Lowes Creek
Maryland
Draft Precinct Plan
Introduction

Lowes Creek Maryland is a new precinct planned for Sydney’s South West Growth Area. The Department of Planning and Environment, in collaboration with Camden Council, has prepared the draft Lowes Creek Maryland Precinct Plan. This Precinct Plan will guide the precinct’s creation from the ground up.

Lowes Creek Maryland Precinct is in the suburb of Bringelly within the Camden local government area, in the western part of the South West Growth Area. The Precinct is bordered by the South Creek West Land Release Area to the north, east and south, and the Pondicherry Precinct to the south east. The western boundary of the South West Growth Area bounds the Precinct to the west.
The draft Precinct Plan proposes a range of new homes close to local parks, playing fields and local centres to support a thriving, connected community.

The draft Precinct Plan also sets out strategies to protect significant heritage sites that will be a focal point of activity for the future community, adjacent to a local centre, proposed school site, community facilities and parks.

The draft Precinct Plan is on exhibition for community feedback until 9 November 2018. The Precinct Plan and accompanying reports can be viewed at Camden Council, and online at planning.nsw.gov.au/lowescreekmaryland
New homes and a vibrant new local centre

We have planned for a range of new housing types. The draft Precinct Plan balances these new homes with infrastructure and services needed to support the community, and ensures homes are within walking distance of shops, cafés and transport connections.

A central hub will feature a new local centre with a variety of shops, a nearby combined primary school and high school with good connections to The Northern Road.

Plenty of Parks and Playing Fields

Almost 30 per cent of the precinct will be open space including 12 new playing fields and local parks.

63 hectares of parks and open space have been spread out across Lowes Creek Maryland so that everyone will have access to facilities within walking distance from their homes.

Improved Connections

The draft Precinct Plan proposes a local road network to link the Precinct to The Northern Road, and ultimately, areas to the north and south.

Environmental and Heritage Conservation

The draft Precinct Plan celebrates the heritage significance of Maryland Homestead, along with Birling 1812 and Birling 1937 heritage sites. These areas will be preserved and adaptively reused for future residents to enjoy.

Creeks running through Lowes Creek Maryland, including 60 hectares of riparian corridors and native vegetation, will be protected.

By protecting these creeks and areas rich in vegetation, as well as areas of Aboriginal and non-indigenous heritage, there is an opportunity to create a green grid in the precinct. Combining the green grid with pedestrian and cycle paths will improve connections within Lowes Creek Maryland and to its neighbours.

Resilient against flooding

To make sure Lowes Creek Maryland is undergone and safe for everyone, we have done detailed studies to identify the full extent of possible flooding. The draft Precinct Plan ensures new houses will not be located in high risk flood areas.

Building and design controls will ensure new developments respond to flood risks creating a safe and resilient community.
Planning timeline

2015 - 2017
Technical investigations and collaboration with stakeholders

2017 - 2018
Preparation of the draft Lowes Creek Maryland Precinct Plan

We are here
September 2018
Consultation on draft Precinct Plan

2019
Potential recommendation to Minister for Planning to rezone the precinct

Prepare final Precinct Plan

Review submissions and address issues raised

Growth Area Boundary
Precinct Boundary
Cadastre
Heritage Curtilage
Riparian Corridor
Environmental Conservation
Local Park
Medium Density Residential
High Density Residential / Mixed Use
Proposed School Location
Commercial
Community Centre
Electricity Substation
Heritage Conservation
Local Centre

Precinct Plan

2015

2017 - 2018

2019

Lowes Creek Maryland

Environmental Living - Very Low Density
Drainage
Low Density Residential
Playing Field
Local Park
Heritage Area
Proposed School Location
Community Centre
High Density/Mixed Use
Medium Density
Electricity Substation
Heritage Area

Lowes Creek Maryland

Growth Area Boundary
Precinct Boundary
Cadastre
Heritage Curtilage
Riparian Corridor
Environmental Conservation
Local Park
Medium Density Residential
High Density Residential / Mixed Use
Proposed School Location
Commercial
Community Centre
Electricity Substation
Heritage Conservation
Local Centre
Have your say

The Lowes Creek Maryland draft Precinct Plan is now on exhibition until 9 November 2018 for community review and feedback. Your feedback is a vital step in the process that will help us finalise the Precinct Plan. Following the exhibition period, your submissions will be reviewed.

Help shape the future of Lowes Creek Maryland by:

- Viewing the draft Precinct Plan documents until 9 November 2018
  - Online: planning.nsw.gov.au/lowescreekmaryland
  - In person: Camden Council
    70 Central Avenue,
    Oran Park, NSW 2570

- Providing your feedback by making a submission on planning.nsw.gov.au/lowescreekmaryland during the exhibition period, which closes 9 November 2018.

You can also register to receive updates about Lowes Creek Maryland at planning.nsw.gov.au/lowescreekmaryland

Find out more and speak to the project team at a drop-in session:

Oran Park Library 72 Central Avenue, Oran Park NSW 2570

Dates: Tuesday 16 October  4pm to 7pm  Lakeside Room
       Saturday 20 October  10am to 1pm  Sandown Room

Please note: There will be no formal presentation.
You are welcome to drop-in any time during the hours listed above.
Contact us on 1300 305 695

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+ TTY users, call 133 677 and ask for 1300 305 695

+ Speak and Listen (speech to speech relay) users, call 1300 555 727 and ask for 1300 305 695

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