

Attachment 1 - Rezoning Review - Springfield Road North Planning Proposal – Documentation Check

DOCUMENT SUBMITTED WITH PLANNING PROPOSAL FOR COUNCIL OFFICER ASSESSMENT	DOCUMENT SUBMITTED WITH REZONING REVIEW	REVIEW NOTES
Catherine Field Precinct – Springfield Road and Charlesworth Close, Catherine Field NSW (Springfield Road North Planning Proposal) – Urbanco - 8 April 2022	Catherine Field Precinct – Springfield Road and Charlesworth Close, Catherine Field NSW (Springfield Road North Planning Proposal) – Urbanco - 8 April 2022	Documents have been compared and appear to be the same.
Superseded Draft ISP Urbanco 02/02/2022	Draft ISP Urbanco 02/02/2022	Documents have been compared and appear to be the same.
Land application map	Land application map	Documents have been compared and appear to be the same.
Letter to Council dated 17 December 2024 and containing draft ILP dated October 30, 2024 (revision 07) and draft ILP dated 11 December 2024 (revision 01)	Letter to Council dated 17 December 2024 and containing draft ILP dated October 30, 2024 (revision 07) and draft ILP dated 11 December 2024 (revision 01)	Documents have been compared and appear to be the same.
Pre-lodgement advice letter (20 August 2021)	Pre-lodgement advice letter (20 August 2021)	Documents have been compared and appear to be the same.
Aboriginal Cultural Heritage Due Diligence Assessment Austral Archaeology - 1 February 2022 (version 2)	Aboriginal Cultural Heritage Due Diligence Assessment Austral Archaeology - 1 February 2022 (version 2)	Documents have been compared and appear to be the same.
Biodiversity Certification Assessment Anderson Environment and Planning (AEP) - 15 March 2022 (rev 01)	Biodiversity Certification Assessment Anderson Environment and Planning (AEP) - 15 March 2022 (rev 01)	Documents have been compared and appear to be the same.
Riparian Assessment Report Anderson Environment and Planning (AEP) – 15 March 2022 (revision 01)	Riparian Assessment Report Anderson Environment and Planning (AEP) – 15 March 2022 (revision 01)	Documents have been compared and appear to be the same.

DOCUMENT SUBMITTED WITH PLANNING PROPOSAL FOR COUNCIL OFFICER ASSESSMENT	DOCUMENT SUBMITTED WITH REZONING REVIEW	REVIEW NOTES
Bushfire Threat Assessment Anderson Environment and Planning (AEP) - 15 March 2022 (revision 00)	Bushfire Threat Assessment Anderson Environment and Planning (AEP) - 15 March 2022 (revision 00)	Documents have been compared and appear to be the same.
Preliminary Historical Heritage Assessment Austral Archaeology Pty Ltd - 1 February 2022 (version 2)	Preliminary Historical Heritage Assessment Austral Archaeology Pty Ltd - 1 February 2022 (version 2)	Documents have been compared and appear to be the same.
Water Cycle Management Strategy Report Craig & Rhodes Pty Ltd – 4 April 2022 (issue B)	Water Cycle Management Strategy Report Craig & Rhodes Pty Ltd – 4 April 2022 (issue B)	Documents have been compared and appear to be the same.
Report on Preliminary Site Investigation (Contamination) Douglas Partners – 11 April 2022 (revision 3)	Report on Preliminary Site Investigation (Contamination) Douglas Partners – 11 April 2022 (revision 3)	Documents have been compared and appear to be the same.
Report on Preliminary Salinity Investigation and Salinity Management Plan Douglas Partners – 11 April 2022	Report on Preliminary Salinity Investigation and Salinity Management Plan Douglas Partners – 11 April 2022	Documents have been compared and appear to be the same.
Traffic Report Colston Budd Rogers & Kafes Pty Ltd - March 2022 (Ref: 119/18/1)	Traffic Report Colston Budd Rogers & Kafes Pty Ltd - March 2022 (Ref: 119/18/1)	Documents have been compared and appear to be the same.
Land Rezoning - Acoustic Assessment AECOM Australia Pty Ltd - 4 April 2022 (revision B)	Land Rezoning - Acoustic Assessment AECOM Australia Pty Ltd - 4 April 2022 (revision B)	Documents have been compared and appear to be the same.
Social Infrastructure Plan - WSP - 18 February 2022 (version 3)	Social Infrastructure Plan - WSP - 18 February 2022 (version 3)	Documents have been compared and appear to be the same.
Servicing and Infrastructure Report - Craig & Rhodes Pty Ltd – 25 March 2022 (issue A)	Servicing and Infrastructure Report - Craig & Rhodes Pty Ltd – 25 March 2022 (issue A)	Documents have been compared and appear to be the same.

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Modelling Methodology Report - Bitzios Consulting - 1 August 2024 (revision 3)	Modelling Methodology Report - Bitzios Consulting - 1 August 2024 (revision 3)	Documents have been compared and appear to be the same

NEW DOCUMENTS		
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N/A	Correspondence from Public Authorities	Updated advice has been provided from a number of these agencies and advice from additional agencies has also been provided. Request that Council officer details be redacted from advice.
N/A	Council correspondence	It is noted that the attachment does not provide a comprehensive record of correspondence between Council officers and the proponent's lead consultant, Urbanco. Council officers are happy to provide this if required.
N/A	Rezoning review submission form	Submitted with the rezoning review only.
N/A	Rezoning review request	<p>It is noted that only selected correspondence between Council and Urbanco has been included in the attachments and there are some inconsistencies in the matters raised by the proponent as follows:</p> <p>1. <u>Matter raised:</u> Camden Council's formal assessment commenced on 14 August 2023</p> <p><u>Council officer Response:</u> Council officers acknowledged the receipt of the</p>

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		<p>planning proposal on 11 May 2022 and assessment commenced from that date. A summary of key tasks undertaken is provided as an appendix to Attachment 2.</p> <p>2. Matter raised by proponent: Camden Council issued a Preliminary Assessment letter dated 14 April 2023.</p> <p><u>Council officer response:</u> The preliminary assessment letter issued to the proponent on 14 April 2023 was a request for the planning proposal to be withdrawn.</p> <p>3. Matter raised by proponent: Copies of the written submissions from the above organisations.</p> <p><u>Council officer response:</u> Copies of all agency advice, including updated advice on the revised draft ILP options and Council officer assessment are provided in Attachment 2, Appendixes 6 and 7).</p> <p>5. Matter raised by proponent: At the meeting with Council on 4 December 2024, Council referred to the alignment of Rickard Road that it was working on after the Rickard Road extension project had been reassigned by TfNSW. A copy of the Rickard Road alignment dataset was provided by Council after the meeting.</p> <p><u>Council officer response:</u> The preferred Rickard Road alignment has been provided to the proponent's consultants on a number of occasions. The first time was to Craig and Rhodes on 24 January 2022 and 31 January 2022 and was</p>

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		again provided to Urbanco on 4 October 2022 and then on 4 December 2024.
N/A	Cover letter and justification	This is a new letter prepared for the rezoning review. It was not provided as part of planning proposal assessment. Therefore, the matters raised have not been reviewed by Council officers.
N/A	E-mail correspondence regarding Traffic Report	E-mail is noted.
N/A	Draft ILP dated 11/12/2024 (revision 1)	This stand-alone version of the draft ILP was not provided to Council for assessment and was instead provided as a smaller attachment in a letter from Urbanco dated 17 December 2024.
N/A	Draft ILP dated 30/10/2024 (revision 7)	This stand-alone version of the draft ILP was not provided to Council for assessment and was instead provided as a smaller attachment in a letter from Urbanco dated 17 December 2024. It also appears that this version has a different base map to the one submitted to Council which displays contours (the plan number appears to be the same but they are different versions).
N/A	Letter correspondence from Urbanco dated 4 May 2023	This letter was received by Council in response to Council officers' request for the planning proposal to be withdrawn.