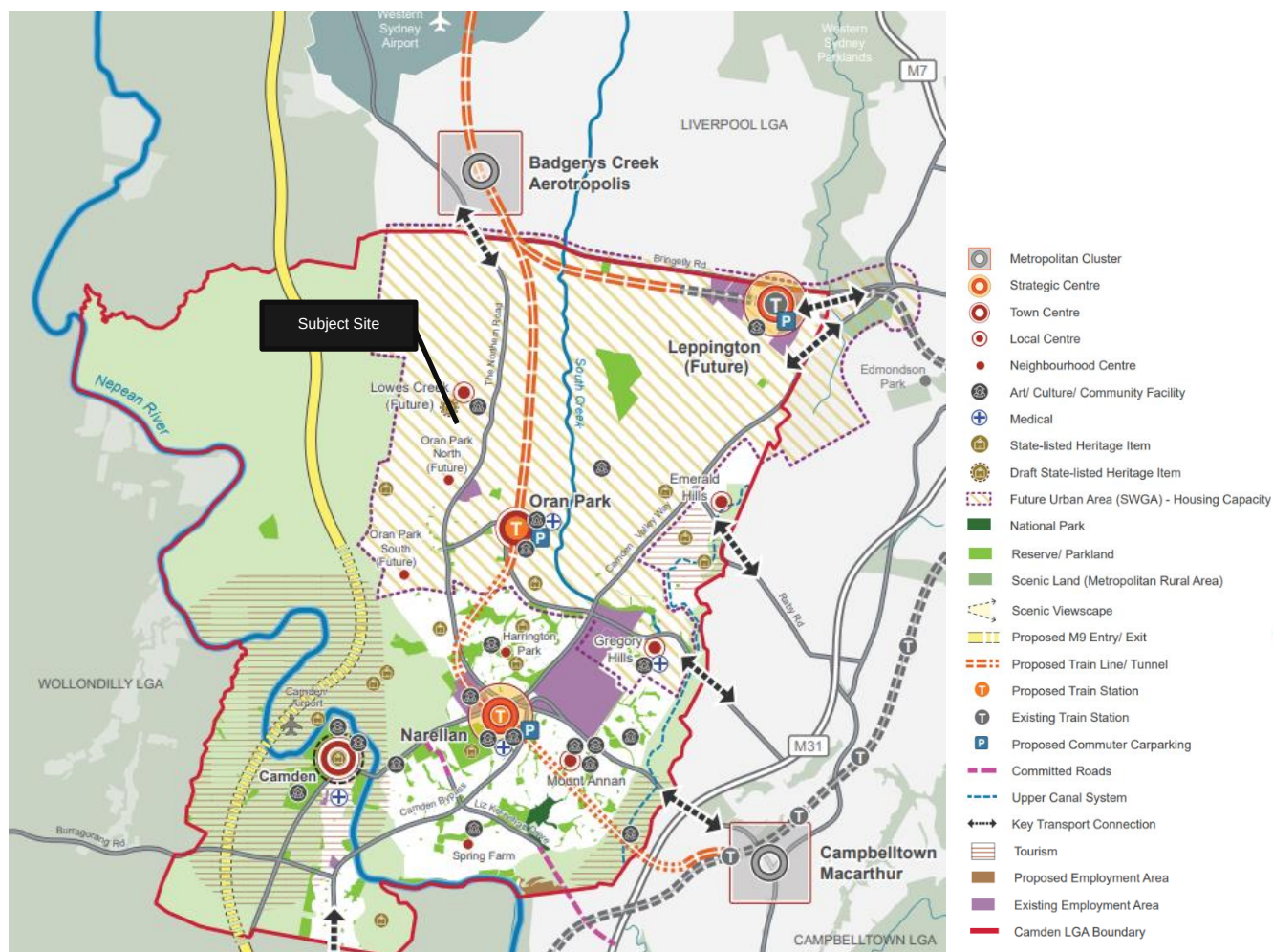
The Camden LGA contains the Nepean River which connects to other catchment areas and there are also metropolitan rural areas at the western expanse of the LGA. Planned new infrastructure within and surrounding the LGA is anticipated to create new jobs closer to homes, with an anticipated population growth of 140,000 people by 2040. New transport connections including the North-South Rail Link and M9 will unlock further opportunities for the creation of new places.

A significant portion of the northern part of Camden, forming the SWGA, has been identified for future urban development by the NSW Government. This area is expected to account for majority of residential growth with associated infrastructure required to be delivered in this area. As the SWGA develops, it is intended that new centres will be delivered to provide a diversity of employment and housing for future residents.

The LSPS Structure Plan identifies the site as being situated within the Future Urban Area of the SWGA which is expected to foster the majority of housing capacity in the next 20 years. In this context, it is

expected that land surrounding the site will be subject to significant change, with the Aerotropolis north of the site setting the context for this transformation. The Planning Proposal and Draft ILP aligns with the LSPS as it has been developed in response to the LSPS's local priorities. **Section 8.3.2** of this report for an assessment of the Proposal's consistency with the LSPS's local priorities

Figure 16 LSPS Structure Plan



Source: Camden Council

3.1.7. Draft Camden Local Housing Strategy

The Draft Camden Local Housing Strategy (LHS) was exhibited between 15 October 2020 and 26 November 2020 and was prepared in response to the region, district and local planning policy objectives to establish an evidence based plan for housing in the Camden LGA over the next 10 and 20 years.

Over the next 20 years, the LGA is forecasted to have the largest housing growth of any metropolitan Sydney council with a forecast demand for an additional 49,625 dwellings with most residential growth set to occur in the SWGA. Of the SWGA precincts, SCW is expected to facilitate majority of dwelling capacity, targeted at 30,000 dwellings by 2040. The strategy identifies how Council will accommodate and support resilient and healthy housing growth within the LGA.

To assist in planning future housing, the Camden LGA has been categorised into 'Settlement Areas' with SCW identified as 'Future Urban' land reflecting the LSPS structure plan. Future Urban Land is described as:

"Significant land use change planned through the release and rezoning of the SWGA. At present, a predominantly small and large lot agricultural area located in the northern part of the LGA. Lowest proportion of dwellings with 2+ bedrooms spare."

The strategy identifies key priorities for Camden regarding the diversity, location and tenure of new homes:

- Priority 1 – Providing housing capacity and coordinating growth with infrastructure

- Priority 2 – Delivering resilient, healthy and connected communities
- Priority 3 – Delivering the right housing in the right location
- Priority 4 – Increasing housing choice and diversity
- Priority 5 – Addressing housing affordability

3.1.8. Draft Camden Spaces and Places Strategy

Camden Council released the Draft Spaces and Places Strategy for exhibition in early 2020. The Strategy provides a strategic framework and action plan for the future management of social infrastructure including open space, recreation spaces and community facilities. The Strategy also identifies gaps in the provision of, and projected future demand for social infrastructure, establishes best practice benchmarks, informs capital works improvement plans and guides social infrastructure planning for future urban development in the LGA.

Within the Strategy, the types of social infrastructure of main focus include council-owned or managed passive open space, active open space and community facilities. Camden Council divide the LGA into three districts; the Rural District, Established District and Growth District. Precinct 5 falls within the Growth District which also includes the other land release areas in the SWGA. Demographic features of the Growth District which have informed the recreation focus areas include the dominant family demographic, a doubling population by 2036 and shift in housing types, likely to comprise more dense communities. The following recreation focus areas were identified:

- Accessible spaces with cycling facilities and close to public transport;
- Passive and active recreation opportunities, including play spaces for young and older children;
- Family friendly spaces with facilities for picnics and BBQs;
- Children's and youth programming at libraries and community spaces
- Study and practice spaces at libraries and community spaces;
- Sporting facilities for team and competition sports, which also cater for non-traditional Australian sports;
- Extended hours to access facilities outside of advertised trading hours for schools and business;
- Spaces that support interaction and social gathering; and
- Passive and active recreation opportunities in business districts.

The Growth District is expected to have a shortage of open space by 2025 which will increase by 2036 as the residential population changes and the demand for open space that can cater for large family gatherings and sports fields for non-traditional sports emerges.

3.1.9. Draft Camden Employment Lands Strategy

The Draft Camden Employment Lands Strategy (ELS), exhibited in June 2021 sets a vision that in 2040, Camden's retail centres and industrial and urban services lands offer a range of local job opportunities and access to amenities for residents. It is intended that retail centres will be well connected to other centres across Sydney. The strategy is underpinned by the four following directions:

1. A network of successful and attractive retail centres.
2. A network of productive industrial and urban services land.
3. Agribusiness, tourism and healthcare to support the local economy.
4. Capitalising on existing and future infrastructure.

Relevant to this planning proposal is the desire to bring forward the planning for centres in new precincts via precinct planning to encourage the early provision of local and neighbourhood centres. Precinct 5 accommodates zoning for a future B1 Neighbourhood Centre within the Precinct core to support a thriving community and builds on principle 2 which seeks to create centres that are vibrant, accessible, and distinctive. The location and scale of the centre has been investigated and is supported by a Retail Demand Analysis which also factors in the emerging centres within the broader Precinct context.

3.1.10. Western Sydney Aerotropolis Plan

The Western Sydney Aerotropolis Plan presents a framework for the development of the Western Sydney Airport and ten precincts that comprise the Western Sydney Aerotropolis. The framework consists of a five (5) point vision to guide development into creating a global gateway and world class international airport. The vision entails:

- A landscape-led approach
- Creating a global gateway
- Designing a cool, green new city with great places
- Transitioning to an Aerotropolis
- Retaining a green, biodiverse landscape.

The plan also gives effect to four themes, ten objectives and forty-seven principles that are aligned with the GSC's Greater Sydney Region Plan. It recognises that it has been identified as the catalyst for economic growth in the Western Parkland City over the next 40 years and is key to realising the vision of the metropolis of three cities.

The plan also identifies the SWGA as an area that the Aerotropolis Plan will complement. New jobs and housing in this growth area will have access to the Aerotropolis through proposed mass transit links such as the South West Rail Link extension and the Fifteenth Avenue Smart Transit (FAST) corridor.

3.1.11. South West Growth Centre Structure Plan

The South West Growth Centre Structure Plan (**Structure Plan**) provides an overall framework on how the SWGA should develop, including centre hierarchy, potential land use opportunities, and infrastructure connections. It is contained in the Parkland City SEPP. The Structure Plan identifies the heritage curtilage of the Maryland Homestead to the north of the site, and a number of major, town and village centres and walkable neighbourhoods.

It identifies the primary land uses that will shape the development and growth of the SWGA. It identifies major centres like Leppington, as well as towns, village centres, and neighbourhoods. It also identifies transitional lands and industrial employment land in addition to mixed use employment and transport corridors. Environmental features are also identified such as flood liable land and major creeks such as South Creek.

On 8 October 2015, the NSW Government announced a broader investigation into opportunities for new jobs and homes around the planned Western Sydney Airport in Sydney's west.

DPIE are currently in the process of preparing a strategic plan for the South West Growth Area in collaboration with Camden Council. The new Western Sydney Growth Area Structure Plan will guide new infrastructure investment, identify new homes and jobs close to transport, and coordinate services in the area.

This plan should not preclude progressing any decision making for Precinct 5, as the Indicative Layout Plan has been based on technical studies and site investigations which have considered the cumulative impacts in the region.

3.1.12. Draft Connecting with Country Framework

In March 2020, the Government Architect NSW (**GANSW**) released the *draft Connecting with Country* Framework, a framework for understanding the value of Aboriginal knowledge in the design and planning of places. The draft framework provides two key strategies for connecting with country which integrate cultural awareness and an Aboriginal perspective on project lifecycles.

The draft framework identifies four statements of commitment and principles of action to support implementation of the strategies. Specifically, the strategy seeks to support the wellbeing of country by providing opportunities for Aboriginal people to give guidance and leadership about how to fulfill the following commitments:

1. We will respect the rights of Aboriginal peoples to Indigenous cultural intellectual property, and we will support the right of Country to be cared for.

2. We will prioritise Aboriginal people's relationship to Country, and their cultural protocols, through education and enterprise by and for Aboriginal people.
3. We will prioritise financial and economic benefits to the Country where we are working, and by extension to the Traditional Custodians of that Country.
4. We will share tangible and intangible benefits with the Country where we are working, and by extension the Traditional Custodians of that Country, including current and future generations.

Based on the four statements of commitment, the Proponent will look for opportunities to work with the local Aboriginal community and Registered Aboriginal Parties (**RAPs**) and incorporate their heritage into the site.

3.1.13. Better Placed

In August 2017, the GANSW released *Better Placed*, the integrated design policy for NSW. Better Placed seeks to establish priorities and objectives that shape design to create well-designed built environments.

It presents a collection of priorities and objectives that aspire to shape design that addresses key challenges and directions and creates good design outcomes for NSW. Seven distinct objectives have been identified to create environments that are:

1. Better fit – contextual, local and of its place.
2. Better performance – sustainable, adaptable and durable.
3. Better for community – inclusive, connected and diverse.
4. Better for people – safe comfortable and liveable.
5. Better working – functional, efficient and fit for purpose.
6. Better value – creating and adding value.
7. Better look and feel – engaging, inviting and attractive.

By adopting the objectives of the Better Placed policy, development responds to the key challenges and directions for NSW.

Under the new approach to precinct planning, Council will play a greater role in influencing the outcomes of future precincts. This will include adopting a place-based approach, starting from considering the feel, aesthetic, form, history, and culture of an area, and recognising that existing local character can be reflected and strengthened in planning for the future. The Planning Proposal will support this approach by pursuing the associated actions of the LSPS:

- Implement the South Creek urban design principles contained within the District Plan for all future development areas around South Creek;
- Advocate for the retention of remnant vegetation in the master-planning of new communities;
- Continue biodiversity precinct master-planning to identify key actions to protect and enhance biodiversity across the LGA;
- Prepare a Green and Blue Grid Analysis;
- Consider the principles of Better Placed (Government Architect of NSW) within the Precinct 5 DCP; and
- Ensure that precinct planning considers and protects State and Local Heritage Items.

3.1.14. Greener Places

In November 2017, the GANSW released the Draft Greener Places Design Guide, the NSW Government's policy for green infrastructure in NSW. The guide presents a collection of priorities and four principles and four outcomes to guide design and planning in the delivery of green infrastructure in NSW, with a focus on open space for recreation, urban tree canopy and bushland and waterways. Fundamentally, the policies seek to respond to the following NSW challenges:

- Health
- Climate resilience
- Rapidly growing population
- Changing lifestyle and demographics
- Infrastructure and urban renewal
- Biodiversity loss

Built upon the principles of integration, connectivity, multifunctionality and participation the draft Guide seeks to achieve the following outcomes:

1. Conservation of the natural environment
2. Increased access to open space
3. Improved connectivity to promote active living
4. Increase urban greening to ameliorate climate extremes

The draft Guide provides recommendations for planning new development in greenfield sites to maximise opportunities for well-located and accessible parks and public open spaces that provide for a diverse range of recreational activities. The desired outcome for greenfield areas is to base public open space around natural systems, which support connectivity, active transport and a diversity of settings which enhance the local character. Additionally, such practice offers opportunities for improved water-sensitive urban design and habitat conservation, ultimately creating a stronger blue and green grid.

Urban tree canopy is a key priority of the draft Guide, supported by three strategies, and an indicative target of 40% urban tree canopy cover across the Greater Sydney Region and other urban areas across NSW by 2056. To achieve this target, the following strategies are provided:

1. Protect, maintain and enhance the existing urban tree canopy;
2. Create an interconnected urban tree canopy across NSW; and
3. Build knowledge and awareness of urban tree canopy across State and local government, and the community.

Finally, the draft Guide seeks to enhance bushland and waterways across NSW and adopts five key strategies to connect, protect, restore, enhance and create urban habitat. The strategies apply to remnant, transition and urban environments that provide connections between core habitats.

3.2. STATUTORY PLANNING CONTEXT

Table 3 Overview of the Statutory Policy Framework

Policy	Comment
NSW Environmental Planning and Assessment Act 1979	The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal planning and assessment legislation for NSW. It promotes orderly land use and development and the integration of environmental, social and economic interests within a framework of ecologically sustainable development. Clause 275 and 276 in the EP&A Regulation relate to the release of land in the growth centres for urban development and the preparation of a development code to provide guidelines (in conjunction with the relevant growth centre structure plan) to assist the environmental planning of precincts. In accordance with Clause 276(1) of the EP&A Regulation, the Minister for Planning released the land in South Creek West in November 2017. In light of the above and the site's location within the SWGA, this Planning Proposal has been prepared in respect of all the matters requiring consideration through either a Precinct Planning Process or a Council led Planning Proposal. Accordingly, this Planning Proposal is made to Camden Council and has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and the guidelines published by the DPIE, namely, 'A Guide to Preparing Local Environmental Plans' (December 2018) and 'A Guide to Preparing Planning Proposals' (December 2018).
Section 9.1 Directions	Section 9.1 Directions of the EP&A Act require Councils to address a range of matters when seeking to rezone land with an LEP. There is no statutory requirement for the Directions to be considered during Precinct Planning. Nevertheless, as the site of this Council led Planning Proposal is within the SWGA, the Directions have been addressed as part of this submission, with the Draft ILP and associated documentation found to be consistent with the relevant directions, as discussed in Section 8.3.2.
Environment Protection and Biodiversity Conservation Act 1999	The Environment Protection and Biodiversity Conservation Act 1999 is the Commonwealth's central framework for the protection of the Australian environment. It provides for the conservation and protection of biodiversity and natural and cultural places and heritage. It further promotes principles for ecologically sustainable development which are achieved through conservation and sustainable resource use.
Biodiversity Conservation Act 2016 No. 63	The Biodiversity Conservation Act 2016 No. 63 (BC Act) is the NSW Governments principal framework for environmental protection across NSW. It provides for the protection and conservation of biodiversity and ecosystems in NSW and promotes the use of the ecologically sustainable development principles. The Draft ILP has been designed in accordance with mapped Native Vegetation to ensure that areas of important biodiversity are enhanced and retained. Under the Act, the entire site is considered biodiversity certified.
Environmental Planning and Assessment Regulation 2000	The Environmental Planning and Assessment Regulation 2000 (EP&A Reg) is the accompanying legislation to the EP&A Act. It prescribes the regulations for the functioning of the EP&A Act across NSW.

Policy	Comment
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	The <i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Parkland City SEPP)</i> is the principal Environmental Planning Instrument that guides precinct planning in Camden. The Camden Growth centres Precinct Plan under Appendix 9 of the State Environmental Planning Policy (SEPP) provides the localised framework for the implementation of the Growth Centres SEPP. The aims of the Parkland City SEPP are to: a. <i>co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area,</i> b. <i>to enable the Minister from time to time to designate land in growth centres as ready for release for development,</i> c. <i>to provide for comprehensive planning for growth centres,</i> d. <i>to enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity,</i> e. <i>to provide controls for the sustainability of land in growth centres that has conservation value,</i> f. <i>to provide for the orderly and economic provision of infrastructure in and to growth centres,</i> g. <i>to provide development controls in order to protect the health of the waterways in growth centres,</i> h. <i>to protect and enhance land with natural and cultural heritage value,</i> i. <i>to provide land use and development controls that will contribute to the conservation of biodiversity.</i> The Parkland City SEPP does not contain planning controls applicable to the site. It is the intent of this Planning Proposal to rezone the land and insert localised development controls into the Parkland City SEPP to enable the orderly development of land within the precinct. Specifically, the proposal seeks to zone the land in accordance with the <i>Parkland City SEPP, Appendix 5 Camden Growth Centres Precinct Plan</i>.
Camden Local Environmental Plan 2010	<i>Camden Local Environmental Plan 2010 (CLEP 2010)</i> provides the current development standards for the site. It is the intention of this Planning Proposal to rezone the site under the Parkland City SEPP, as such, the CLEP 2010 has been included for contextual understanding only. Land Use Zoning The site is zoned RU1 Primary Production. Height of Building The site is the subject of a 9.5m height provision.

Policy	Comment
	Minimum Lot Size The site is subject to a 40 ha minimum lot size. Heritage Conservation There are no items of local heritage significance identified in Schedule 5 of the Camden LEP 2010 contained within the site. There are however two items of heritage significance which adjoin the site, these include: ▪ Denbigh (I1691) state listed heritage item located at 421 The Northern Road, Cobbitty. ▪ Maryland (I1) locally listed heritage item located at 773 The Northern Road, Bringelly.

4. INDICATIVE LAYOUT PLAN

4.1. VISION

Design + Planning have prepared a draft ILP for Precinct 5, illustrated in **Figure 16**, which has informed the planning provisions proposed under this SEPP amendment.

The vision for Cobbitty Sub-Precinct 5 is to deliver a high-quality, sustainable, vibrant master planned community which has been intricately designed to intertwine the new urban environment with the picturesque semi-rural character for which the Macarthur Region, and particularly the cowpastures, is renowned. The urban design for the site has been shaped by the unique existing natural characteristics and long history of the site, yet still achieves a coherent masterplan for the development enabling easy wayfinding and efficient land use integration.

The most prominent natural features are the two riparian corridors which traverse the site creating natural amphitheatres, and the ridgeline which cradles the southern boundary of the development. The specialist studies of the site determined the environmental and historical significance of these features, with both the riparian corridors and the ridgeline containing remnant pockets of the endangered Cumberland Plain Woodland while there is potential for Aboriginal heritage sites and artefacts along creek lines.

The urban design for Cobbitty has incorporated these valuable landscape elements into the masterplan, with the riparian corridors becoming lush, leafy spines of the community whilst the natural amphitheatres shape the development to enable scenic views over the Precinct and beyond. Likewise, the southern ridgeline will serve as a natural green backdrop. Retaining and celebrating these features was key in the vision for Cobbitty, which seeks to preserve some of the semi-rural and bushland character of the site to provide the future community with a unique setting while simultaneously respecting heritage and ecology. Site specific design controls will be adopted ensure future development employ attractive built forms and materials that complement the beauty of the surrounding landscape. Accentuating the natural characteristics of the site within the urban design is additionally intended to create a unique identity for the community, encouraging a sense of pride and a strong connection to place; people living in Cobbitty will be smart, healthy and well balanced.

The riparian corridors and ridgeline have been integrated into the wider open space network for Cobbitty, which has been strategically designed to span the entire Precinct, ensuring all dwellings are in proximity to parks and green spaces which will improve the quality of life for residents both physically and mentally. The vegetation within the vast open space network combined with street trees will contribute to creating a leafy canopy cover over the Precinct which will mitigate the impacts of the urban heat island effect while also providing ecological and aesthetic benefits, furthering reinforcing the desired vision of Cobbitty being a community that is entwined with nature. This is further improved by the retention of water in the landscape that will assist with the future community connection with place and aid in creating a micro climate to cool the area during the warmer summer months. The combination of these measures ensures that there is resilience to climate change and measures to address heat island impacts.

The pedestrian and cycle links within the open space network further reinforce the exceptional permeability afforded by the thoughtfully designed road network of the Precinct, which promotes walkability and eases commutes by providing quick and direct routes to the Neighbourhood Centre and to The Northern Road, which connects the Precinct to the wider region. Certain roads have been strategically positioned to maximise views, allowing the community to enjoy the scenic landscapes, reinforcing and strengthen the strong sense of place and the interface of the rural and built environments.

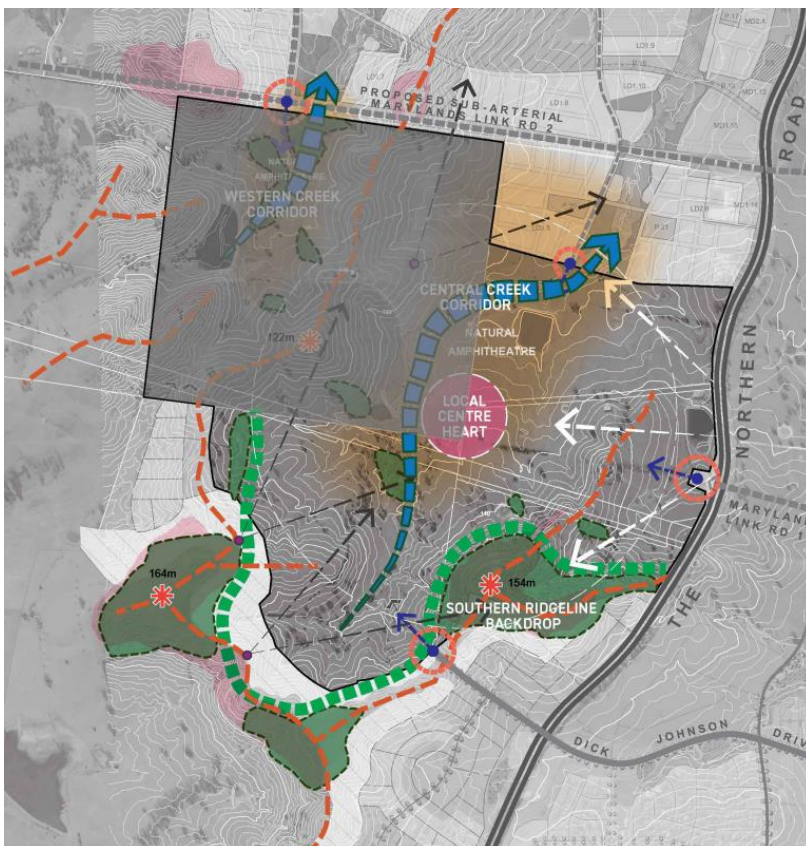
The positioning of the Neighbourhood Centre central to the larger natural amphitheatre on flatter land provides a central focus for the future community's needs along with the colocation of a primary school, playing fields and other facilities that reinforce the space as the social heart of the community. The local centre is designed to ensure maximise socialisation and strengthen community building. The higher density developments encircling the Neighbourhood Centre will contribute to the walkability and enhance accessibility which adds to the vibrancy of the place.

A new planning framework has been prepared for Cobbitty Sub-Precinct 5 (**Precinct 5**) which aims to achieve the following objectives:

- To facilitate high quality urban development that meets environmental sustainability objectives.
- To protect and enhance riparian corridors, significant vegetation and natural features by thoughtfully incorporating them into the masterplan and creating a unique semi-rural character within the development.
- To preserve the potential Aboriginal heritage sites located within the creek lines.
- To ensure the new urban form promotes resilience to climate change and incorporates design measures to address the impacts of the urban heat island effect.
- To create a community that is connected to nature by maximising opportunities for residents to access and enjoy the outdoors.
- To ensure all development achieves a high standard of urban and architectural design quality which complements the unique setting of the development.
- To promote housing that provides a high standard of residential amenity.
- To create walkable neighbourhoods with good access to public transport.
- To maximise access to local employment and business within the adjoining Major Centres.
- To create a vibrant Neighbourhood Centre which serves as the heart of the community and fosters interactions.

The above site-specific design considerations have been shaped by a comprehensive site analysis and identification of the site opportunities and challenges, ensuring the appropriate and considered use of the land.

Figure 17 Site Specific Design Considerations Plan



Source: Design + Planning

4.2. DESIGN PRINCIPLES

Design + Planning have established a set of design principles to inform the preparation of the draft ILP enclosed in **Appendix A**. These design principles aim to support the overall objectives of the Planning Proposal and are provided below.

1. Climate

Climate responsive design is essential in managing the environmental impacts of urban areas and establishing resilient communities of the future.

2. Local Character, Form and Culture

Memorable places, places with their own identity, reflect the distinctive qualities of their physical setting, heritage and community values.

3. Work with Nature and Landscape Character

Integrate the local natural and landscape characteristics of the site and area into the design of the new community is essential. First is to recognise what is the 'sense of place' and then the challenge is to build and embody the critical components into making place.

4. Create Legible and Connected Public Realm

Design the road and public space realm to ensure that it conveniently connects people to places they want and need to go, create a pleasant experience. Design with the public realm experience in mind, to ensure that everyone who interfaces with the place is given equal opportunity to enjoy the place in a meaningful way.

5. Design for People

Establishing great living environments relies on ensuring that the variety of daily needs of the local residents is achieved within or close to their community. The full complement of local needs such as recreation, business, parks and education are convenient and highly accessible. These are the essential pillars of establishing a well balanced, integrated and friendly community.

6. Deliver Diverse Development Forms and Density

Vibrant places require a rich mix of building types, a quality public realm and contemporary architectural solution to support sustainable population densities, encourage diversity, and assist in creating a strong sense of local identity.

7. Embed Opportunities for Adaptation and Change

The most resilient places are those that can be repurposed and reoccupied; they are places that can adapt easily to changing social, economic and environmental influences.

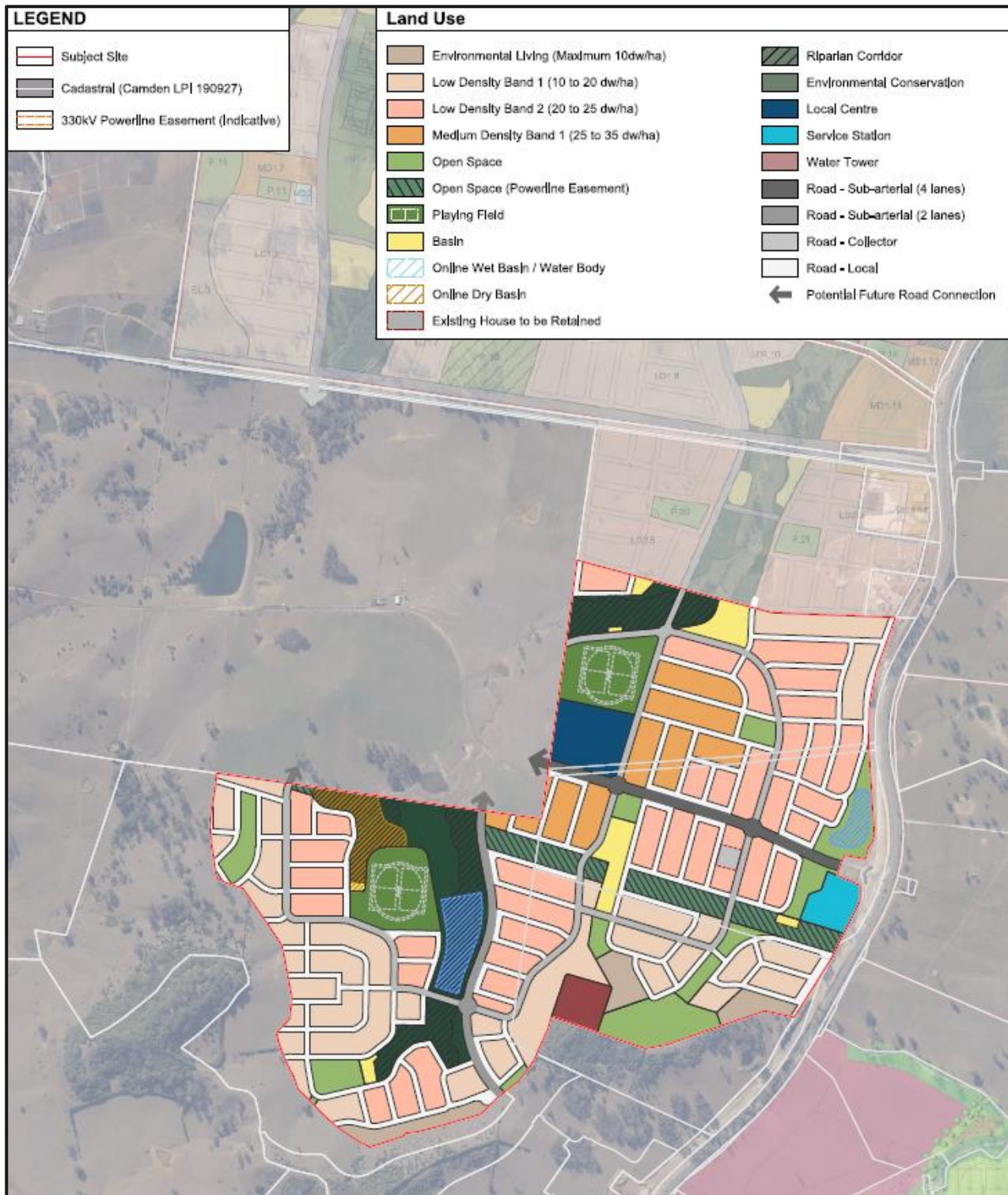
8. Take the Lead

Innovation in creating great places is the challenge that ensures that you achieve a sustainable urban outcome. Urban design is the art of bringing together all the relevant elements associated with a place to result in an outcome that embodies resilience and adaptability over time as the place evolves from initial establishment through to maturity.

9. Engage

It is essential that urban design draws together the precious essence of all the various multidisciplinary elements to create a robust and adaptable place. It is essential that urban design provides the foundation for communication and engagement with decision makers and interested parties to bring places to life.

Figure 18 Draft ILP



Source: Design + Planning

4.3. LAND USES AND DISTRIBUTION

The primary objective of the redevelopment of the site is to deliver compatible land uses within its unique natural ecological setting. The arrangement of land uses has been situated to celebrate the natural site assets and mitigate the site challenges, including taking advantage of local views, providing activation along riparian corridors and areas of vegetation, and consideration of areas with high Aboriginal sensitivity.

The proposed land use arrangement has been specifically tailored to ensure that all land uses are compatible with their specific location and the urban design principles outlined above.

Table 4 Proposed Land Use and Distribution

Use	Description	Area (sqm) + Percentage of Proposal
Residential	The majority of the precinct will be residential land, with medium density surrounding the Local Centre and gradually reducing in density towards the periphery of the precinct with some large lot residential on the south-western and southern boundaries, interfacing with the boundary of the South West Growth Centre and the Metropolitan Rural Lands to the west. The Precinct includes a mix of densities and housing typologies across the site as outlined in Section 5.3.	Existing 3,568sqm (0.2%) Additional 762,367sqm (44.1%)
Local Centre	The Local Centre are located at the intersection of multiple sub-arterial and collector roads in the heart of the precinct, making them easily accessible by all future residents. These land uses have been located adjacent to open space and riparian corridors to ensure they are highly accessible by active transport means. There is also the opportunity for co-location of a future educational establishment and playing fields adjacent to the Local Centre strengthens community identity and sense of place. The local centre will support local retail, community spaces and convenience based facilities. Specific objectives and controls for the local centre are identified in <i>Draft Schedule 8 – Precinct 5</i> is provided at Appendix C.	36,325sqm (2.1%)
Roads	The road network of Precinct 5 is described in Section 5.4	414,265sqm (24%)
Employment Land (Service Station)	A service station will be located in the only B4 zoned land adjacent to the main entrance to the site on The Northern Road. This will be separated from residences by open space and the powerline easement.	17,956sqm (1%)
Riparian Corridor	The Central Creek Corridor will be retained as a large, wide riparian zone traversing the middle of the precinct, with future corridors being retained and restored in the same way. This will serve multiple purposes including mitigating the impacts of flooding, enhancing the health of the local ecosystem, providing recreational opportunities for the community, increasing the tree canopy cover and improving the visual appeal of the precinct. Many local parks, open spaces and	170,694sqm including basins and water bodies (9.9%)

Use	Description	Area (sqm) + Percentage of Proposal
	playfields have been located along these riparian corridors, however many others are dispersed throughout the precinct ensuring there is adequate and easily accessible open space for all residents.	
Local Parks	A series of open spaces that offer a varied set of amenities across the Precinct 5. The proposed catchment and accessibility configuration for Local Parks has been designed to maximise accessibility from surrounding residential areas and provide safe and equitable access	111,251sqm (6.4%)
Playing Fields	Providing varied public amenity which are integrated into the natural and enhance landscape serving new neighbourhoods and connecting into the wider community	90,465sqm (5.2%)
Drainage Basins	The Draft ILP proposes a water management system that is integrated with the open space network.	38,180sqm (2.2%)
Open Space (powerline easement)	Additional open space which incorporates the electricity easement across the site.	55,086sqm (3.2%)

4.4. DENSITY BANDS

To ensure that the proposed mix can be realised throughout the precinct as a result of the making of the proposed EPI amendments, the introduction of 'minimum to maximum' density bands are proposed under this planning proposal within the DCP.

This approach is consistent with the Explanation of Intended Effect (EIE) for the Design and Place State Environmental Planning Policy (**Design and Place SEPP**) released by DPIE in February 2021. Considerations outlined in the EIE relating to the proposed development include:

Consideration 10: Density

The massing (height and floor space ratio) and zoning of precincts and significant development on urban-capable land, is capable of achieving the target gross residential densities in R1 to R4 zones (general, low, medium and high density residential zones).

The EIE states that density ranges will be determined as part of the further development of the Design and Place SEPP, based on a development's location and transport access. A minimum density capacity of 10 dwellings per hectare is generally desired.

This consideration must be read together with Consideration 11 which states:

Consideration 11: Housing Diversity

The proposal responds to the local housing strategy and provides an equitable distribution of housing type and tenure for the demographics of the local area to enable ageing in place.

Considering the above, as well as the housing targets and growth for the SWGA, the following density bands (set out in **Table 5**) are proposed under the ILP for the Precinct. The density bands are incorporated into the ILP rather than a SEPP map to ensure that the flexibility associated with the density bands is not lost and it allows genuine updates to be made by Council and the Proponent to reflect changes in the market as the South West Growth Centre continues to provide for the growing market demand in Greater Sydney.

Table 5 Proposed Dwelling Mix

Scenario (number of lots)	Density Band	Proposed Mix
Environmental Living	10 dw/ha	4-6%
Low Density Band 1	20 dw/ha	36-48%
Low Density Band 2	25 dw/ha	33-39%
Medium Density	35 dw/ha	13-15%
Local Centre	Not applicable	2-4%

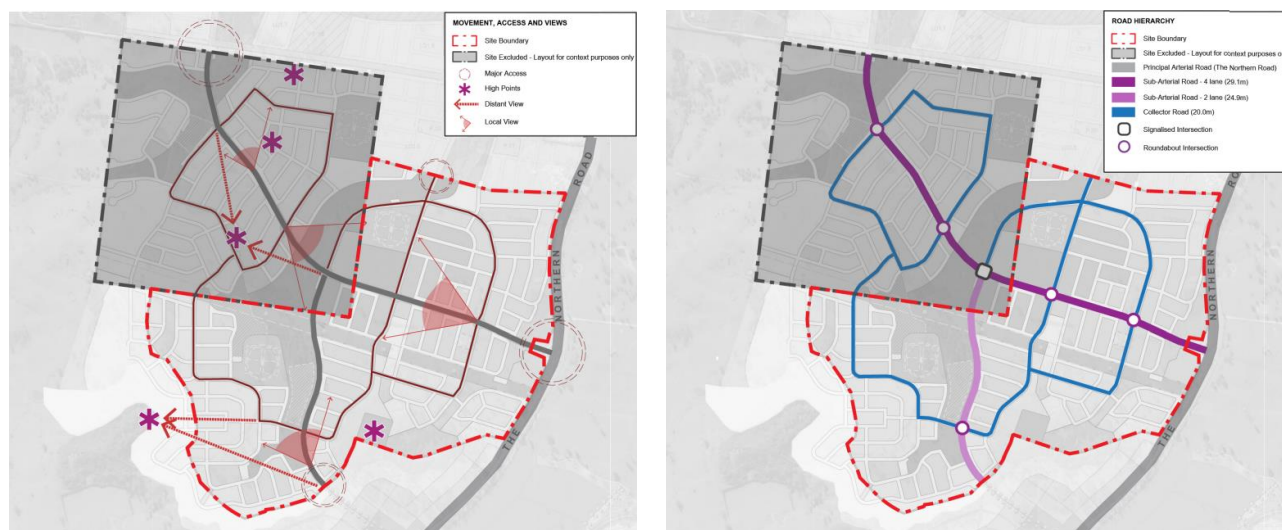
4.5. MOVEMENT AND ROAD CONFIGURATION

The ILP has been designed with a logical and meaningful road network that maximises accessibility and efficiency. The proposed road layout establishes a clear road hierarchy with sub-arterial roads, collector roads and local roads.

The three main entrances to the precinct will be via the two sub-arterial roads, both of which connect with the recently constructed intersections on The Northern Road. The main Gateway to the precinct is expected to be via Marylands Link Road 1 intersection with The Northern Road, therefore entry statement features are proposed here. The sub-arterial roads have been designed to bring people to and through the community. The two sub-arterial roads meet adjacent to the Local Centre which has been planned intentionally as this will serve as the focal point of the precinct.

The various collector roads have been designed to cater to local traffic, allowing for easy and quick commuting within the precinct. The road alignments have additionally been positioned to capture views of key features within the landscape where possible, taking advantage of topography of the site.

Figure 19 ILP Movement and Road Configuration Diagrams



Source: Design + Planning

The road network has been designed to connect seamlessly with neighbouring existing (Oxley Ridge) and proposed (Lowes Creek Marylands) infrastructure networks, creating a coherent local road network and easing the flow of traffic between precincts. Opportunity for a road extension westward has also been provided as part of the ILP in anticipation of potential future development to the west of the precinct.

As with the road network, pedestrian and cycle network within the precinct have been designed to achieve a hierarchy that prioritises the movement of pedestrians and cyclists throughout the development. The alignment of sub-arterial and collector roads provide sharepath linkages to open spaces within the subject site and ensures that connections to the Local Centre are direct and legible. There are additional pedestrian and cycle links within the various open spaces and riparian corridors throughout the precinct which will encourage the community to opt for active transport modes where possible.

The surrounding South West Sydney region has an existing extensive pedestrian and cycle network. The network within the precinct is proposed to connect to the wider network to enhance active transport connections between across the region. The importance of these links will increase within the coming years when Oran Park Train Station opens and more commuters.

4.6. LOCAL CENTRE

The Local Neighbourhood Centre will be the focal point of the precinct. It has been strategically located in the heart of the precinct where several of the major thoroughfares meet, making it highly accessible to local area and wider district. The position of the local centre has been to ensure that the future community has convenience shopping and a place that provides an opportunity for people to meet, interact and socialise.

The Local Centre will have an area of approximately 3.6 hectares. Potential amenities include approximately 12,500sqm of retail floor space, a childcare centre, a community centre and shop-top housing. The new primary school and playfields have been collocated adjacent to the Local Centre to strengthen community identity, create a sense of place and provide convenience. The vibrancy of the Local Centre will be enhanced by the location of medium density residential development around the periphery, while the abundant open spaces encircling the area will result in a visually appealing precinct that is easily traversable by foot and bike.

4.7. COMMUNITY BENEFITS

Elton Consulting have undertaken a detailed Demographic, Social Infrastructure and Community Needs Assessment to inform the potential demographic and social infrastructure needs of the future Bringelly population and adequacy of the Draft ILP.

The assessment was conducted in the context of adjoining precincts including Lowes Creek Maryland, which sits between the 'sub precincts' of Bringelly and Cobbitty, and Austral and Leppington North to the east of the larger South Creek West Precinct. The assessment has undertaken a review of relevant strategic documents and the existing site conditions, including geographical opportunities and constraints to determine the social infrastructure needs of the future community and ultimately consider the adequacy of the social infrastructure proposed within the Draft ILP.

With an expectation that Precinct 5 will accommodate up to 12,000 additional residents, including land not incorporated into the Planning Proposal, the following social infrastructure is proposed across the Precinct:

Table 6 Proposed Provision of Open Space

Open Space Type	Required Open Space	Proposed Open Space
Active open space	16.84 hectares (5%)	14.99 hectares (4.9%)
Passive open space	16.84 hectares (5%)	16.80 hectares (5%)
Riparian Corridors	Not applicable	40.93 hectares (13.5%)
Stormwater Basins	Not applicable	14.8 hectares (4.8%)
Grassland areas (Easement)	Not applicable	5.67 hectares (1.9%)
Total	33.69 hectares (11.1%)	31.79 hectares + 61.4 hectares (30.7%)

The Draft ILP adopts a 400m-catchment rule in locating open spaces. This helps to create a series of interconnected neighbourhood across the Precinct, whilst enriching the leisure and recreational experience.

The open spaces proposed under the Draft ILP is designed around a landscape program that aims to form synergy with surrounding amenities and enable active use of these spaces in community daily life. While there is a minor discrepancy with the current open space requirements, it is noted that riparian corridors and drainage basins and easement areas are excluded from open space area calculations but do provide

additional opportunities for passive recreation within the Precinct and could contribute towards the Precinct's overall useable open space.

In addition to providing an open space program that is well connected and integrated with other centres including Oran Park and the proposed amenities and facilities at Lowes Creek Marylands. The draft ILP aims to provide a range of leisure and recreational experience including:

The Draft ILP proposes the following provision of social infrastructure:

- Sporting fields ranging between 4.5ha to 5.5ha located close to the riparian corridor to enhance the overall open space network.
- Parks ranging between 0.5ha and 3.2ha are distributed across the Precinct based on maintaining access within a 400m radius.
- The local centre can accommodate 2,500sqm of non-retail convenience-based facilities to service the day to-day needs of future residents.

There is also an opportunity for a future educational establishment to be co-located with the Local Centre and adjacent open space.

4.8. STAGING

A SCW Structure Plan is currently being developed by the Department of Planning, Industry and Environment (DPIE) in collaboration with Camden Council. There is no known timeframe to when this structure plan will be publicly available. BHL and its team of technical consultants have worked closely with Camden Council to ensure broader strategic inputs relating both directly and indirectly to the release area have been considered and where appropriate addressed under this planning proposal.

While there is no structure plan for the South Creek West Area, Precinct 5 provides a logical extension of the Lowes Creek Maryland precinct. Once finalised, the Bringelly (Precinct 2) and Precinct 5 will complete the development along the newly updated Northern Road and provide a range of services.

There is opportunity to stage the development to meet servicing requirements and marketing demands as presented in addressed by this Planning Proposal.

5. CAMDEN GROWTH CENTRE PRECINCTS DCP

This Planning Proposal seeks to introduce a site-specific Schedule to the *Camden Growth Centre Precincts Development Control Plan* to support the Precincts development in accordance with the Draft ILP and supporting technical investigations.

Draft Schedule 8 – Precinct 5 is provided at **Appendix C** and includes the vision for Precinct 5, the Draft ILP and relevant Figures associated with the DCP controls and site-specific controls relating to the Local Centre.

The DCP sets density bands for all residential development within the Precinct, the bands have been designed to ensure adequate infrastructure, open space and other services are provided to support the expected population for the site.

There are no amendments required to the main body of the DCP as part of this Planning Proposal or Draft DCP submission.

6. INFRASTRUCTURE DELIVERY AND DEVELOPER CONTRIBUTIONS

6.1. REGIONAL INFRASTRUCTURE

The SWGA area is subject to Special Infrastructure Contributions (SIC) under Part 7 Subdivision 4 of the EP&A Act. The SIC provides for a one-off financial contribution payable by any developer or landowner in the North West and South West Growth Areas who is developing or subdividing land in a manner triggered by the provisions of the SIC plan. The SIC will help fund regional infrastructure required for development in the SWGA over the next 30 years. The proponent will make the required contribution at the development application stage.

6.2. LOCAL CONTRIBUTIONS

Local developer contributions will be required to deliver the local infrastructure items and upgrades required under this Planning Proposal and the Draft ILP. It is expected that in parallel with the planning proposal suitable arrangements shall be established for a local contribution plan in respect of Precinct 5 – this shall be advanced in consultation with Camden Council, consistent with the Department's Guidelines for '*Contribution Plans and Planning Proposals*' (October 2021).

7. STAKEHOLDER ENGAGEMENT

Guided by the new approach to the precinct planning framework, and the designation of Precinct 5 as a 'Collaboration Precinct', the Proponent's technical advisory and investigation teams has collaborated with Camden Council throughout the preparation of this Planning Proposal.

7.1. CONSULTATION WITH GOVERNMENT AGENCIES

The collaborative process also included engagement with various government agencies by technical consultants including:

- Jemena Gas;
- Sydney Water;
- Endeavour Energy;
- Transport for NSW (TfNSW); and
- Schools Infrastructure NSW (SINSW)

Additional consultation that undertaken with Registered Aboriginal Parties (RAPs) to inform the Preliminary Aboriginal Cultural Heritage Assessment Report (**Appendix J**).

No key issues were raised during the preliminary consultation with ongoing consultation to continue throughout the assessment and implementation process for the Precinct.

7.2. CONSULTATION WITH ADJOINING LANDHOLDER

As noted throughout this document, the Planning Proposal presently only relates to a part of Precinct 5. Ongoing consultation with the adjoining landowner has occurred regarding intentions for the additional 43% of the site.

The proponent recognises the opportunity to rezone adjacent land parcels concurrently to ensure an integrated approach is achieved between landowners. The proponent would be supportive of working with these other landowners and Camden Council on a joint rezoning.

8. PLANNING PROPOSAL

The Planning Proposal has been prepared in accordance with Section 3.33 (formerly Section 55) of the EP&A Act and the relevant guidelines prepared by the NSW Department of Planning, Industry and Environment.

It is noted that this Planning Proposal is seeking an amendment to the Parkland City SEPP, however, based on feedback from Camden Council this Planning Proposal is consistent with the following guides:

- A Guide to Preparing Local Environmental Plans (December 2018); and
- A Guide to Preparing Planning Proposals (December 2018).

This section is structured as follows:

- **Part 1** – A statement of the objectives and intended outcomes.
- **Part 2** – An explanation of the provisions that are to be included in the proposed LEP.
- **Part 3** – The justification for the Planning Proposal and the process for the implementation.
- **Part 4** – Mapping.
- **Part 5** – Details of community consultation that is to be undertaken for the Planning Proposal.
- **Part 6** – Project timeline.

8.1. PART 1: OBJECTIVES AND INTENDED OUTCOMES

The intended outcome of this Planning Proposal is to amend the CLEP 2010 and Parkland City SEPP in order to facilitate the urban development of the eastern portion of Precinct 5 as envisaged as part of the South West Growth Centre and established in the Region Plan and District Plan.

A Draft ILP (**Appendix A**) has been prepared to support the rezoning, informed by extensive specialist consultant studies which are discussed in Section 2 of this report. The Proposal will comprise 2,450 dwellings and a population of approximately 7,500 within a thriving community.

8.2. PART 2: EXPLANATION OF PROVISIONS

The objectives and intended outcomes of the Planning Proposal will be facilitated through amendments to the CLEP 2010 and Parkland City SEPP and associated land use mapping provisions. Details are provided below of the Parkland City SEPP Mapping amendments required. Corresponding amendments will also be required to the CLEP 2010 Maps extending the area identified as the Growth Centre on those maps. As the CLEP 2010 mapping amendments are a consequence of the Growth Centre expansion, they are not discussed further in this report.

8.2.1. Parkland City SEPP 2021

Amendments are proposed to the following Clauses and associated maps within Parkland City SEPP, with any required amendment discussed as part of this Planning Proposal.

- Land Application Map: Sheet LAP_003
- Land Zoning Map: Sheet LZN_003
- Height of Building Map: Sheet HOB_003

Explanations of the proposed amendments are detailed in the following sections.

Amendments to Land Application Map

Clause 1.3 of Appendix 9 of the Parkland City SEPP and the Land Application Map are proposed to be amended to incorporate part of Cobbitty Sub Precinct 5. This approach is consistent with other precincts in the Camden LGA including Catherine Fields Precinct, East Leppington Precinct, Leppington North Precinct, Leppington Precinct and Lowes Creek Maryland which are all incorporated into the current Land Application Map.

Amendments to the Clause 2.2 Land Zoning

Clause 2.2 of Appendix 9 of the Parkland City SEPP and the associated Land Zoning Map Sheet LZN_003 is proposed to be amended to reflect the land uses proposed within the Draft ILP (see **Figure XX**).

The proposed land use zones include:

- B1 Neighbourhood Centre
- B4 Mixed Use
- E2 Environmental Conservation
- E4 Environmental Living
- RE1 Public Recreation
- R2 Low Density Residential
- R3 Medium Density Residential

A breakdown of each proposed land use is provided in **Table 7** below, with the intended permitted uses to be delivered by the proposal also identified.

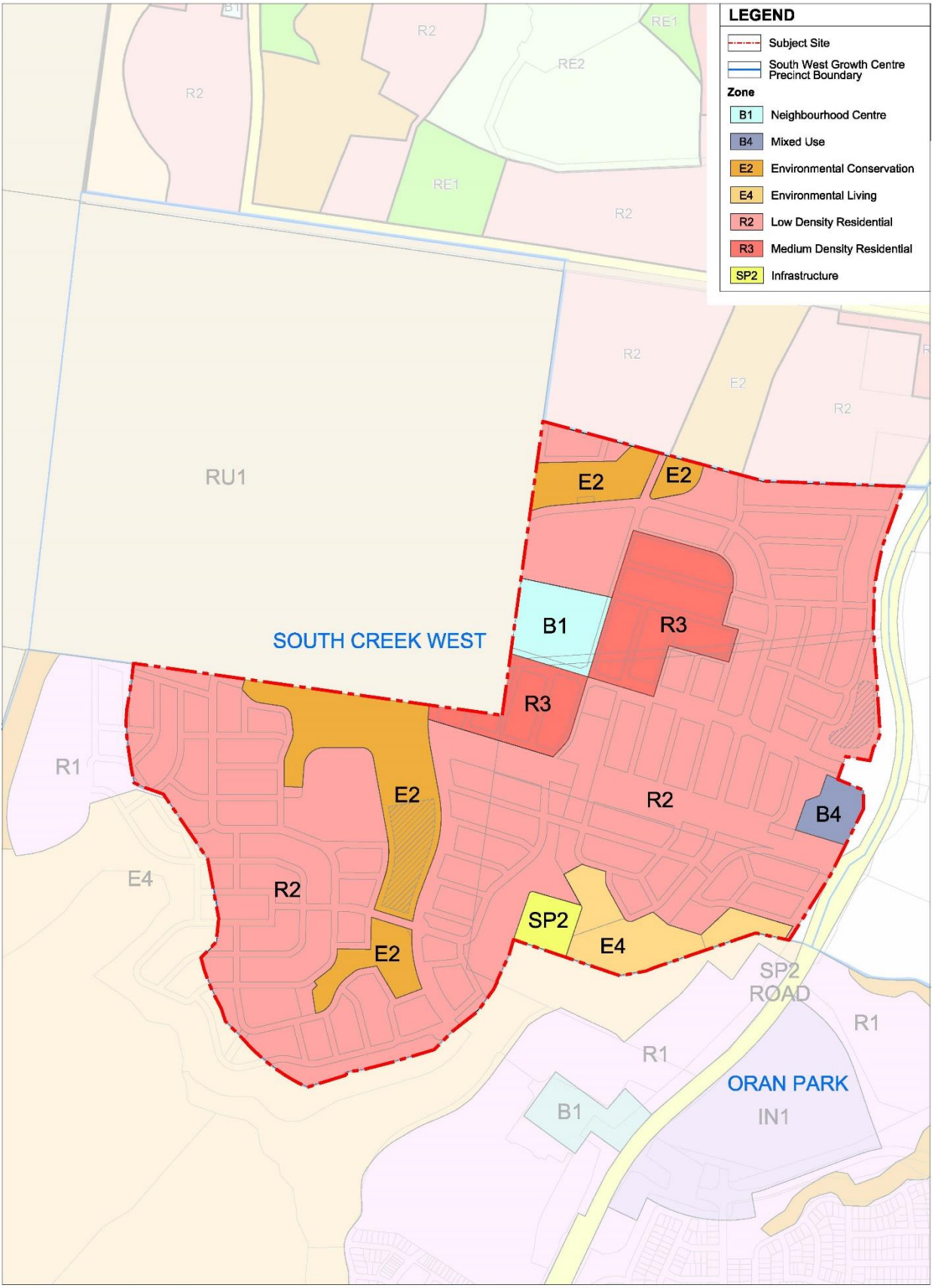
Table 7 Proposed land use zones

Proposed zone	Permitted uses	Explanation of provision
B1 Neighbourhood Centre	<i>Bed and breakfast accommodation; Business premises; Centre-based childcare facilities; Community facilities; Food and drink premises; Hotel or motel accommodation; Medical centres; Neighbourhood shops; Recreation areas; Service stations; Serviced apartments; Shop top housing; and shops.</i>	The proposal includes a B1 Neighbourhood Centre where the local centre is proposed in the Draft ILP to allow for a variety of businesses and retail uses to service the day-to-day needs of the future community. It is intended that the B1 zone will be developed to comprise a range of ground floor retail and non-retail uses, with shop-top housing above.
B4 Mixed Use	<i>Service Stations.</i>	The B4 Mixed Use zone is identified where the service station is currently located on site to accommodate future servicing needs of residents and commuters along travelling along The Northern Road. The use of a B4 Mixed Use zoning avoids prohibiting potential business and residential uses that could be co-located with the service station subject to future market needs or demands.
E2 Environmental Conservation	<i>Drainage; Recreation areas; and Roads.</i>	The E2 Environmental Conservation zone follows the riparian protection area and ensures these culturally and ecologically significant corridors are maintained into the future. Recreation areas are permitted within the E2 zone

Proposed zone	Permitted uses	Explanation of provision
		and will contribute to passive recreation area.
E4 Environmental Living	<i>Bed and breakfast accommodation; Dual occupancies; Dwelling houses; Environmental facilities; Recreation areas and Secondary dwellings.</i>	The E4 Environmental Living zone aligns with the Ridgeline Park in the Draft ILP to safeguard the recreation and low density character of the precinct's highpoint.
R2 Low Density Residential	<i>Boarding houses; Drainage; Dual occupancies; Dwelling houses; Education establishments; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; and Studio dwellings.</i> Clause 6.7 of the <i>Camden Growth Centres Precinct Plan</i> of the Growth Centres SEPP permits <i>Attached dwellings, manor homes and multi dwelling housing within the R2 zone.</i>	The proposal includes the provision of R2 Low Density Residential to facilitate the low-density residential outcomes reflected in the Draft ILP and is consistent with the permissible land uses for the zone contained in the Parkland City SEPP. The R2 zone will allow for a variety of low-density residential uses, supplemented with detailed controls provided in the Draft DCP and Draft ILP to ensure that the aims of the land use zone are achieved.
R3 Medium Density Residential	<i>Attached dwellings; Boarding houses; Dual occupancies; Dwelling houses; Group homes; Manor homes; Multi dwelling housing; Residential flat buildings; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; and Studio dwellings.</i>	The proposal includes provision of R3 Medium Density Residential to facilitate the medium density residential outcomes reflected in the Draft ILP and is consistent with the permissible land uses for the zone contained within the Parkland City SEPP. The R3 zone will allow for a variety of residential land uses which are subject to greater building heights and residential densities than that permitted in the R2 zone. Building heights and densities will be guided by amendments to the Parkland City SEPP and DCP amendments.

The proposal seeks to zone all areas identified as residential, business or environmental conservation uses. The draft ILP identifies numerous parks and bio-retention across the precinct. These parks and basins are not proposed to be zone RE1 or SP2, however are identified as a permitted use within the R2 zone where they are located to accommodate variability in sizing without the need for a subsequent rezoning. This allows flexibility subject to future detailed design and engineering requirements.

Figure 20 Proposed Land Zoning Map



Source: Design + Planning

Amendments to the Clause 4.3 Height of Building

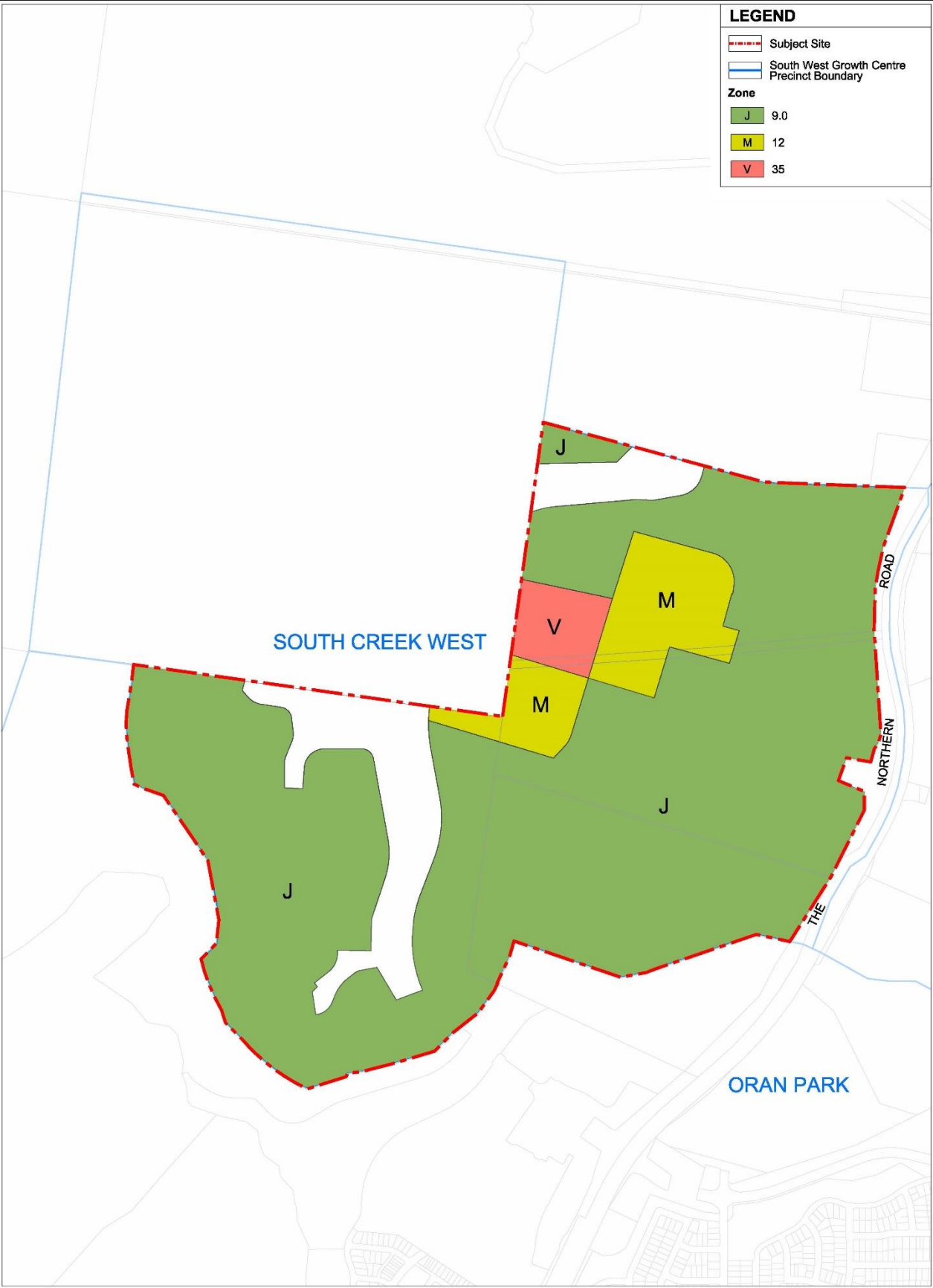
Clause 4.3 of Appendix 9 of the Parkland City SEPP and Height of Building Map Sheet HOB_003 are proposed to be amended to include the proposed Height of Building (**HOB**) controls consistent with the Draft ILP (see **Figure 14**). The proposal imposes HOB controls for the low and medium density residential areas, and the local centre.

Building heights of 9 to 35 metres are proposed in the precinct and are sited as follows:

- 9m applies to low-density residential uses, allowing for developments of up to two storeys in height.
- 12m applies to medium-density residential uses, allowing for development of up to three storeys in height.
- 35m applies to the village centre where mixed-use developments are proposed and will allow for development of up to 6-9 storeys in height.

The Parkland City SEPP development standards relating to HOB are found in *Appendix 9 Camden Growth Centres Precinct Plan, Part 4, Clause 4.3* and are unaltered by this Planning Proposal.

Figure 21 Proposed Height of Building Map



Source: Design + Planning

8.3. PART 3 – JUSTIFICATION

8.3.1. Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

This Planning Proposal is a landowner-initiated precinct rezoning and is responding to a number of Government policies and actions focused on supporting the delivery of the South West Growth Area. The site forms part of the South Creek West land release area, which is identified as capable of delivering 30,000 dwellings under the Endorsed Camden Council Local Strategic Planning Statement. Precinct 5 is located within the SWGA and forms part of the Western City District as defined in the District Plan and Region Plan. The Region Plan established a 40-year vision for the growth of Sydney, with the District Plan setting a 20-year plan for the delivery of that vision.

The rezoning of the site for a new residential community, including local open space and retention of ecologically significant areas aligns with the objectives and directions of both the Region and District Plan.

The draft Camden Local Housing Strategy informs the housing objectives identified in the Camden Local Strategic Planning Statement. The Planning Proposal is consistent with the following planning priorities established within the draft Camden Local Housing Strategy:

- *Providing housing capacity and coordinating growth with infrastructure*

The SCW land release area is identified to deliver 30,000 dwellings. The proposed rezoning seeks to progress the development of the SWGA and deliver approximately 3,750 dwellings in the short term. The Planning Proposal is supported by an Infrastructure Servicing Strategy (**Appendix P**) which identifies that planned infrastructure services will meet the demand of the future population and should the development of the precinct progress ahead of the broader servicing plans, local services including water, sewer, gas, electricity and telecommunications can be provided, thus creating a nexus between the planning design and delivery of homes and supporting infrastructure.

- *Delivering resilient, healthy and connected communities*

Precinct 5 will deliver a thriving community where residents live in healthy neighbourhoods served by well-maintained public spaces and facilities, including schools and recreation areas all within walking distance. The local centre is the centre point of the vibrant neighbourhood which will anchor the community and provide goods and services for the day-to-day needs of residents. Finally, the Draft ILP provides a highly connected, permeable network with convenient access to public transport, public space and amenities.

- *Delivering the right housing in the right location*

Precinct 5 is located in one of the most strategically important parts of Greater Sydney, within a short distance of the future Western Sydney Airport and Western Sydney Aerotropolis which is set to become one of the largest employment hubs in Greater Sydney.

The Precinct has the potential to provide a significant quantum of new housing to market and provide affordable housing formats in close proximity to these employment lands. Through the progression of this Planning Proposal, the future resident workforce can benefit from the economic opportunities facilitated by the future Aerotropolis and Western Sydney Airport upon its completion in 2026.

- *Increasing housing choice and diversity*

The Draft ILP will deliver diverse housing typologies that are consistent with the findings of the Housing Market Needs Assessment (**Appendix F**). Precinct 5 has the potential to support a vibrant local centre with higher-density typologies clustered together to balance housing mix in the Precinct. Recent trends have proven the stability of the housing market activity at SWGA compared to North West Growth Area, with the presence of affordable options. This is evident through the growing number of younger purchasers, and the continued shift towards smaller lot and dwelling sizes. As such, the Draft ILP will deliver a combination of environmental living (4-6%), low density housing (75-81%) medium density housing (13-15%) and high-density housing (2-4%).

- *Addressing housing affordability.*

Precinct 5 has an important role as part of the SWGA to deliver affordable options for price sensitive households which is represented by the growing younger demographic within the area. As such, the housing proposed to be delivered by the Draft ILP will comprise a mix of housing typologies as recommended by the Housing Market Needs Assessment (**Appendix F**).

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the Planning Proposal which seeks to rezone the site and implement specific development standards is supplemented with a Draft ILP and DCP, is consistent with Government policy and approaches to the rezoning of land and is considered the best means of achieving the objectives and intended outcomes.

As discussed, **Section 3** of this report, the DPIE's *New Approach to Precinct Planning* was adopted in early 2020 and provides a way forward for the planning and delivery of precincts. The new approach centres the planning system around people, places, public spaces and the environment, and provides councils and locals communities with greater responsibility in planning decisions.

In this new approach, Camden Council would lead the planning for the precinct with support from DPIE.

8.3.2. Section B – Relationship to Strategic planning Framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including an exhibited draft plans or strategies)?

Yes, as summarised in Table 8, the Planning Proposal is entirely consistent with the objectives and actions of *A Metropolis of Three Cities: Greater Sydney Region Plan* (2018), the *Western City District plan* (2018) and *Western Sydney Aerotropolis Plan*.

Table 8 Relationship to Strategic Planning Framework

Strategic Plan	Consistency
<i>A Metropolis of Three Cities: Greater Sydney Region Plan</i> (2018)	The Planning Proposal is consistent with A Metropolis of Three Cities: Greater Sydney Region Plan and reflects the following directions: A City Supported by Infrastructure The Planning Proposal seeks to rezone land, providing a range of residential, recreation and business uses, supported by an internal road network. The precinct will utilise identified future transport infrastructure and co-locate areas for public recreation and services to maximise access and patronage. Open space for active and passive recreation can be flexibly designed to allow for a range of social infrastructure including sportsgrounds and community facilities consistent with Camden Council's Draft Spaces and Places Strategy. ▪ (Objective 3: Infrastructure adapts to meet future needs) ▪ (Objective 4: Infrastructure use is optimised) A City for People The Planning Proposal co-locates amenity and infrastructure at the heart of the precinct where the high dwelling density is expected to occur. Playing fields, and a future educational establishment adjoin the local centre to provide for a mix of uses and create a healthy, walkable neighbourhood. Local parks and sports fields are distributed throughout the precinct to create a network of open spaces and encourage active transport. The Precinct is serviced by a local

Strategic Plan	Consistency
	centre and a future service station adjacent to the Northern Road to ensure convenient access to retail and business services. ▪ (Objective 6: Services and infrastructure meet communities' changing needs) ▪ (Objective 7: Communities are healthy, resilient, and socially connected) Housing the City The Draft ILP proposes a mix of diverse housing typologies to cater for the changing needs of future communities. Housing types proposed include: ▪ Townhouses, semi-detached and detached small dwellings (up to 350sqm) ▪ Detached medium dwellings (350sqm-450sqm) ▪ Detached large dwellings (450sqm) The Precinct will contribute toward the Western City District 20-year target of 184,500 dwellings and support housing affordability through increased supply. ▪ (Objective 10: Greater housing supply) ▪ (Objective 11: Housing is more diverse and affordable) A city of great places The Draft ILP supports a liveable and healthy network of streets and open space to encourage a walkable community. The integration of homes and local parks provides opportunities for gathering and passive recreation activities, this is further enhanced by the local centre located at the heart of the precinct among the higher density dwellings. By co-locating the local centre, playing fields and potential future school with the high-density residential area along the spinal riparian corridor, community connections and safety will be enhanced and provides the environment for improved social and economic participation within a highly green landscape setting. Accessibility, connectivity and amenity have been key considerations in defining the location of recreation and business land uses and it is viewed that the proposed siting of business uses will best service the day-to-day needs of local residents. The site's context within the SWGA, directly south of the Lowes Creek Maryland precinct and north of Oran Park establishes the expectation that the site will change significantly. Nonetheless, the Draft ILP has been sensitively designed to retain the elements of the area which complement Camden's broader rural agricultural character. A significant riparian corridor has been retained that traverses the site and comprises <i>Cumberland Plain Woodland</i>, a critically endangered ecological community. Furthermore, topographic features of the precinct such as the ridgeline park are retained and highlighted, taking into consideration the GANSW's <i>Draft Connecting with Country</i> to adopt a framework that seeks to give appreciation to local indigenous Aboriginal heritage at all phases of the project life cycle, this is addressed in Section 2.3.2. It is therefore viewed that the proposal will contribute to a city of great places.

Strategic Plan	Consistency
	▪ (Objective 12 – Great places that bring people together) ▪ (Objective 13 – Environmental heritage is identified, conserved, and enhanced) Jobs and skills for the city The local centre has the potential to deliver a range of retail services including a full line supermarket, mini-majors including pharmacies and specialist retail with a total GLA of 10,050sqm. In addition to the retail floor space within the local centre, a further 2,500sqm of non-retail floorspace can be provided which would incorporate services such as real estate offices, hair dressers or travel agencies. The Retail Demand Analysis prepared by Urbis (Appendix G) indicates that the local centre alone will reach a vast trade area and contribute to a retail spend of up to \$239.4 million. Respectively, the provision of retail space, its proximity to a range of residential housing, and the movement framework creates a walkable and productive local centre consistent with Objective 22 of the Region Plan. ▪ (Objective 22 – Investment and business activity in centres) A City in its Landscape The proposal retains a significant corridor for environmental conservation running north-south directly through the precinct. This land comprises Cumberland Plain Woodland in good ecological condition and has been retained due to its ecological values as well as the intention to retain tree canopy where possible. In order to improve the management of vegetation, ecological habitats and waterway health, a secure future ownership arrangement is important. This is to be further worked through as part of the precinct planning process. The Landscape Strategy prepared by Urbis (Appendix D) recognises the need to enhance the green grid and tree canopy cover, especially in new residential areas with accessible open space and active transit options. As such, an indicative layout of street trees and landscaping has been prepared which helps to provide shade, comfort, and amenity, particularly for pedestrians and cyclists to create visual order for the streetscapes. It will use appropriately scaled native species which can grow within the constraints imposed by an urban environment and respond to ESD Principles consistent with the level of maintenance. ▪ (Objective 27 – Biodiversity is protected, urban bushland and remnant vegetation is enhanced) ▪ (Objective 31 – Public open space is accessible, protected and enhanced) ▪ (Objective 32 – The Green Grid links parks, open spaces, bushland and walking and cycling paths) ▪ (Objective 30: Urban tree canopy cover is increased)

Strategic Plan	Consistency
<i>Western City District Plan (2018)</i>	The Planning Proposal is consistent with Western City District Plan and reflects the following planning priorities: Infrastructure and collaboration The site benefits from future transport infrastructure including the State-led Sydney Metro extension and existing upgrades to The Northern Road. As demonstrated in the Infrastructure Servicing Strategy (Appendix P), adequate local infrastructure including water, sewer, electrical, gas and telecommunications can be provided to service the future community. Local contributions will form part of future engagement with Camden Council. ▪ W1: Planning for a city supported by infrastructure Liveability The Draft ILP has been based on several detailed technical studies which inform the housing, social and economic needs of the community, these include: ▪ Demographic, Social Infrastructure and Community Needs Assessment (Appendix E); ▪ Retail Demand Analysis (Appendix G); and ▪ Housing Market Needs Assessment (Appendix F). These investigations have sought to ensure that the future housing, retail and social infrastructure demand is met within the Precinct. As summarised in Section 5 of this report, the provision of dwellings, open space and employment uses proposed in the Draft ILP will adequately meet the needs of the future precinct population and provide for a self-sufficient community. ▪ W3 Providing services and social infrastructure to meet people's changing needs ▪ W4 Fostering healthy, creative, culturally rich and socially connected communities ▪ W5 Providing housing supply, choice and affordability with access to jobs and services ▪ W6 Creating and renewing great places and local centres, and respecting the District's heritage Productivity Whilst the site is not identified as a strategic or local centre, the master planning process adopts a number of the principles of centre establishment to create a self-sufficient yet integrated precinct. The Draft ILP incorporates a

Strategic Plan	Consistency
	range of community uses including playing fields, local parks and a potential school. ▪ W9 Growing and strengthening the metropolitan city cluster ▪ W11 Growing investment, business opportunities and jobs in strategic centres Sustainability The Draft ILP retains approximately 17ha of riparian corridor area which is sought to be zoned E2 Environmental Conservation. Open space is also incorporated into the ILP to ensure all residents have access to open space. The overall Precinct has the ability to provide over 78ha of open space, including 32 ha of sporting fields and local parks. ▪ W12 Protecting and improving the health and enjoyment of the District's waterways ▪ W14 Protecting and enhancing bushland and biodiversity ▪ W18 Delivering high quality open space ▪ W19 Reducing carbon emissions and managing energy, water and waste efficiently
<i>Future Transport 2056</i>	As outlined in the Future Transport 2056 Strategy, future transport investment in the region includes the South West Rail Link extension which will support the 30-minute city vision by providing access between future homes and jobs, particularly those within the Western Sydney Aerotropolis.
<i>Western Sydney Aerotropolis Plan</i>	The Precinct is located directly south of the Western Sydney Aerotropolis and the future city of Bradfield. The Western Sydney Aerotropolis Plan identifies that new housing in the SWGA will benefit from access to jobs within the Aerotropolis. The Plan identifies transport corridors within the vicinity of the site including the indicative M5 Motorway Extension, South West Rail Link Extension Corridor and the North South Rail Line Corridor.
<i>NSW Premier's Priorities</i>	The Planning Proposal and Draft ILP achieve strong design-focused outcomes and align with the Premier's Priorities to increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10 per cent by 2023 (Priority 11: Greener Public Spaces), and to increase the tree canopy and green cover across Greater Sydney by planting 1 million trees by 2022 (Priority 12: Greening Our City).

Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes, the Planning Proposal is consistent with the following relevant local strategy and planning studies as summarised in **Table 9** below.

Table 9 Relationship to Local Strategic Plans and Planning Studies

Strategic Plan	Consistency
<i>Camden Local Strategic Planning Statement</i>	The Planning Proposal and Draft ILP aligns with the LSPS as it has been developed in response to the LSPS's local priorities and is consistent with the following: Infrastructure and Collaboration The Infrastructure Servicing Strategy (Appendix P) demonstrates that the site can be adequately serviced with water, sewer, electrical, gas and telecommunication infrastructure, all of which align with the infrastructure plans exhibited by the relevant service provider. The site benefits from significant transport infrastructure upgrades, including the North-South Rail Link and The Northern Road. ▪ Local Priority L1: Aligning infrastructure delivery with growth Liveability The draft ILP will accommodate approximately 2,450 dwellings and a population of approximately 7,500 people. The Draft ILP comprises a mix of dwelling typologies consistent with the Housing Market Needs Assessment Analysis (Appendix F) and will contribute to housing affordability. Public open space is provided in the form of local parks for passive recreation and sports fields for active recreation. Sport fields are distributed across the precinct, as well as co-located with a potential educational establishment and higher density residential to maximise access to active open space. The Local Centre, will deliver a total GLA of 12,550sqm which will deliver a range of retail and other services including a full line supermarket, mini-majors, specialist retail and non-retail floorspace (ie. hairdressers, public administration buildings or real estate companies). The mixed-use model adopted within the Precinct core will foster a vibrant, healthy and socially connected community. ▪ Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population ▪ Local Priority L3 Providing services and facilities to foster a healthy and socially connected community ▪ Local Priority L4 Encouraging vibrant and connected centres which reflect Camden's evolving character ▪ Local Priority L5 Supporting cultural infrastructure to promote cultural and creative spaces

Strategic Plan	Consistency
	Productivity The Planning Proposal delivers employment land, including retail and non-retail uses in the local centre and a mixed use zone at the precincts eastern access for a future service station. Additionally, the Planning Proposal will support a future population of approximately 7,500 within proximity to future transport infrastructure and the Aerotropolis. - Local Priority P1 Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District - Local Priority P2 Creating a network of successful centres - Local Priority P6 Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism Sustainability The Planning Proposal zones land for environmental conservation to ensure that the green and blue grid is protected and enhanced within the precinct. Local parks and sports fields will deliver high quality open space and street trees will contribute to urban tree canopy cover. - Local Priority S1 Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space - Local Priority S2 Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes, the Planning Proposal is consistent with the following applicable State Environmental Planning Policies (SEPP):

Table 10 Consistency with State Environmental Planning Policies

State Environmental Planning Policy	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Detailed compliance with the BASIX SEPP mandated levels of energy and water efficiency requirements will be demonstrated within all future development applications relating to residential uses on the site.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The provisions of the SEPP may be relevant for future developments on the site.

State Environmental Planning Policy State Environmental Planning Policy (Housing) 2021	Comment Not applicable at this stage. Provisions for affordable or diverse housing may be considered as part of the future residential subdivision and development of the site.
State Environmental Planning Policy (Industry and Employment) 2021	Not applicable at this stage. Compliance with the relevant provisions in relation to advertising or signage will be considered at the DA stage.
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	Detailed compliance with the Apartment Design Guide and SEPP 65 will be demonstrated within all future development applications relating to residential flat buildings on the site.
State Environmental Planning Policy (Planning Systems) 2021	The application of the Planning Systems SEPP is dependent on the context of future development applications on the site. Specifically, development for the purposes of convention centres, exhibition centres and entertainment facilities with a CIV of more than \$30 million and development for other tourist related purposes with a CIV of more than \$100 million is identified as state significant development (SSD). Future applications will either be progressed through the DPIE SSD approval pathway if relevant, or alternatively through the Camden Council traditional approval pathway.
State Environmental Planning Policy (Precincts—Central River City) 2021	Not applicable. The site is within the Parkland City.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable. The site is within the Parkland City.
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable. The site is not identified as a state significant precinct.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	This SEPP is the subject of this Planning Proposal.
State Environmental Planning Policy (Primary Production) 2021	Not applicable. The proposal does not result in any: ▪ Primary production and rural development; ▪ State significant agricultural land; or ▪ Marine waters or oyster aquaculture
State Environmental Planning Policy	In the event of a change of land use, the planning authority must consider whether the land is contaminated, if the land can be suitably remediated for the proposed use.

State Environmental Planning Policy	Comment
(Resilience and Hazards) 2021	The Preliminary Site Investigation (Appendix I) identified a total of (9) potential areas of environmental concern (PAECs) across the Precinct which require further investigation. Douglas Partners confirmed that majority of the PAECs are typical of a rural residential with agricultural activity and those encountered are unlikely to pose a contamination constraint to the proposed rezoning
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable. The proposal does not result in any mining, petroleum production and/or extractive industries.
State Environmental Planning Policy (Transport and Infrastructure) 2021	The provisions of this SEPP will be relevant to the future development of the site. The Planning Proposal will facilitate the rezoning for a future educational facility to meet the services needs of the community. Any development on the site which incorporates the subdivision of 200 or more allotments, and the development of 300 or more residential dwellings, will require concurrence from the Roads and Maritime Services. Consideration of the relevant provisions of the SEPP will be required during the DA stage.

Q6 - Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes, the Planning Proposal is consistent with the applicable Ministerial Directions under section 9.1 of the EP&A Act, as discussed in **Table 11** below.

Table 11 Section 9.1 Directions

Section 9.1 Direction	Comment
<u>Focus area 1: Planning Systems</u>	
1.1 Implementation of Regional Plans	The Planning Proposal is consistent with the overall intent of the Western City District Plan, and will not undermine the achievement of its vision, land use strategy, policies, outcomes or actions. Consistency with Regional and District Plan is discussed in Table 8 of this report. The Planning Proposal is consistent with the objectives of this direction.
1.2 Development of Aboriginal Land Council land	The Planning Proposal has considered the relevant provisions of chapter 3 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i> . It is noted this site is not identified within the Land Application Map and a delivery plan has not been prepared for the site.
1.3 Approval and Referral Requirements	This is an administrative requirement for Council. It is noted that the proposed amendments do not require the concurrence, consultation or referral of development applications to a Minister or public authority and do not incorporate designated development
1.4 Site Specific Provisions	The planning proposal and associated mapping has been prepared in accordance with the provisions of the Standard Instrument and in a manner consistent with Parkland City SEPP.

Section 9.1 Direction	Comment
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
1.6 Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable
1.14 Implementation of Greater Macarthur 2040	Not applicable
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable
1.16 North West Rail Link Corridor Strategy	Not applicable
1.17 Implementation of the Bays West Place Strategy	Not applicable

Section 9.1 Direction	Comment
<u>Focus area 2: Design and Place</u>	
[This Focus Area was blank when the Directions were made and this Planning Proposal was prepared in June 2022]	
<u>Focus area 3: Biodiversity and Conservation</u>	
3.1 Conservation Zones	The Planning Proposal facilitates the protection and conservation of the riparian corridor which is identified as a sensitive environmental area containing endangered ecological communities. This area is proposed to be zoned E2 Environmental Conservation to ensure that it is protected and maintained.
3.2 Heritage Conservation	There are no local or state heritage items located within the precinct. Three Aboriginal items are located on site, further investigation is required during the future development application stage.
3.3 Sydney Drinking Water Catchments	This direction does not apply to the Camden LGA.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	This direction does not apply to the Camden LGA.
3.5 Recreation Vehicle Areas	Not applicable, the site does not: ▪ Incorporate any conservation zone, ▪ Comprise a beach or a dune adjacent to or adjoining a beach
<u>Focus area 4: Resilience and Hazards</u>	
4.1 Flooding	The site is not identified as flood prone land under any SEPP or LEP. The Watercycle Management Report (Appendix L) confirms that there are no adverse external flood level impacts resulting from the Precinct. Local food level increases within the Precinct resulting from future development are expected, however can adequately be managed through the proposed detention basins.
4.2 Coastal Management	Not applicable. The proposal does not result in any changes to the current: ▪ Coastal wetlands and littoral rainforests area map; ▪ Coastal vulnerability area map; ▪ Coastal environment area map; and ▪ Coastal use area map.
4.3 Planning for Bushfire Protection	Not applicable. The site is not identified as Bushfire Prone Land or proximate to Bushfire Prone Land on Council's published Bushfire Prone Land Map.
4.4 Remediation of Contaminated Land	The Preliminary Site Investigation (Appendix I) identified a total of (9) potential areas of environmental concern (PAECs) across the Precinct which require further investigation. Douglas Partners confirmed that majority of the PAECs are typical of a rural residential with agricultural activity and those encountered are unlikely to pose a contamination constraint to the proposed rezoning. A Preliminary Contamination and Acid Sulfate Soils Investigation has been prepared by Douglas Partners and is enclosed in Appendix I. The assessment identified a total of (9) potential areas of environmental concern (PAECs)

Section 9.1 Direction	Comment
	across the Precinct which require further investigation. Douglas Partners confirmed that majority of the PAECs are typical of a rural residential with agricultural activity and those encountered are unlikely to pose a contamination constraint to the proposed rezoning. Further details are included in Section 8.3.3 of this report.
4.5 Acid Sulfate Soils	The Preliminary Site Investigation (Appendix I) confirms that the site is mapped in a region of extremely low probability of occurrence and is topographically well above the estuarine environments in which Acid Sulphate Soils (ASS) form. The Precinct is unlikely to be affected by ASS however this will be confirmed through further investigations during DA phases.
4.6 Mine Subsidence and Unstable Land	No applicable. The site is not identified on land that is within a declared mine subsidence district in the <i>Coal Mine Subsidence Compensation Regulation 2017</i> pursuant to section 20 of the <i>Coal Mine Subsidence Compensation Act 2017</i> .
<u>Focus area 5: Transport and Infrastructure</u>	
5.1 Integrating Land Use and Transport	The site will benefit from significant investment in road, rail and air-based transport infrastructure in the region anchored by the Western Sydney Airport. By providing a residential community within proximity to the proposed transport infrastructure, including the north-south rail extension the proposal aligns with the objectives of Direction 5.1.
5.2 Reserving Land for Public Purposes	This Planning Proposal is consistent with this direction in that it does not create, alter or reduce existing zonings or reservations of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	The precinct is located approximately 12.5km south of the future Western Sydney Airport and is not located on land that is in an ANEF or ANEC contour of 20 or greater. The proposal is therefore acceptable and will not impact on airport operations.
5.4 Shooting Ranges	Not applicable. The proposal does not seek to rezone land adjacent to and/or adjoining an existing shooting range
<u>Focus area 6: Housing</u>	
6.1 Residential Zones	The Planning Proposal and associated Site Specific Development Control Plan prepared by Urbis (refer to Appendix N) must include provisions that encourage the provision of housing that will: ▪ broaden the choice of building types and locations available in the housing market, and ▪ make more efficient use of existing infrastructure and services, and ▪ reduce the consumption of land for housing and associated urban development on the urban fringe, and ▪ be of good design.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable

Section 9.1 Direction	Comment
<u>Focus area 7: Industry and Employment</u>	
7.1 Business and Industrial Zones	The Planning Proposal does not affect land within an existing or proposed business or industrial zone. The Proposal will deliver a total of 12,550sqm commercial lettable area and will support local employment opportunities, whilst still retaining the viability and operation of existing business and industrial zones within the Camden LGA. The proposed economic and residential offering on the site will also prevent existing industrial and business zones from being rezoned for higher-order land uses, such as residential.
7.2 Reduction in non-hosted short-term rental accommodation period	This direction does not apply to the Camden LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	This direction does not apply to the Camden LGA.
<u>Focus area 8: Resources and Energy</u>	
Mining, Petroleum Production and Extractive Industries	Not applicable. This proposal does not propose mining, petroleum production and/or extractive Industries
<u>Focus area 9: Primary Production</u>	
9.1 Rural Zones	This direction does not apply to the Camden LGA.
9.2 Rural Lands	The site is within the South West Growth Centre and has identified as a Future Urban Growth Area. Direction 9.2 is not applicable to this Planning Proposal.
9.3 Oyster Aquaculture	Not applicable. The site is not identified as a 'Priority Oyster Aquaculture Area'.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	This direction does not apply to the Camden LGA.

8.3.3. Section C – Environmental, Social and Economic Impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Precinct 5 is bio certified by the order of the *NSW Minister for the Environment* under the *Threatened Species Conservation Act 1995*. A detailed Biodiversity Assessment (**Appendix M**) has been undertaken and the site was found to contain two native vegetation communities. The Biodiversity Assessment observed Cumberland Plain Woodland (a critically endangered ecological community under both the BC Act and EPBC Act and River-Flat Eucalypt Forest (an endangered ecological community under the BC and EPBC Act), as outlined in **Table 12**. Habitat features associated with potential habitat for a number of threatened flora and fauna species were also observed.

Table 12 Identified native vegetation communities

Vegetation Community	Condition	Area (ha)
Cumberland Plain Woodland	Good (BC Act and EPBC Act)	15.73
	Moderate (BC Act and EPBC Act)	1.93
	Good	2.64
	Poor	2.35
	Derived Native Grasslands	66.72
	Desktop Assessment	1.76
Total:		91.13
River-Flat Eucalypt Forest	Poor	0.29
	Desktop Assessment	7.3
Total:		7.59
Total		98.72

No vegetation in this precinct is required to be counted towards the 2,000-ha target for the Growth Centres, however the Planning Proposal retains areas of high value biodiversity in good condition through the zoning of the central riparian corridor for Environmental Conservation. Vegetation is retained in areas identified as local parks to avoid unnecessary impacts to potential threatened ecological communities where possible.

Based on the Biodiversity Assessment, it is considered that the Proposal results in acceptable impact to potential ecological communities. Further investigations will be undertaken at the development stage to mitigate impacts to ecological communities where possible.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Below provides a summary of the potential environmental impacts resulting from the Planning Proposal and how they are proposed to be managed:

Traffic

SCT Consulting have prepared a Traffic, Transport and Access Assessment (**TTAA**) for Precinct 5 (refer **Appendix S**). The TTAA considers the proposed transport network in the context of the existing surrounding road network and expected travel demands to confirm that the proposed road network can accommodate the anticipated future population.

Road Network and Hierarchy

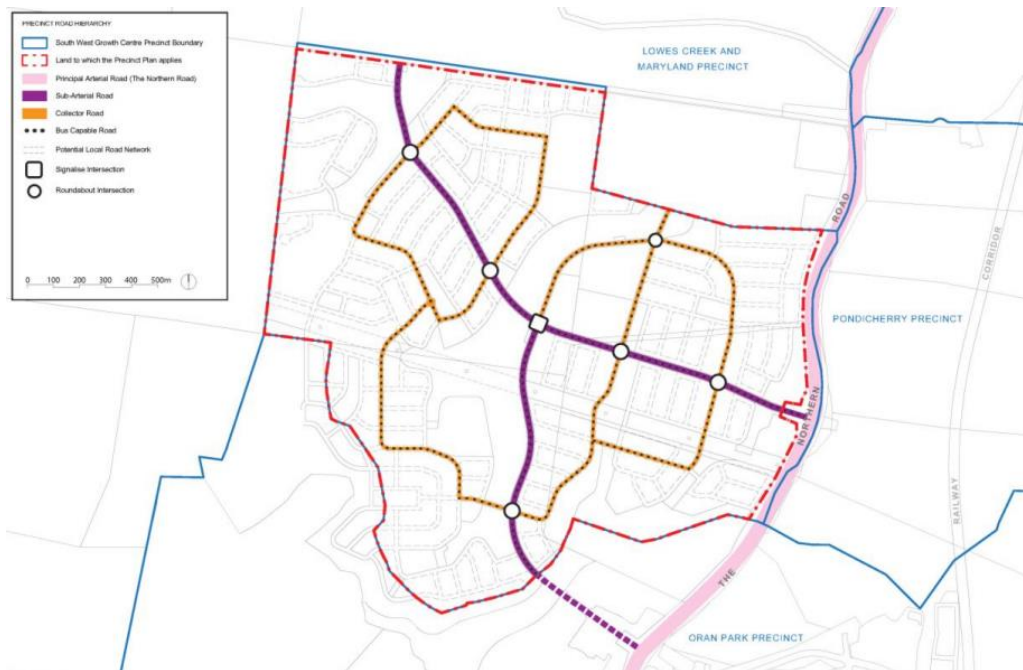
The Draft ILP proposes to continue the north-south connections indicated in the Lowes Creek Maryland ILP as alternatives to The Northern Road for travel between precincts and ensuring that vehicles can access the main intersections along The Northern Road.

The Northern Road upgrade has already defined several intersections works that have recently been constructed along with the corridor interfacing with the South Creek West Release Area. The ILP will integrate effectively with the constructed intersections and incorporate sub-arterial road connections.

Accordingly, the ILP proposes:

- A continuation of the north-south sub-arterial road network that connects from Precinct 5 at Greendale Road through Lowes Creek Maryland precinct and to Oran Park and provides an alternative to The Northern Road between Bringelly Road and Dick Johnson Drive.
- An east-west sub-arterial as a branch from the north-south sub-arterial road to provide a direct connection to The Northern Road; and
- A network of collector roads that provide connection between the sub-arterial roads and the local road network.

Figure 22 Future Precinct 5 Road Network Hierarchy



Source: Design + Planning

Public Transport Network

The road network has been designed to support future public transport operations. The bus network that would service Precinct 5 is not able to be resolved at this time due to the concurrent planning processes for Western Sydney Airport, the Aerotropolis, Sydney Metro Greater West as well as other land use changes and transport projects, each of which will have implications for the future bus network.

The ILP seeks to maximise the potential for buses to service the precinct to ensure integration with any potential future schemes. The TTAA confirms that the entirety of the sub-arterial and collector road network proposed will be bus capable, enabling all of the populated areas of Precinct 5 to be within 400m distance of a bus route.

Active Transport Network

Precinct 5 will deliver extensive opportunities for cycling provision and support walkability. All roads proposed within the precinct will have footpaths on either side and sub-arterial roads will have shared paths. Pedestrian and cycle networks will also use the riparian corridors where possible to achieve linear networks for active transport.

Trip Generation

SCT Consulting have undertaken traffic modelling for the whole of Precinct 5, using a modelling approach which aims to maintain consistency with the modelling undertaken for the Lowes Creek Maryland Precinct. This approach has been agreed in principle with TfNSW for the pre-gateway traffic assessment. Details of the modelling methodology are contained in the TTAA.

Based on the modelling, the total trip generation for Precinct 5 is expected to be 3,664 vehicles during the AM peak and 4,365 vehicles during the PM peak.

The anticipated traffic demand is considered feasible subject to the following package of works being delivered by 2041:

- A six-lane corridor for The Northern Road
- Triple right turn lanes (south to east) and additional left turn lane (east to south) for Greendale Road / The Northern Road / Bringelly Road interchange
- Additional turning lane from the precinct on the side roads (up to two lanes) at multiple intersections on The Northern Road
- Widen Greendale Road to two lanes in each direction between the north-south sub-arterial road and the Greendale Road / The Northern Road / Bringelly Road interchange
- Ban right turn for the east approach of The Northern Road / Belmore Road
- Dual right turn lanes on The Northern Road.

Finally, the TTAA concludes that Precinct 5 is feasible from a traffic perspective.

Aboriginal Heritage

EcoLogical has prepared a Preliminary Aboriginal Cultural Heritage Assessment (PACHA) (**Appendix J**) to inform the precinct planning process and associated Draft ILP. Three Aboriginal artefacts from the AHIMS Register were identified within Precinct 5.

Cultural values associated with the landscape, including creek lines used as thoroughfares through the country and ridgelines as lookouts were identified. Respectively, the Draft ILP embeds opportunity to incorporate heritage protections, conservation zones, active heritage management and incorporate, respond and celebrate Aboriginal heritage values into the design of the precinct, in consultation with the local Aboriginal community.

Geotechnical/Salinity

Douglas Partners undertook a Preliminary Geotechnical and Salinity Assessment (**Appendix H**) of the site to confirm that the proposed rezoning is supportable from a geotechnical perspective. A summary of the findings are provided in **Table 13**.

Table 13 Summary of Preliminary Geotechnical Assessment

Consideration	Finding
Slope Stability	Portions of the site are affected by slope instability, with varying levels of contains ranging from no/minor constraint to major constraint. Areas identified as having moderate or major constraint will require further investigation during future planning stages.
Erosion Potential	No obvious signs of significant active soil erosion were identified at the site during the site walkover inspection. Erosion hazard within the areas proposed for urban development would be within usually accepted limits and can be managed by good engineering and land management practices.
Soil Salinity and Aggressivity	The laboratory testing conducted indicates that the subsurface materials within the site are non-saline to very saline and, non-aggressive to concrete and non-aggressive to moderately-aggressive to steel. The area identified as being moderately-aggressive is generally located in the portion of the site to be zoned B4 Mixed Use to support the approved service station on site. Additionally, areas of non-saline, slightly saline, moderately saline and very saline soil within the accessible portion of the site were mapped. It is noted that the areas of 'very saline' soil is limited areas of the site including the

Consideration	Finding
	service station as well as open space and some residential areas along the eastern boundary. These results can be addressed using good engineering practices and are typical of the region. Further salinity assessment to inform a salinity management plan will be required prior to DA stage for individual stages.

The results of the land capability assessment to date have indicated that development of the site is geotechnically feasible. Further investigation will be required as the project progresses to Development Application.

Contamination

Douglas Partners undertook a Preliminary Site Investigation (Contamination) (**Appendix I**) for the Precinct. The results of the investigation found a total of (9) nine PAECs across the Precinct requiring further investigation. The Precinct has the potential for contamination due to its historical uses, however, the extent of potential contamination has not been fully confirmed. Further assessment of soil and groundwater within the Precinct will be required to assess the presence, degree and extent of contamination and any remediation requirements associated with the potential contamination sources identified. Targeted investigations of all PAECs will be undertaken, in the form of a Detailed Site Investigation to inform any future development applications

Nonetheless, the PAECs encountered were typical for a rural residential site with agricultural activity. It is considered unlikely that any of the identified PAECs will present a major constraint to the proposed rezoning and it is anticipated that the Precinct can be rendered suitable for the proposed land uses, subject to further investigation and remediation, as required.

Bushfire

Peterson Bushfire have prepared a Strategic Bushfire Study (**Appendix O**) for Precinct 5 to inform the zoning requirements and undertake a detailed investigation into the landscape and site influences on bushfire behaviours and development design.

Bushfire Hazard

The majority of the Precinct is bushfire prone – Vegetation Category 3 with a small portion of Vegetation Category 1 at the south-east corner of the site. Risk profile mapping of the site has revealed an unconstrained development environment with no high-risk areas. Land within 100 m of the boundary were identified as medium risk with the remainder of the Precinct, including more vulnerable uses (medium density development, the school site, local centre and service station) are situated within the areas mapped low risk. Development can occur within both risk areas with compliant bushfire protection measures such as Asset Protection Zones (**APZs**) and adequate access.

A review of the vegetation and slope conditions of the site have informed the location and extent of APZs that have been accommodated within the draft ILP. The bushfire hazards include woodland within the Ridgeline Park to the south, woodland to be created within riparian corridors and grassland adjoining the site. The final APZ dimension will be dependent on the final subdivision layout that will be subject to further detailed planning and analysis at the subdivision application stage. Changes in subdivision layout and patterns of vegetation may occur to which the future APZ will need to reflect.

Access and Evacuation

The proposed rezoning will facilitate new uses and introduce improvements to access, infrastructure and emergency services for the area, ensuring an adequate level of bushfire protection for the new uses. Access into and egress out of the subject site is available in several directions, including:

- North into future Lowes Creek Maryland Precinct and future road along the northern boundary of the subject site east towards The Northern Road;
- East onto The Northern Road; and

- South-east onto the Northern Road via a new road through 'Oxley Ridge'.

The multiple access points in alternate directions will ensure safe evacuation and operational response. Overall, Peterson Bushfire view that the proposal to rezone the subject site satisfies EP&A Act s.9.2 Direction 4.4 – 'Planning for Bush Fire Protection' and Planning for Bush Fire Protection 2019.

Flooding

The Watercycle Management Report (Appendix O) prepared by J. Wyndham Prince assessed the flooding impacts at the precinct and identified the appropriate stormwater quantity and quality management required. It was found that generally no adverse flood level impacts external to the site will result following development, and any local flood increases can be appropriately managed by the proposed detention basins. Additionally, considering the minimal flood encroachment following development, it is unlikely that climate change will have an impact. It is considered that the flooding impacts are acceptable in accordance with the draft ILP.

Odour

SLR Consulting conducted an Air Quality Assessment (**Appendix Q**) to investigate any sources of air pollution that may have adverse air quality impacts on Precinct 5 and establish required separation distances which would be required between the air pollutant source and urban development.

The assessment identified a number of existing sources or airborne pollutants with varying levels of localised impacts, indicated in **Table 14**.

Table 14 Air Quality Assessment

Airborne Pollutant Source	Level of Impact
Poultry Farms	Nil
Bringelly Brickworks	Nil
Northern Road Asphalt Plant	Nil
Northern Road Concrete Batching Plant	Nil
Composting Operations	Minor (refer to discussion below)
Turf Farm	Nil
The Northern Road	Nil
Proposed Service Station	Nil (subject to vegetation screening between proposed service station boundary and nearest residential properties)

The W2E Compost farm is located approximately 850m northwest of the Precinct 5 boundary. The separation distance prescribed by the various regulators for composting operations and sensitive land uses ranged from 100m to 2,000m depending on the annual tonnage of waste processed on site. Given the uncertainty regarding operational details of the W2R compost farm, reference has been made to the Level 3 odour assessment completed for this facility as part of the LCM Precinct. Based on the Level 3 odour assessment, it is expected that the odour emissions from the W2R compost farm are predicted to comply with the criterion at Precinct 5.

Based on the assessment, it is recommended that a series of odour surveys be performed to 'ground truth' the results of the modelling and to confirm whether this area of land is in fact odour affected. The area of Precinct 5 requiring further assessment is located in the north-west portion of the site and does not form part of the Planning Proposal land.

Overall, SLR have concluded that majority of existing industries in the vicinity of Precinct 5 are likely to be relocated or decommissioned and may not need to be considered as a permanent odour source. However, it is possible that some of the rural agricultural sources and the Precinct 5 development may co-exist in the future, even if for a limited time. On this basis, it is considered that the proposed rezoning of Precinct 5 is acceptable from an air quality perspective subject to the recommendations above.

Q9. Has the planning proposal adequately addressed any social and economic effects?

Social Impacts

A detailed Demographic, Social Infrastructure and Community Needs Assessment (**Appendix E**) was prepared by Elton Consulting to support the design of the Draft ILP and ensure that the social infrastructure needs of Precinct 5 are adequately met. The future Precinct 5 will require a variety of open spaces and social infrastructure to cater for residents, student and worker populations.

The Draft ILP proposes the following provision of social infrastructure:

- Sporting fields ranging between 4.5ha to 5.5ha located close to the riparian corridor to enhance the overall open space network.
- Parks ranging between 0.5ha and 3.2ha are distributed across the Precinct based on maintaining access within a 400m radius.
- The local centre can accommodate 2,500sqm of non-retail convenience-based facilities to service the day to-day needs of future residents.

Overall, the Demographic, Social Infrastructure and Community Needs Assessment demonstrates that the proposed social infrastructure will meet the generated needs of the future community of Precinct 5.

Economic Impacts

An Economic Impact Assessment (**Appendix F**) was prepared by Atlas Urban for the whole of Precinct 5. This report was informed by historic take-up rates observed elsewhere within the SWGA, as well as current market conditions and the future economic outlook. It is estimated that the rezoning of this Precinct will result in the following economic benefits:

- During construction, the proposal will Result in a net increase in economic activity phase through a mix of direct and indirect (flow-on) activity, including supporting ~5,250 full-time equivalent jobs (including 3,477 direct jobs):
- When operational, the Proposal is estimated to result in an annual net increase in economic activity by 2031 with:
 - \$245.3 million in output (including \$149.0 million in direct activity).
 - \$124.2 million contribution to GRP (including \$74.2 million in direct activity).
 - \$70.2 million in incomes and salaries paid to households (including \$47.5 million in direct income).
 - 914 FTE jobs (including 614 FTE directly related to activity at Precinct 5).
- Additional local retail expenditure associated with the Proposal's 2,794 new residential dwellings are estimated to support significant economic activity through direct and flow-on impacts (per annum) by 2031, including 1,117 FTE jobs.

In addition to the significant economic activity supported by the Proposal, it is recognised that on the ground development of Precinct 5 sooner (i.e. rather than post-2031) would produce other important economic and social impacts. These include:

- **Supporting Housing Affordability:** The Proposal will provide some 2,794 new dwellings over the next 10 years at a range of price points. This increase in housing supply will support housing affordability for residents seeking accommodation in the South West Region, including the availability of rental accommodation.
- **Providing Significant Local Infrastructure:** The Proposal includes an allowance for approximately 36.5ha of open space in addition to civil/road and educational infrastructure to support the growth of the local community.

- **Increase in Rates and Taxation Revenues:** Along with greatly increased economic activity, the Proposal will support significant taxation revenues to all levels of government including Council rates, payroll tax, stamp duty, and income tax.
- **Create a Buffer of Housing Supply:** As Precinct 5 is held in majority ownership, the issues of land fragmentation observed elsewhere across the SWGA are mitigated. In other rezoned precincts where land ownership is heavily fragmented, the timely supply of housing is not a given.

The Proposal has the capacity to provide a buffer of housing supply which mitigates the timing risk observed elsewhere across the SWGA.

Overall, the Proposal is considered to have strong economic merit and could contribute significantly to the Camden economy.

Furthermore, development of the Precinct 5 is also considered to have merit from a market perspective and its delivery will be critical for the South West Region to meet projected housing demand.

8.3.4. Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining Lowes Creek Maryland precinct which has recently been rezoned via a developer-led process and will benefit from considerable investment in transport and service infrastructure, including the North-South Rail Link and The Northern Road.

Furthermore, the Planning Proposal will deliver local active and passive space to service the future population and community need for Precinct 5.

Infrastructure Contributions will be developed in collaboration with Camden Council.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

The Gateway Determination will advise the public authorities to be consulted as part of the Planning Proposal process. Any issues raised will be incorporated into this Planning Proposal following consultation in the public exhibition period.

8.4. PART 4 – MAPPING

As outlined in **Section 8.2.1**, the following maps in the Parkland City SEPP will require amendment:

- Land Application Map
- Land Zoning Map
- Height of Building Map

The proposed SEPP Maps are included in the Urban Design Report prepared by Design + Planning (**Appendix B**).

8.5. PART 5 – COMMUNITY CONSULTATION

Division 3.4 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the gateway determination. It is anticipated that the amended Planning Proposal will be publicly exhibited for at least 28 days in accordance with Department of Planning, Industry and Environment Guidelines *A Guide to Preparing Local Environmental Plans*.

At a minimum, the notification of the public exhibition of the Planning Proposal is expected to involve:

- A public notice in local newspaper(s);
- Notification on the Camden Council website; and
- Written correspondence to owners and occupiers of adjoining and nearby properties and relevant community groups.

In terms of consultation with Council, the proponent has had several informal meetings with Council staff and a formal Pre-Lodgement Meeting prior to the lodgement of this Planning Proposal.

8.6. PART 6 – PROJECT TIMELINE

In accordance with the requirements set out in 'A guide to preparing planning proposals', **Table 6** sets out the anticipated project timeline, in order to provide a mechanism to monitor the progress of the planning proposal through the planning making process.

Table 15 Anticipated Project Timeline

Process	Indicative Timeframe
Planning Proposal submitted to Camden Council	November 2021
Council endorsement of the Planning Proposal	February 2022
Camden Council forward Planning Proposal to the NSW Department of Planning, Industry and Environment	April 2022
Gateway Determination	June 2022
Public Exhibition and Consultation	August 2022
<i>Public Hearing (if required)</i>	August 2022
Post Exhibition Review (consideration of submission)	September 2022 – November 2022
Submission to the NSW Department of Planning, Industry and Environment for Finalisation	December 2022
Legal Drafting of the SEPP	February 2023
Notification of the SEPP	March 2023
Total	15 Months

Note: Timeframe is indicative and based off an assumption of a 15 month rezoning process.

9. CONCLUSION

This Planning Proposal seeks Council support to rezone land for urban development within the South Creek West Precinct of the SWGA, located in the Camden LGA. South Creek West is currently undergoing rezoning through the State Government's Precinct Planning Process, with this report relating only to a part of the South Creek West Precinct, namely, Cobbitty Sub-Precinct 5 (Precinct 5). This Planning Proposal is seeking a rezoning through a Council led Gateway rezoning process, under the Collaboration Precinct Planning approach, in pursuit of a fast-tracked outcome to meet the housing demand within the SWGA.

A draft Indicative Layout Plan (**Appendix A**) has been developed to support the Planning Proposal and is informed by a series of detailed technical investigations and collaboration with Camden Council which established the vision and design principles that underpin the Draft ILP.

While it has been noted in consultation with Council, the preference for a Planning Proposal which incorporates the whole of Precinct 5, the current Planning Proposal incorporates 57% of the Precinct and remains consistent with the intent, objectives and principles of the Greater Sydney Region Plan, the Western City District Plan and the Camden Council Local Strategic Planning Statement and local strategies.

The Planning Proposal will be facilitated through an amendment to *State Environmental Planning Policy (Precincts – Western Parkland City)* 2021, which will be supported by a site-specific Development Control Plan under Schedule 8 of Camden Growth Centre Precincts Development Control Plan.

We request Council's consideration and support for this proposal and to forward the Planning Proposal to the NSW Department of Planning, Infrastructure and Environment for Gateway Determination.

DISCLAIMER

This report is dated 17 June 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of BHL Group (**Instructing Party**) for the purpose of Planning Proposal (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX C

DRAFT SCHEDULE 8 COBBITTY SUB- PRECINCT 5 – DEVELOPMENT CONTROL PLAN

APPENDIX E

**DEMOGRAPHIC, SOCIAL
INFRASTRUCTURE AND COMMUNITY
NEEDS ASSESSMENT**

APPENDIX F

HOUSING NEEDS AND ECONOMIC IMPACT ASSESSMENT

APPENDIX H

PRELIMINARY GEOTECHNICAL AND SALINITY ASSESSMENT

APPENDIX I

PRELIMINARY SITE INVESTIGATION (CONTAMINATION)

APPENDIX J

PRELIMINARY ABORIGINAL CULTURAL HERITAGE ASSESSMENT REPORT

APPENDIX S

TRAFFIC, TRANSPORT AND ACCESS ASSESSMENT

APPENDIX U

**NOISE AND VIBRATION IMPACT
ASSESSMENT**