



8 November 2018

DB:WB/18-126

Director Land Release  
NSW Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Sir/Madam,

**Re: Lowes Creek Maryland Precinct  
Draft Indicative Layout Plan and Discussion Paper**

We write on behalf of Tranteret Pty Ltd the, owners of 761 The Northern Road, Bringelly being Lot 11 in DP 1218155 having an area of 3.5 hectares (the site). A copy of the certificate of title is attached. The site is located at the corner of The Northern Road and the southern east west sub-arterial road, being one of two east west sub-arterials serving the Lowes Creek Maryland Precinct (LCMP).

The site is operated by the Hi-Quality Group, as a resource recovery, composting and recycling facility, which accepts organic waste, soils and the like.

The site has been identified in the Indicative Layout Plan for the LCMP and the proposed zoning plans as Low Density (15 (minimum)-25 (maximum) dw/ha).

The LCMP covers an area of approximately 517 hectares and is proposed to be home to over 20,000 people living in a variety of housing types.

**Grounds for Submission**

It is requested that the site be zoned R3 Medium Density Residential.

**1. Suitability of the site for Medium Density**

The site is suitable for medium density housing for the following reasons.

**Topography** – The site has a gentle topographic feature, conducive to medium density residential development. The topography increases general walkability of the site, minimises the potential for view impacts or losses allows effective drainage to a nearby proposed detention facility.

**Flood Prone Land** – unlike a large part of the LCMP, which is vulnerable to 1:100 and PMF storm events, the site is flood free yet close to proposed water quality treatment facilities. It is noted that some other R3 zoned land is subject to flooding in the PMF.

**Heritage** – the site has no heritage significance.

**Surrounding Land Uses** – our Client's property is not located near any land uses that may affect its potential for medium density residential development such as odour producing agriculture or industry. Medium density residential would not create conflict with existing surrounding uses.

**Transport** – local and rapid bus services are proposed for The Northern Road to service the Lowes Creek Maryland Precinct. The site fronts The Northern Road at an intersection with a planned east west sub-arterial road and would therefore have direct access to these public transport services. Local and rapid bus services within close proximity make our Client's property suitable for medium density residential.

Further to this, the North-South Rail corridor runs along the eastern side of The Northern Road and, post further investigation by Transport for NSW, a train station will be located in the area to service the LCMP. Mass transport such as a heavy rail line within close proximity reinforces the suitability of our Client's property for medium density residential.

A local road forms the southern boundary of the site, and although not a collector road, it crosses the green grid thus providing a higher level of connectivity with alternative access to schools and the town centre

**Green Network** – the site is close to the planned linear open space system providing enhanced opportunities for walkability and cycling.

**Contamination** – the site is identified as being contaminated and the landowner is working with the EPA to remediate the site. A medium density zoning is appropriate for a disturbed remediated site and would assist in offsetting the costs of remediation.

## **2. Conclusion**

The rezoning of this site for medium density residential development is consistent with the approach of having higher density residential development along the northern road corridor and adjacent to areas of high amenity implemented elsewhere in the LCMP. Additional medium density housing contributes to an appropriate dwelling mix. An R3 zoning for the site responds to the site and Precinct's environmental characteristics, including topography, riparian corridors, infrastructure, flood prone land, bushfire risk and views to heritage elements.

It is noted that the LCMP contains constrained land with over half of the precinct containing non-residential uses. A medium density zoning of this site would contribute to achieving housing targets.

It is recommended that the site be included in an R3 Medium Density zone. This zone could extend west to the green grid to create a consolidated area of medium density development defined by roads, streets and the green grid.



If the view is taken that this would lead to too much medium density in the precinct, action should be taken to reduce areas of proposed medium density zoning on land affected by the PMF.

We thank the Department for the opportunity to make this submission and for its efforts in progressing the planning of this urban release area.

If further clarification is required, please do not hesitate to contact this office.

Yours faithfully  
**BBC Consulting Planners**

A handwritten signature in blue ink, appearing to read 'William Brindle', is written over a light blue, wavy line that extends to the right.

**William Brindle**  
**Town Planner**  
**Email** William.brindle@bbcplanners.com.au



## **ATTACHMENT 1**

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### **Certificate of Title**



LAND  
REGISTRY  
SERVICES

# Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 11/1218155

SEARCH DATE	TIME	EDITION NO	DATE
9/11/2018	9:49 AM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 11 IN DEPOSITED PLAN 1218155  
AT BRINGELLY  
LOCAL GOVERNMENT AREA CAMDEN  
PARISH OF COOK COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1218155

FIRST SCHEDULE

TRANTERET PTY LIMITED

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- \* 2 DP594238 RESTRICTION(S) ON THE USE OF LAND
- \* 3 DP594238 EASEMENT FOR SUPPORT APPURTENANT TO THE LAND ABOVE DESCRIBED
- \* 4 AG879436 MORTGAGE TO PERMANENT CUSTODIANS LIMITED

NOTATIONS

CERTIFICATE OF TITLE NOT ISSUED. LODGED DEALINGS MUST BE ACCOMPANIED  
BY PRIOR CERTIFICATE OF TITLE 102/746955 (EDITION 7)

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

30739

PRINTED ON 9/11/2018

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.