



26 March 2025

The Secretary
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Murray Jay

Dear Murray,

RE: RESPONSE TO REQUEST FOR A REZONING REVIEW – SPRINGFIELD ROAD NORTH PLANNING PROPOSAL (CATHERINE FIELD PRECINCT) (RR- 2024-35)

I refer to your correspondence dated 26 February 2025 regarding the request for a rezoning review for the Springfield Road North Planning Proposal. Please refer below to responses that provide further information as requested.

Documentation Review

The documents provided by DPHI on 26 February 2025 (via a link), have been compared to the documents submitted to Council for assessment as part of the planning proposal. This comparison table is provided as **Attachment 1**.

Assessment of Proposal

The Council officer's assessment of the proposal is provided as **Attachment 2**. It is noted that whilst the proposal was initially lodged in 2022, it has not progressed past the preliminary assessment stage due to the ongoing uncertainty and complexities about timing and delivery of key supporting infrastructure including water and wastewater. The design and location of strategic transport corridors and the lack of holistic masterplanning for the broader Catherine Fields Precinct have also contributed to this delay.

Council officers were also in the process of preparing a report to the Camden Local Planning Panel prior to the rezoning review request being lodged with DPHI. This has formed the basis of the Council officer assessment report as per **Attachment 2**. The proponent has also not been advised about matters raised in this assessment and has not had the opportunity to consider and respond to these matters.



Planning Proposal Authority

DPHI has sought confirmation about whether Council would like to nominate to be the Planning Proposal Authority (PPA), should the Rezoning Review be supported by the Regional Panel.

DPHI's request is acknowledged and appreciated. However, Council officers decline the offer to nominate as the PPA should the proposal proceed.

Next Steps

Council officers acknowledge the need for the delivering housing supply in areas that are well-located and that can be serviced with key supporting infrastructure. Should the draft proposal be supported to proceed, it is recommended that the matters detailed in the attached assessment report are addressed prior to the proposal progressing.

Council officers are also committed to working collaboratively with DPHI and welcome the opportunity to discuss prior to the Rezoning Review briefing occurring.

Should you have any questions or require further information, please contact Nicole Aiken, Senior Strategic Planner on (02) 4654 7675 or alternatively via email at nicole.aiken@camden.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Josh Pownell".

Josh Pownell
MANAGER STRATEGIC PLANNING



Attachment 1 – Documentation Comparison Table



Attachment 2 - Springfield Road North Planning Proposal Assessment Report