

NOTICE OF EXHIBITION OF A DEVELOPMENT CONTROL PLAN AMENDMENT FOR LAND AT COBBITTY ROAD, COBBITTY

Council Decision

At its meeting on the 11 July 2023, Council resolved to endorse the draft amendments to the Oran Park Development Control Plan for the purposes of public exhibition.

Background

In August 2022, a request to amend the Oran Park DCP was submitted to Council by the proponent, Urbis Pty Ltd, on behalf of the landowner Mirvac Homes Pty Ltd.

The site is located on the western edge of the South West Growth Area (SWGA), and includes a total area of 78 hectares and frontage to Cobbitty Road. The Metropolitan Rural Area (MRA) lies to the west of the site. The surrounding area includes a mix of land uses including:

- Denbigh estate, a State listed heritage item, to the north of the site; and
- Macarthur Anglican School, located to the east.

The site is located approximately 2.5 kilometres west of Oran Park Town Centre and 1.5 kilometres east of Cobbitty Village.

Proposal

This Oran Park Development Control Plan amendment seeks to facilitate the development of residential lots, a local neighbourhood centre, a primary school, and riparian and open space embellishments.

The following sections of the Oran Park DCP are proposed to be amended:

- Section 2.1 – Indicative Layout Plan;
- Section 3.1 – Street Network Plan;
- Section 3.2 – Pedestrian and Cycle Network;
- Section 4.1 – Public Parks and Landscape Strategy;
- Section 5.4 – Denbigh Transition Area;
- Section 5.5 – The Northern Road and Cobbitty Road Interface Area;
- Part B – B3 - Denbigh Transition Area; and
- Part B – B7 – Southern Neighbourhood Centre.

Exhibition

The DCP amendment as outlined above is on public exhibition from Monday 7 August until Monday 4 September 2023. The amendment can be viewed online via the following link, [Home | Your Voice Camden \(nsw.gov.au\)](https://www.camden.nsw.gov.au).

They can also be viewed in person at the:

- Customer Service Centre, 70 Central Avenue, Oran Park;
- Oran Park Library, 72 Central Avenue, Oran Park;
- Camden Library, 40 John Street, Camden; and



- Narellan Library, corner Queen and Elyard Streets, Narellan.

If you have any questions please send an email to mail@camden.nsw.gov.au or call 13 Camden (13 226 336).

Submissions

If you wish to make a submission on the DCP amendment, submissions should quote SC10025 and must be received by close of business Monday 4 September 2023. Submissions should be emailed to mail@camden.nsw.gov.au, completed on the Your Voice page or alternatively submitted in writing and addressed to:

The General Manager

(Att: Bradley Colling)

Camden Council

PO BOX 183

CAMDEN NSW 2570

Any submissions received are considered public, however, a person may request to have their personal details suppressed. If you make a submission and have made political donations or gifts, a political donations and gifts disclosure form must be completed.