

Appendix 2: Springfield Road North Planning Proposal Assessment Summary

Table 1 (below) summarises Council officer assessment of the draft proposal to date:

Pre-lodgement	20 August 2021	<p>Council officers issued pre-lodgement advice for the draft SRN proposal. The draft proposal submitted at pre-lodgement stage sought to amend the Precincts SEPP to facilitate up to 300-400 residential lots.</p> <p>The pre-lodgement advice letter is provided as an attachment.</p>
Lodgement	11 May 2022	A draft proposal was formally lodged by Urbanco.
Public agency consultation	October 2022	<p>24 public agencies were invited to provide preliminary advice on the draft proposal. 11 agencies responded.</p> <p>A summary of public agency comments is provided as a separate attachment.</p>
Request to withdraw	14 April 2023	<p>The proponent was advised that the draft proposal could not be supported as strategic and site-specific merit could not be demonstrated at the time. The advice was based on Council officers' preliminary assessment.</p> <p>The proponent was requested to withdraw the proposal, as the proposal would need to be considered in the context of broader master planning for the Catherine Fields Precinct and certainty about timing and delivery of water and sewer servicing infrastructure, neither of which are currently available.</p> <p>On 4 May 2023, the proponent declined Council's request to withdraw the proposal.</p>
Further public agency feedback	22 May 2023	Revised advice from TfNSW and request to withdraw their objection and rescind previous advice provided on 14 December 2022. A copy of TfNSW revised advice is provided as a separate attachment .
	11 August 2023	Updated advice from Sydney Water regarding Servicing. A copy of Sydney Waters updated advice is provided as a separate attachment .

	22 December 2023	DPHI advised the proponent that they would not be in a position to issue a Gateway Determination until mid-2026 due to servicing constraints. A copy of DPHI's letter to the proponent is provided as a separate attachment .
	28 November 2024	Updated advice from Sydney Water regarding Servicing. A copy of Sydney Waters updated advice is provided as a separate attachment .
	10 February 2025	Updated advice from Sydney Water regarding Servicing. A copy of Sydney Waters updated advice is provided as a separate attachment.
Revised ILP Options A and B lodged	17 December 2024	The proponent lodged two revised ILPs referred to as Option A and B in this report. The package included a summary and justification and noted that the proponent's preferred version was Option A. Updated dwelling numbers were also provided. No other updates to the planning proposal, specialist studies, modelling or SEPP maps were provided in the updated package.
Public agency consultation on draft ILP Options A and B	Dec 2024 – January 2025	The updated ILPs were referred to relevant agencies for feedback.
Internal referral on ILP Options A and B	Dec 2024 – January 2025	The updated ILPs were referred to internal teams for feedback.
Rezoning Review Lodged	18 December 2024	The proponent lodged a rezoning review via the planning portal. Formal correspondence regarding this review has been received from DPHI dated 26 February 2025 (attached) and invites Council to provide comment on the proposal and why the proposal has not progressed by COB 19 March 2025. A copy of DPHI letter is provided as a separate attachment .
EOI for part of the site to be progressed as SSD considered by HDA	7 February 2025	The Housing Delivery Authority (HDA) considered an EOI lodged by the proponent for a portion of the site (6 lots). The HDA did not support the proposal to progress under the SSD pathway.

Table 1: Planning Proposal Assessment Timeline

Summary of the submitted Planning Proposal (April 2022)

A summary of the SEPP mapping and residential densities (as originally proposed) is provided below. Updated SEPP maps and proposed residential densities have not been provided for the two most recently proposed draft ILP options and are not able to be discussed in this section.

Zoning and development standards

The original submitted draft proposal sought to rezone the existing rural and large lot residential land from RU4 Primary Production Small Lots and R5 Large Lot Residential (under Camden LEP) to R2 Low Density Residential, R3 Medium Density, RE1 Public Recreation, SP2 Infrastructure (Local Drainage) and SP2 Infrastructure (Classified Road). It also proposed to amend building heights from 9.5m (existing) to heights ranging from 9m to 12m. Minimum lot sizes ranging from 225m² to over 300m² (averaging 350m²) are proposed for the R2 and R3 residential zones but have not been mapped.

As noted above, no minimum lot size is proposed to be mapped. However, existing planning controls in Part 4, Appendix 5 of the Precincts SEPP are proposed to apply. Section 4.1AB (3) sets the minimum lot size for land zoned R2 and R3 to be developed for the purposes of attached, semi-detached and detached dwellings, dual occupancy, multi dwelling housing and residential flat buildings. Exceptions to minimum lot sizes are permitted where the minimum lot size could be reduced to 250m², 225m², and 200m² (under Section 4.1AD, 4.1AE and 4.1AF respectively).

A minimum density of 20 to 25 dwellings/ha for the R2 zone and a minimum of 25 dwellings/ha for the R3 zone is proposed across the SRN site, with final lot sizes expected to range from 225m² and average approximately 350m².

A comparison between the existing and proposed development standards is provided in **Table 2**.

	Existing (Camden LEP)	Original Proposed (Precincts SEPP)
Zoning (LZN)	RU4 Primary Production Small Lots R5 Large Lot Residential	R2 Low Density Residential R3 Medium Density RE1 Public Recreation SP2 Infrastructure (Classified Road) SP2 Infrastructure (Local Drainage)
Maximum Height of Building (HOB)	9.5 m	9m - 12m
Minimum Lot Size	2ha	Range from 225m ² to over 300m ² (average 350m ²)

	Existing (Camden LEP)	Original Proposed (Precincts SEPP)
(LSZ)	4000m ²	<i>Note: 250m², 225m² and 200m² minimum lot sizes can apply in certain circumstances under exception provisions in the Precincts SEPP.</i>
Residential Density (RDN)	No existing density band	20dw/ha (R2) and 25dw/ha (R2) and (R3)
Land Acquisition (LRA)	No existing land reserved for acquisition	Land acquisition proposed for land zoned RE1 and SP2 (Local Drainage) (including riparian lands) SP2 (Classified Road)
Riparian Protection Area (RPA)	No existing mapped riparian protection area	Land identified for riparian protection

Table 2: Existing and proposed planning provisions

Existing Camden LEP 2010 and the proposed changes to the Precincts SEPP maps for the originally submitted ILP including LZN, HOB, LSZ, RDN, RPA and LRA maps are shown in Figures 1 to 12.

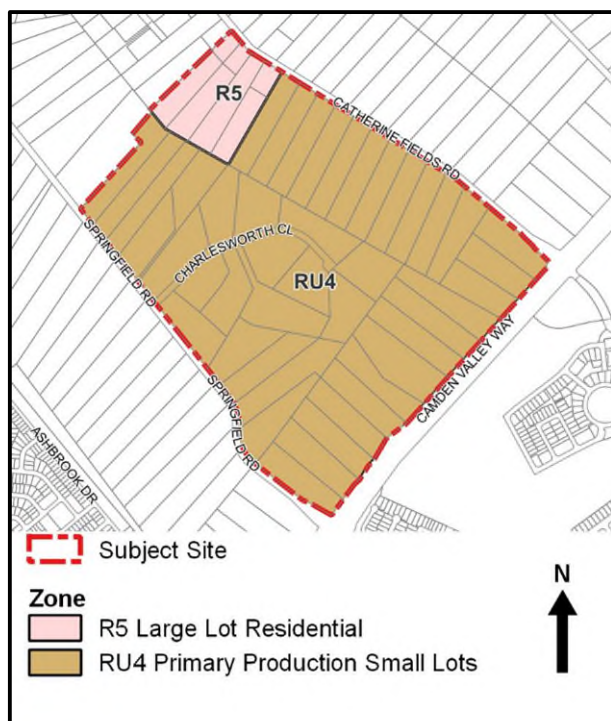


Figure 1: Existing Zoning Map

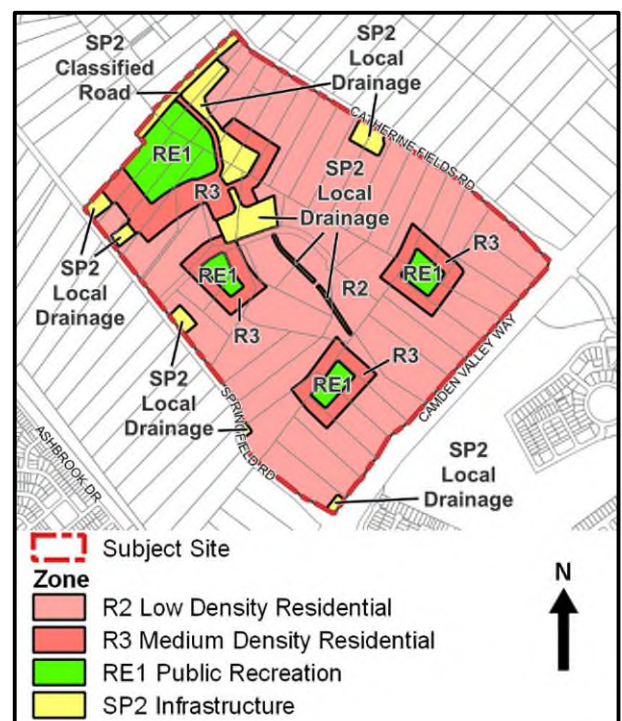


Figure 2: Proposed Zoning Map

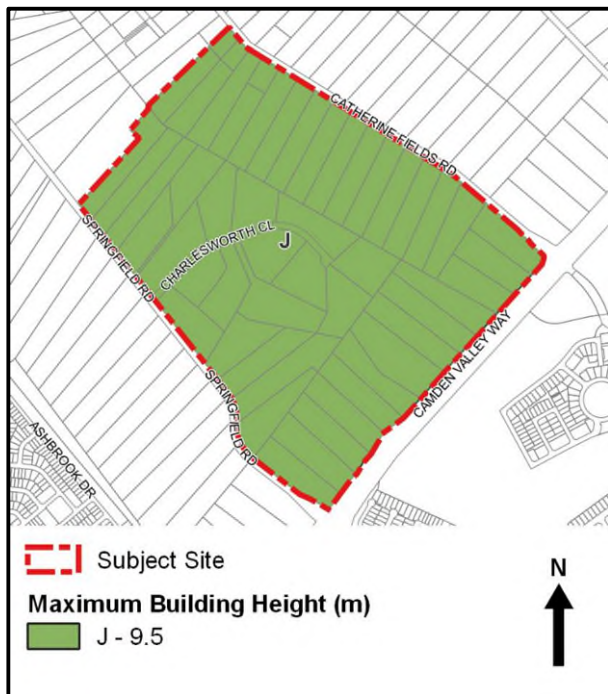


Figure 3: Existing Height of Building Map

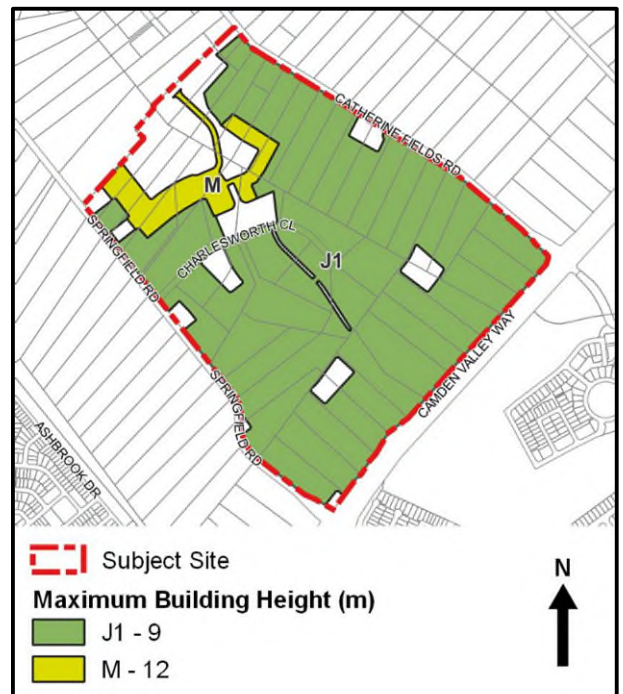


Figure 4: Proposed Height of Building Map

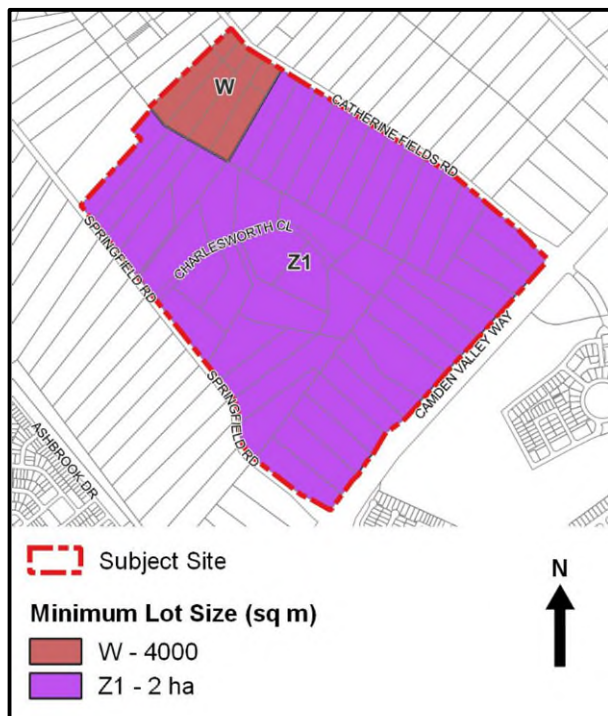


Figure 5: Existing Lot Size Map

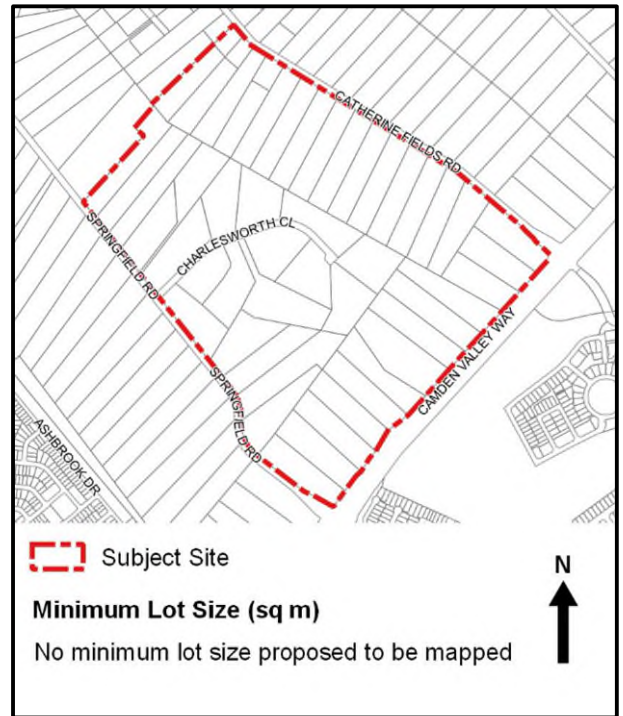


Figure 6: Proposed Lot Size Map

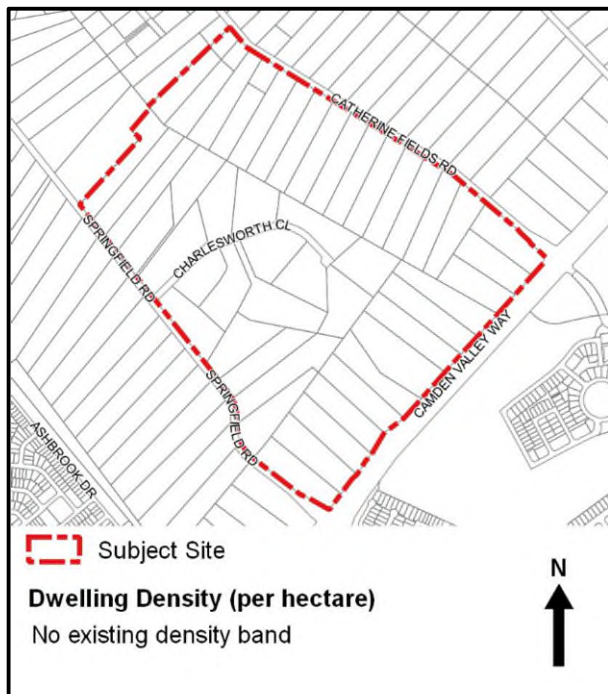


Figure 7: Existing Residential Density Map

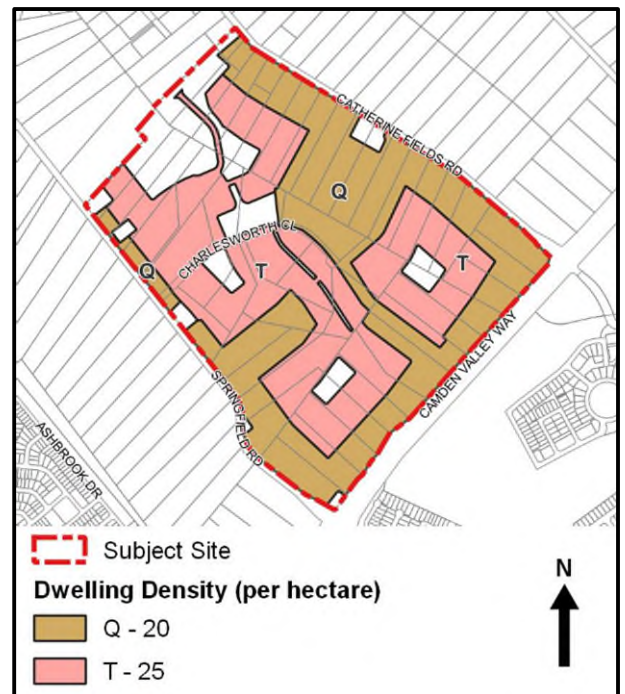


Figure 8: Proposed Residential Density

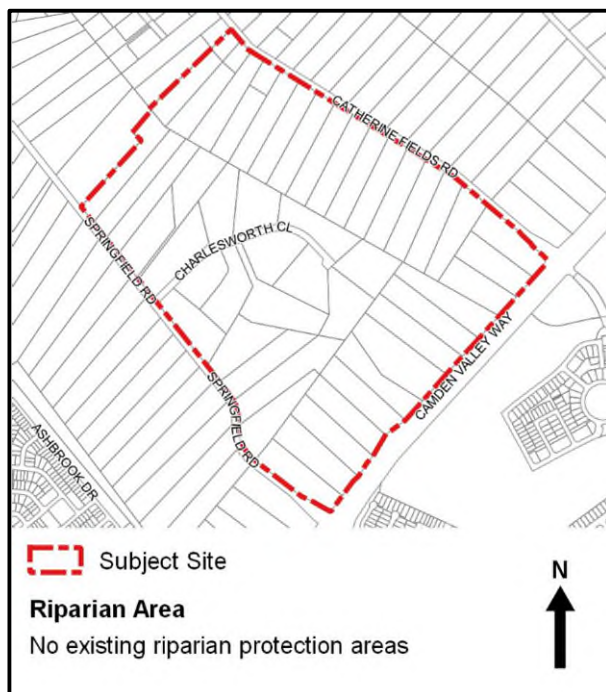


Figure 9: Existing Riparian Protection Area Map

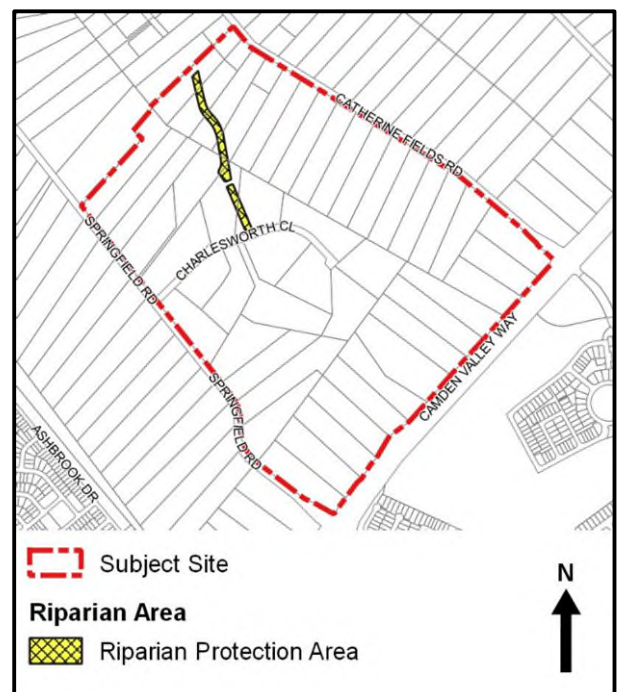


Figure 10: Proposed Riparian Protection Area Ma

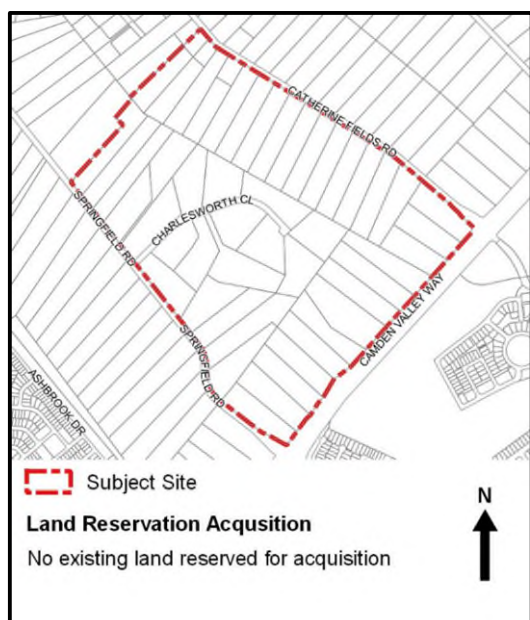


Figure 11: Existing Land Reservation Acquisition Map

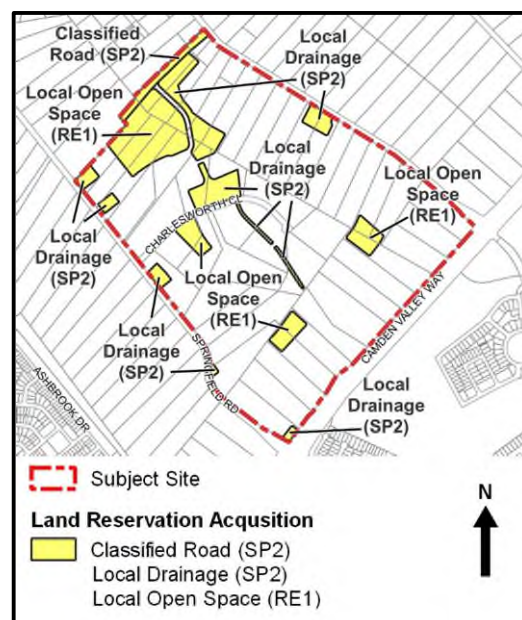


Figure 12: Proposed Land Reservation

Dwelling typology and yield

The submitted planning proposal proposes minimum lot sizes ranging from 225m² to over 300m² with an overall average of 350m², to be delivered via the proposed density bands. The submitted draft proposal identifies an expected yield of 2,080 dwellings with an anticipated delivery of 200 lots per year.

The proposal document identifies (on p.38), a dwelling distribution of 1,109 dwellings in the 20dw/ha density band and 964 dwellings in the 25dw/ha density band.

Council officers have calculated the percentage of land within each of the density bands in the original ILP and have found a difference in the proposed estimated dwelling numbers and the maximum possible dwelling mix that could be achieved. These calculations show approximately 1,019 dwellings in the 25dw/ha density band and 1,061 dwellings in the 20dw/ha density band. These calculations are shown in **Table 3**.

Dwelling type	Dwelling yield (dw/ha)	Percentage of proposed residential zoned land	Projected dwelling yield	Average household size	Projected population
R2 (detached dwellings)	20	51%	1,061	3.2	3,395
R2 (detached and semi-detached dwellings)	25	34%	707	2.5	1,768
R3 (detached, semi-attached, attached, dual occupancy, manor homes, multi dwelling and residential flat buildings)	25	15%	312	2.5	780
TOTAL:		100%	2,080	N/A	5,943

Table 3: Proposed dwelling yield and housing types