

Ref: 074-Springfield Rd North

5 February 2025

Department of Planning, Housing & Infrastructure
4 Parramatta Square
12 Darcy St
PARRAMATTA NSW 2150

Attention: Jay Murray

Dear Jay,

Rezoning Review of Planning Proposal (RR-2024-35): Springfield Road North, Catherine Field NSW

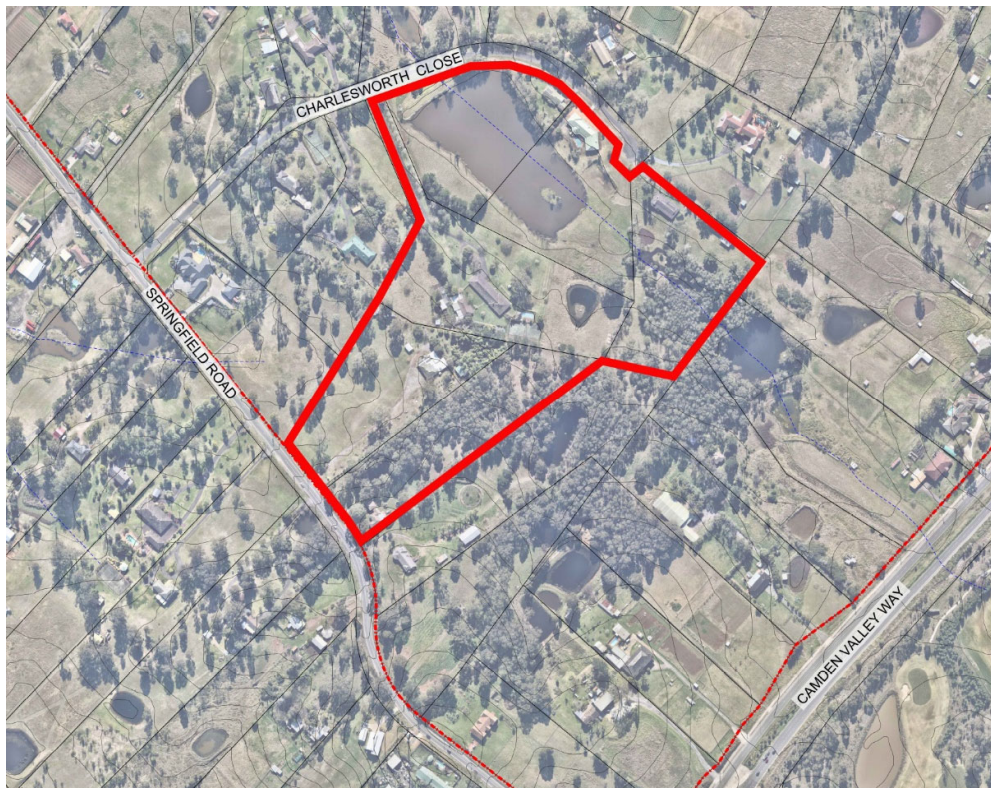
On behalf of Springfield No 1 Pty Ltd (the 'proponent'), we submit information to inform the Rezoning Review (RR-2024-35) of the Springfield Road North Planning Proposal.

The Rezoning Review was initiated as support for the proposal within 115 calendar days of lodgement was not forthcoming. A high-level summary of the key milestones and events for the Planning Proposal from pre-lodgement to the current situation is provided in Section 1 of this letter.

1. Background

The proponent attended a pre-lodgement meeting with Camden Council on 19 July 2021 and Council subsequently issued their pre-lodgement advice letter dated 20 August 2021 (see **Attachment A**).

To inform the pre-lodgement assessment, the proponent presented a proposal to rezone land to deliver 300-400 residential allotments at Springfield Road, Catherine Field NSW (see below).



At the pre-lodgement meeting, Council advised a Planning Proposal that adopted a larger land area would have greater strategic merit. This view was also stated in the subsequent advice letter as it suggested to 'possibly include land up to the Rickard Road extension and Catherine Field Road boundaries' with Camden Valley Way and Springfield Road forming the other boundaries. The written advice in the pre-lodgement letter also listed the technical requirements to successfully lodge a Planning Proposal to rezone the broader area suggested by Council.

The Springfield Road North Planning Proposal was initially lodged via the Planning Portal on 11 April 2022 and Camden Council's formal assessment commenced on 14 August 2023.

Camden Council issued a Preliminary Assessment letter dated 14 April 2023 noting issues with consistency with the South West Growth Area (SWGA) Structure Plan, infrastructure and servicing capacity, local contributions and matters raised in the agency submissions listed above. A copy of the letter from Council is in **Attachment B**.

The Draft Planning Proposal was referred to various public authorities and agencies and submissions were received from the following organisations:

- Sydney Water
- Transport for NSW
- Environment and Heritage Group
- SINSW
- Endeavour Energy
- NSW SES
- NSW RFS
- Fire & Rescue NSW

Copies of the written submissions from the above organisations are in **Attachment C**.

Initially, TfNSW and Sydney Water objected to the Planning Proposal. However, with subsequent engagement and technical assessment, we consider these objections to be resolved. The correspondence from TfNSW confirming the objection has been resolved, such that the Planning Proposal can progress to Gateway, is in **Attachment D**.

With Sydney Water, the proponents have been verbally advised by Sydney Water representatives that there is no objection to the Planning Proposal proceeding, and we understand that written correspondence from Sydney Water has or will be submitted directly to Council and DPHI. The revised Sydney Water position is based on various water and wastewater service acceleration options identified in the Assessment Report by GHD and acknowledged by Sydney Water with subsequent discussions between all parties accepting further more detailed modelling work is required to determine with more certainty the amount of spare capacity in both the water and sewer networks, and where they would connect into both networks. Notwithstanding, the Planning Proposal could progress and this additional modelling work can be undertaken after Gateway Determination.

An updated Draft Indicative Structure Plan (ISP) to the version submitted in the initial Planning Proposal was prepared and presented to Council at a meeting on 4 December 2024 (see **Attachment E**). The updated Draft ISP designated a local centre in the general location identified in the South West Growth Area (SWGA) Structure Plan. The updated Draft ISP also designated a primary school to be co-located with the sports fields adjacent to the future Rickard Road transit boulevard and included higher residential densities surrounding the local centre, which enables the delivery of a broader range of housing options within the project include high-yield residential accommodation. That land area assigned for residential uses was reduced by around 5.5 hectares to provide for the local centre and schools and the projected dwelling yield remained around 2,000 homes, which is the yield in the initial Planning Proposal.

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.

The Rickard Road alignment provided by Council does not suitably transition into the constructed 'transport boulevard' road of Catherine Park Drive to the south as intended in the SWGA Structure Plan and the Structure Plan in Camden Council's Local Strategic Planning Statement (LSPS). The Rickard Road extension alignment would need to move to approximately 100-150 metres to the northwest to provide a practical and reasonable road design for a key major road in the SWGA. Notwithstanding, it is understood the Rickard Road alignment provided by Council is a 'concept design' and the final design has not been resolved.

In December 2024 two options for a revised Draft ISP were submitted to Camden Council via the Planning Portal. The preferred Draft ISP option (Plan Ref: 074.CF.004.07 dated 30 October 2024) aligns the Rickard Road extension to ensure a proper and orderly connection to the existing Catherine Park Drive (see **Attachment E**). The alternate option adopts the Rickard Road alignment provided by Council. A summary of each option is provided below.

a) Draft Indicative Structure Plan (Plan Ref: 074.CF.004.07 dated 30 October 2024)

Draft ISP dated 30 October 2024 is the preferred option and is the version presented and tabled at a meeting with Camden Council on 4 December 2024 and lodged via the Planning Portal on 17 December 2024 (see **Attachment E**). This option locates the Rickard Road extension to ensure a practical transition to Catherine Park Drive to the south and allow the best design for the future road. This Draft ISP includes a local centre (3.5ha), sports fields facility (5ha), primary school (2ha) to be co-located with sports fields, and local parks (3.56ha).

The Draft ISP includes high, medium and low residential densities with higher residential densities located closer to high levels of amenity and access to planned public transport corridors. The projected dwelling yield is around 2,000 homes.

b) Alternate Draft Indicative Structure Plan (Plan Ref: 074.CF.008.01 dated 11 December 2024)

Draft ISP dated 11 December 2024 is an alternate option and is the least preferred option. The alternate option to the abovementioned Draft ISP was also lodged via the Planning Portal on 17 December 2024 (see **Attachment F**). The alternate option adopts the Rickard Road alignment corresponding with the dataset that was issued by Council after the meeting on 4 December.

The updated version of the Draft ISP also includes a local centre, sports fields, primary school and local parks with high to low density housing. However, some of these facilities have moved to accommodate the alternative Rickard Road alignment provided by Council.

The changed alignment of Rickard Road to the southeast in the alternate Draft ISP does not result in an optimal development outcome for land on the northeast of the new alignment. The land between the revised Rickard Road corridor and the northwestern boundary of the Springfield Road North Planning Proposal site is narrow and an orderly and practical development outcome cannot be achieved within the Planning Proposal site boundary. Accordingly, the alternate Draft ISP includes three additional landholdings on the northwest to achieve a sufficient developable parcel for the project on the northwest side of the Rickard Road corridor. The additional landholdings are listed in **Table 1**.

Table 1: Additional Landholdings

Land Details	Address
Lot 1 DP518472	130 Springfield Road Catherine Field NSW 2557
Lot 1342 DP801720	125 Catherine Fields Road Catherine Field NSW 2557
Lot 1341 DP801720	127 Catherine Fields Road Catherine Field NSW 2557

The combined land area of the three landholdings is approximately 6 hectares. If there is no support for the inclusion of these parcels, the land can be removed from the revised Draft ISP and will not be included in the Planning Proposal. However, it is considered this will result in a compromised development outcome for land on the northwest of the Rickard Road alignment.

Whilst the alternate Draft ISP dated 11 December 2024 adopts the Rickard Road alignment preferred by Council, it is not considered this version is the optimal outcome for the project. With a better understanding of land uses in the locality and the intended development for land within the Springfield Road North site and land to the south, the alignment in the Draft ISP dated 30 October 2024 is considered a significantly better outcome as it will provide for a transit boulevard that can transition into Catherine Park Drive to the south without any bends and turns between Springfield Road and Catherine Park Drive, which would be detrimental to land use efficiency and good road design and would create irregular land boundaries for future development within the Catherine Field Precinct.

2. Summary of Strategic Merit

An assessment of the Strategic Merit Test criteria is in **Table 2**. As the land uses and future major road alignments are generally consistent with both options of the enclosed Draft ISPs at a high level, it is considered that the following responses to the strategic merit test criteria could apply in both cases.

Table 2: Summary of Strategic Merit Test

Strategic Merit Test Criteria	Response
<i>Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or</i>	<p>The Draft ISP is consistent with the directions, objectives and planning priorities in the Greater Sydney Region Plan (see Attachment G) and Western City District Plan (see Attachment H).</p> <p>The Draft ISP is consistent with the SWGA Structure Plan as it locates a local centre and provides the intended major transport connections.</p>
<i>Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or</i>	<p>The Planning Proposal is consistent with the Camden Council LSPS and Council's Local Housing Strategy. The site is within an area designated as a 'Future Urban Area (SWGA) – Housing Capacity' and consistent with the relevant Local Priorities (see Attachment I).</p>
<i>Respond to a change in circumstances that has not been recognised by the existing planning framework</i>	<p>The Planning Proposal will deliver new urban growth in an area identified and planned for new housing that is supported by existing and future infrastructure to support growth within the SWGA. The proposal is wholly consistent with the existing strategic planning framework.</p> <p>An assessment of water and wastewater capacities completed in consultation with Sydney Water indicates that there appears to be sufficient water and wastewater capacity and servicing options available such that Sydney Water is content for the Planning Proposal to proceed to Gateway, subject to further modelling being undertaken prior to finalisation of the Planning Proposal. This overcomes the issue that was otherwise faced with delays in the delivery of essential water and wastewater infrastructure in the SWGA.</p> <p>Greater Sydney is experiencing the growing pressures of a housing crisis. Since the lodgement of the Planning Proposal in April 2022, there has been a decline in the rate of production of new housing and house prices and rents have continued to rise. Whilst Federal and State governments are implementing policies and committing resources to increase housing supply within Greater Sydney, the existing strategic planning framework has not been changed in response to the housing crisis. The Planning Proposal will assist in providing much-needed housing within an area long earmarked for residential development, thereby responding to a change in circumstances (i.e. the housing crisis) that has not yet been recognised by the existing strategic planning framework.</p>

3. Summary of Site-specific Merit

An assessment of the Site-specific Merit Test criteria is in **Table 3**. As with the strategic merit test, both Draft

ISPs can reasonably apply to the assessment of the site-specific criteria below.

Table 3: Summary of Site-Specific Merit Test

Site Specific Merit Test Criteria	Response
<i>the natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)</i>	<p>The site has been investigated and assessed for various environmental considerations including biodiversity, riparian corridors and heritage.</p> <p>The land is within an area that is biodiversity certified and assessment of the riparian areas within the site confirms that a 1st Order stream meets the NRAR Waterfront Guidelines assessment criteria and needs to be preserved. The riparian protection area is to be revegetated in accordance with the NRAR Guidelines (refer to 'Riparian Assessment Report: Planning Proposal to Rezone Land within the South West Growth Area, Catherine Field Precinct, Catherine Field, NSW' by AEP Consulting dated 15 March 2022).</p> <p>The main environmental hazard consideration is the threat from bushfire. An assessment of bushfire submitted with the Planning Proposal confirms the Planning Proposal can meet the required bushfire safety standards.</p> <p>The Planning Proposal will restore areas of the natural environment in an urban context, comply with biodiversity certification requirements and properly manage all environmental hazards (refer to Report on 'Preliminary Site Investigation (Contamination) Catherine Field Planning Proposal. Charlesworth Close, Springfield Road, Camden Valley Way & Catherine Field Road, Catherine Field NSW' by Douglas Partners dated April 2022).</p>
<i>the built environment, social and economic conditions</i>	<p>It is well documented that Sydney is currently in a housing supply crisis and federal and State governments have initiated numerous strategies to increase housing supply. With new additional housing in the Catherine Fields Precinct, there will be a greater critical mass of local residents that will assist in accelerating the delivery and economic sustainability of key retail, commercial, health, education and community facilities and services that are existing and have been planned for the area.</p> <p>The Draft ISP also includes greater diversity in housing and with the provision for a local centre, provides greater opportunities to deliver affordable housing options.</p> <p>The traffic assessment (refer to 'Catherine Fields Traffic Report' by Colston Budd Rogers & Kafes Pty Ltd dated March 2022) concludes that there are no impacts that cannot be satisfactorily resolved, and the proposed outcome has convenient access to existing major transport infrastructure in the SWGA that has been delivered to support new urban growth (i.e. Camden Valley Way and traffic signals at the intersections with Camden Valley Way at Springfield Road and at Catherine Fields Road). In addition, the Planning Proposal will contribute to major road upgrades for the Rickard Road extension, Springfield Road to a 4-lane sub-arterial road and upgrade of Catherine Fields Road to a 2-lane collector road.</p>
<i>existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates</i>	<p>The site is within an identified area for future urban growth and housing supply (being the SWGA) and the broader area of the Catherine Field Precinct is also identified for this purpose. Land to the south is subject to a separate Planning Proposal for urban development and land to the north and west is to be developed for this purpose in the future. Land to the east is being developed to provide new housing.</p> <p>Land in the vicinity is either new urban development or planned for new housing in State and local planning strategies.</p>

services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision

Adequate infrastructure is and will be available for the Planning Proposal with the planned delivery of infrastructure for the South West. The site fronts Camden Valley Way, a major arterial road in the SWGA, and is near a broad range of social and community services in Gregory Hills, Narellan and Oran Park.

The Draft ISP will deliver a new double sports field and four new local parks with over 5 hectares of active open space and 3.5 hectares of local parks to be provided within the site. A new public school site is also proposed, and local development contributions for new local roads and upgrades, and other infrastructure will support the final rezoning.

Assessment of water and wastewater capacities in consultation with Sydney Water indicates that there appears to be sufficient water and wastewater capacity and servicing options available such that Sydney Water is content for the Planning Proposal to proceed to Gateway, subject to further modelling being undertaken prior to finalisation of the Planning Proposal.

The rezoning will also deliver a section of the Rickard Road extension and contribute to the upgrades of major roads in the locality, such as Springfield Road.

The Planning Proposal meets the site-specific merit requirements.

4. Conclusion

The updated Draft ISP dated 30 October 2024 is the preferred development outcome for the Springfield Road North Planning Proposal. This Draft ISP will deliver around 2,000 homes in the Catherine Field Precinct that will be supported with local retail, sporting fields, local parks, education facilities and necessary infrastructure. The Springfield Road North project area is of a scale that can provide all the essential land use elements and infrastructure requirements to establish and sustain a new community.

The project site is in an identified area for urban growth, we deliver schools, active and recreation facilities and significant servicing and transport infrastructure. In addition, the proposal will deliver new housing for south west Sydney. Accordingly, the proposal meets the strategic and site-specific requirements and should be progressed to Gateway Approval.

All information enclosed with this letter and all documents and plans requested by DPHI have been submitted on the Planning Portal and accompany this letter. We welcome any opportunity to discuss the documents, plans and information to assist DPHI in understanding the proposal, supporting information and historical events.

Feel free to contact me on 0477 474 091 if there are any questions or if you wish to discuss this further.

Yours faithfully
Urbanco Group Pty Ltd



Guy Evans
Director

Cc Joseph Jacob Springfield No 1 Pty Ltd
 Pierre Jacob Springfield No 1 Pty Ltd
 Adrian Miller Colliers Engineering & Design

List of Attachments

Attachment A	Camden Council Pre-lodgement advice letter dated 20 August 2021
Attachment B	Camden Council Preliminary Assessment letter dated 14 April 2023
Attachment C	Submissions from other public authorities and government agencies
Attachment D	TfNSW letter dated 22 May 2023
Attachment E	Draft Indicative Structure Plan (Plan Ref: 074.CF.004.07 dated 30 October 2024)
Attachment F	Alternate Draft Indicative Structure Plan (Plan Ref: 074.CF.008.01 dated 11 December 2024)
Attachment G	Consistency with Greater Sydney Region Plan
Attachment H	Consistency with Greater Sydney Region Plan
Attachment I	Consistency with Camden Council LSPS

Attachment A	Camden Council Pre-lodgement advice letter dated 20 August 2021
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Council Reference: PP/2021/7/1
Record Number: 21/371790

20 August 2021

Mr J Jacob
c/- Urbis
Level 8/123 Pitt St
Sydney NSW 2000

Dear Joseph

PRE-LODGEEMENT MEETING ADVICE – CATHERINE FIELD PLANNING PROPOSAL (52 & 58 SPRINGFIELD RD & 32, 44, 55, 60, 65 AND 66 CHARLESWORTH CLOSE, CATHERINE FIELD).

Thank you for attending the pre-lodgment meeting for the above properties held on Monday 19 July 2021. The following people were confirmed in attendance of the meeting:

- Martin Cooper, Josh Pownell and Dea Kandasamy (Camden Council)
- Adrian Miller, Andrew Halmarick (Craig and Rhodes),
- Joseph Jacobs, Pierre Jacobs (Prolet),
- Bruce Colman, Carlos Frias and Anthony Kong (Urbis).

Please find a summary of the meeting below along with key considerations, lodgement requirements and current fees.

Background

The meeting was arranged in response to the proponent's request to discuss a Planning Proposal for potential rezoning of RU4 Primary Production Small Lots (rural land) to residential and supporting land uses for land at 52 & 58 Springfield Rd and 32, 44 and 66 Charlesworth Close, Catherine Field.

The lands subject to this advice are located North East of Springfield Road, and West of Camden valley Way. The identified lots share boundaries and form an irregular shaped parcel. It was indicated additional lands adjoining the above may be included within the Planning Proposal boundary as current negotiations with landowners are ongoing.

Subject Site

The subject site forms a combined area of approximately 17ha in size (as shown in blue in **Figure 1** below) and is currently zoned RU4 – Primary Production Small Lots under the *Camden Local Environmental Plan 2010* (CLEP 2010). The site has direct access along Springfield Road located along Camden Valley Way. The site also has internal access via Charlesworth Close.

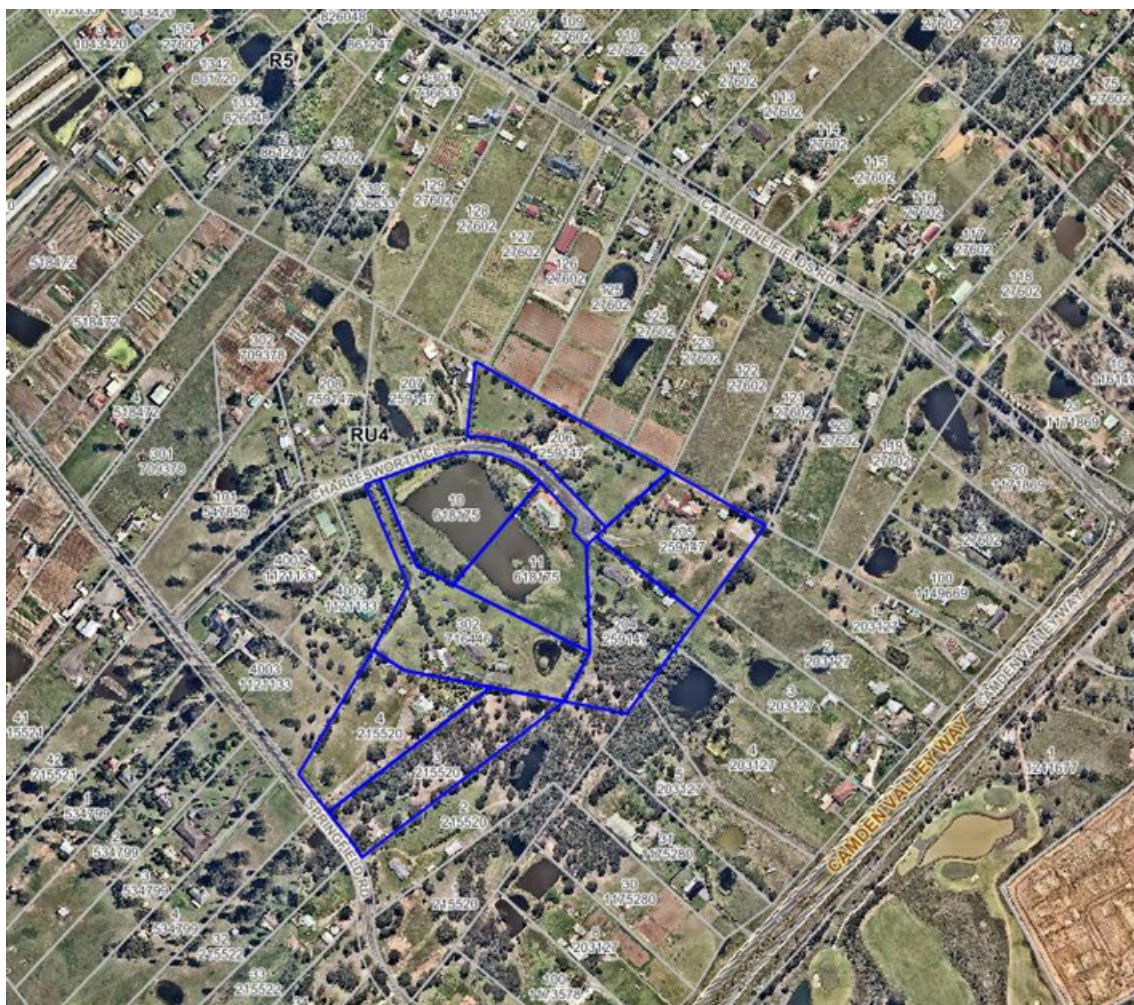


Figure 1: Site Location Map

The subject land is located within the Catherine Field Precinct which forms part of the South West Growth Area. It is noted the proposed rezoning area may be larger than the proposed development site.

The Planning Proposal

No detailed structure plans were presented prior to or during the pre-lodgement meeting. However, Council officers understand the Planning Proposal includes rezoning of land to facilitate development in the range 300-400 residential lots (however, this could be more subject to acquisition of adjoining land)

Discussion on scope of Planning Proposal

At the pre-lodgement meeting, it was discussed there is potential for the Planning Proposal to be broader in scope. The benefits of a larger Planning Proposal were noted, with options including lands within a larger block area to possibly include land up to the Rickard Road extension and Catherine Field Road boundaries (refer **Figure 2** below).

Another option discussed was for the proponent to investigate opportunities to collaborate with landowners to the south of the subject site who are considering a similar-scale Planning Proposal.

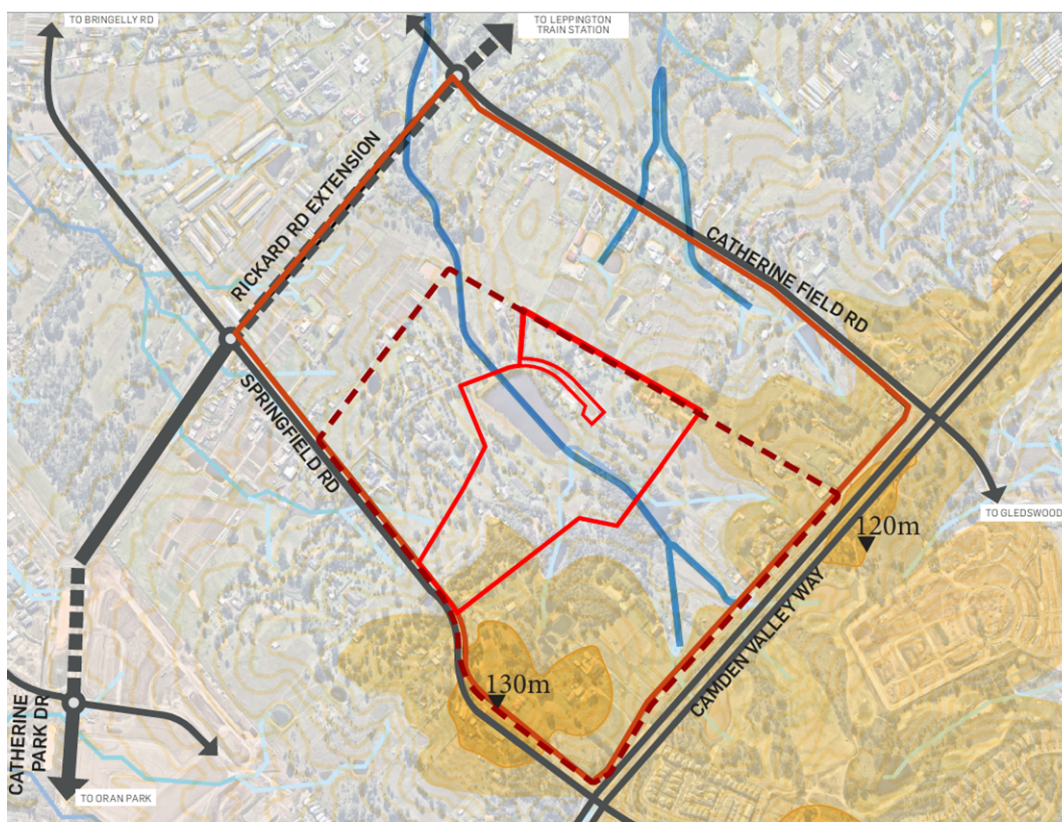


Figure 2: Indicative Proposal Area

It is Council officer's preference that a larger site area is pursued to allow the masterplanning process to be done at a broader scale to ensure good outcomes at a regional level can be achieved.

Key Considerations

The following matters should be addressed in any Planning Proposal lodged with Council:

Planning

- The Planning Proposal must provide an indicative structure plan for assessment that details the full range of land uses proposed on the site (including any potential non-residential land uses that are needed to support the residential development such as neighbourhood centres, schools, open space, drainage land etc.).

The indicative structure plan must also detail the proposed local street network to ensure an acceptable future subdivision layout and road network can be provided on the site. The preparation of an indicative structure/layout plan must have regard to the immediate surrounding area in terms of future connectivity.

- The Planning Proposal must provide all essential infrastructure (i.e. drainage, open space, community facilities) as generated by the proposal and not rely on existing or planned open space or facilities adjoining or within close proximity to the subject site.
- It is recommended you liaise with the relevant state agencies to inform your Planning Proposal prior to lodging with Council. Sydney Water and Transport for NSW (TfNSW) are encouraged to be contacted in relation to servicing capacity and arrangements for the proposed development and potential road upgrades affecting the subject site (see traffic comments below).
- Other agencies you may wish to consider contacting are Heritage NSW (OEH) and Schools Infrastructure NSW (SINSW). Notwithstanding the above, Council will undertake state agency consultation should the Planning Proposal proceed past Gateway Determination.

Advisory Notes

- *The Planning Proposal should follow the Department of Planning, Industry and Environment's (DPIE) A Guide to Preparing Planning Proposals. This guide can be accessed on DPIE's website.*
- *Planning Proposals submitted to Council will be assessed against a range of local and state plans and strategies. These include the Greater Sydney Region Plan (Region Plan), the Western City District Plan (District Plan) and the Camden Local Strategic Planning Statement (LSPS). The Planning Proposal must address these strategic documents.*
- *The Planning Proposal must also address Council's Draft Local Housing Strategy (LHS). This can be located on the Department website here:*
<https://www.planningportal.nsw.gov.au/local-housing-strategies-tracker>

- *Please note that any Planning Proposal submitted will be reported to the Camden Local Planning Panel (CLPP) for advice prior to being reported to Council. The CLPP comprises of three independent experts and a member of the community, with a rotating chair.*

Social infrastructure

- The Planning Proposal should address any generated demand for social infrastructure generated by the proposed development. This information should be included within a social infrastructure assessment. The assessment must be consistent with the Camden Council Spaces and Places Strategy. This can be located on the Council website here: [Camden Council Spaces and Places Strategy 2020](#).

Aboriginal Archaeology

- You are required to undertake an extensive search on the land as part of due diligence requirements under the *National Parks and Wildlife Act 1974*.
- An Aboriginal Archaeological Assessment that addresses the requirements of the *National Parks and Wildlife Act 1974*, must be prepared by a suitably qualified professional.
- The report must also address the Connecting with Country Draft Framework released by Government Architect New South Wales. It is recommended the assessment report be undertaken in consultation with the relevant Aboriginal stakeholders. A list of relevant stakeholders for consultation can be sourced from Council.

European Heritage

- The site is located in the vicinity of the state heritage listed item Catherine Park House (Oran Park House) (SHR 01695). The conservation management plan recommends the preservation of any significant view lines from the item's location. The Planning Proposal should be consistent with these conservation management principles, where applicable.

Traffic

- Springfield Road is likely to be designated as a four lane sub-arterial road. Direct driveway access should not be located along the road. This road upgrade between the private road intersection and Camden Valley Way will be required concurrently with initial development proposed within the subject site.
- It is noted that the proposal may be impacted by the proposed Rickard Road extension. It is recommended that contact is made with Council's Traffic section if this is the case.

Water Cycle Management and Flooding

- The subject land is located within the Upper South Creek catchment. The Water Cycle Management Strategy for the Planning Proposal must be undertaken using Council's Draft Upper South Creek Regional Flood Model in accordance with the Regional Flood Model User Guidelines.

Environmental Health

- **Contamination:** A preliminary contamination assessment of the land must be undertaken in accordance with Council's Management of Contaminated Lands policy and SEPP 55 - Remediation of Land. The assessment must identify past and present potential contaminating activities and list Areas of Environmental Concern that may need further investigation. The assessment must also conclude confirmation that the site is or can be made suitable for the proposed use following further investigation and possible remediation works.
- **Salinity:** To investigate the potential for salinity to impact the proposal a comprehensive soil and groundwater sampling program is to be undertaken consistent with the NSW EPA Booklet – Site Investigations for Urban Salinity. The assessment must consider the aggressivity of soils to concrete and steel and provide a Salinity Management Plan (if required) to address management of salinity and related issues.
- **Odour:** For the South West Growth Area, Council has accepted new transitional criteria for residential / sensitive land uses which is 4.5 OU for up to 250 hours. Council has recently received and accepted an odour assessment report of two nearby poultry farms located in Springfield Road Catherine Field to identify land impacted by odour of 4.5 OU for up to 250 hours per year.

The planning proposal for the proposed development site contains land that is outside the 4.5 OU for up to 250 hours criteria that restricts residential / sensitive development without further odour assessment. Therefor Council does not require an odour assessment for this proposal.

Technical reports to be submitted

The following technical reports should be submitted with any Planning Proposal lodged with Council for the subject land:

- Traffic Impact Assessment
- Water Cycle Management and Flooding Report
- Services Infrastructure Assessment
- Social Infrastructure Assessment
- Heritage Impact Statement
- Aboriginal Archaeological Assessment
- Bushfire Report

- Ecological Report – including Biodiversity and Riparian Assessment (if the latter is applicable)
- Land Capability Report – including Contamination and Salinity assessment
- Odour Impact Assessment
- Acoustic Report

Please note that a detailed assessment of all supporting specialist studies will be carried out by specialist officers. Council may request additional information to be submitted with the Planning Proposal depending on the outcome of an initial assessment of technical studies or require a peer review of any technical studies received.

Fee for Pre-Lodgement Advice Letter

Please note under Council's current [Schedule of Fees](#), a \$1,550.00 fee is incurred for a pre-lodgement meeting and issue of written advice. Payment can be made in person at Camden Council or over the phone on (02) 4654 7777.

Framework for the management of Significant Planning Proposals

In accordance with Council's Planning Proposal Policy, the proposal will likely be considered as a significant Planning Proposal. This policy framework establishes a consistent approach and framework to manage significant Planning Proposals, including the requirements for preparation of:

- a project plan,
- communication plan, and
- probity plan.

Subject to the lodgement of the Proposal, above key documents will be prepared by Council officers and used to help guide the planning process and ensure that it proceeds in an orderly, efficient, and transparent manner.

Fees and Charges

Council's Planning Proposal Policy and Schedule of Fees and Charges (Schedule) specify that processing fees for significant planning proposals are to be calculated at a full cost recovery rate. This is consistent with Part 2 Clause 11 of the *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)*.

A funding agreement between Council and the proponent is required and will enable negotiation of a fee quotation and outline cost payment options for significant Planning Proposals. A funding agreement could cover direct and indirect costs including (but not limited to):

- a. administration;
- b. staff resourcing/ salary;
- c. preparation of specialist studies (including peer-review studies) required to progress the proposal;
- d. preparation of a Contributions Plan and/or Voluntary Planning Agreement;

- e. notification/advertisement costs; and
- f. overhead costs.

Lodgement Forms

The following items will be required at lodgement:

- Planning Proposal Lodgement Checklist;
- Application Form (includes owners' consent); and
- Declaration of Interest and /or any gifts or political donations.

If you have any questions, please do not hesitate to contact me on 4654 7801 or alternatively via email at josh.pownell@camden.nsw.gov.au.

Yours sincerely

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

Josh Pownell
Team Leader – Strategic Planning

English

"This information is important. If you need help understanding this document please call the Translating and Interpreting Service (TIS) on 131 450 and ask them to contact Council on 02 4654-7777 on your behalf."

Arabic

٠٢ ٤٦٥٤ ٧٧٧٧ نيابة عنك. هذه معلومات هامة. إذا كنت تحتاج إلى مساعدة في فهم هذا المستند برجاء الاتصال بخدمة الترجمة الشفهية والخطية TIS على الرقم ١٣١ ٤٥٠ وأطلب منهم أن يتصلوا بالبلدية على الرقم

Croatian

Ove informacije su važne. Ako trebate pomoć da biste razumijeli ovaj dokument, molimo vas nazovite Službu prevoditelja i tumača (TIS) na 131 450 i zamolite ih da u vaše ime nazovu Općinu na 02 4654 7777.

German

Diese Informationen sind wichtig. Wenn Sie beim Verständnis dieses Dokuments Hilfe benötigen, wenden Sie sich bitte unter der Rufnummer 131 450 an den *Translating and Interpreting Service* (Übersetzer- und Dolmetscherdienst) und bitten Sie diesen Dienst, sich in Ihrem Namen unter 02 4654-7777 an die Kommunalverwaltung zu wenden.

Greek

Αυτές οι πληροφορίες είναι σημαντικές. Εάν χρειάζεστε βοήθεια για να καταλάβετε αυτό το έντυπο παρακαλώ τηλεφωνείτε στην Υπηρεσία Μεταφραστών και Διερμηνέων (TIS) στο 131 450 και ζητήστε τους να επικοινωνήσουν με το Δημοτικό Συμβούλιο εκ μέρους σας στο 02 4654 7777.

Italian

Queste informazioni sono importanti. Se vi serve aiuto per comprendere questo documento, chiamate il servizio traduzioni e interpreti (TIS) al numero 131 450 chiedendo che contatti il Comune per vostro conto al numero 02 4654-7777.

Maltese

Din l-informazzjoni hija importanti. Jekk ikollok bżonn għajnuna biex tifhem dan id-dokument jekk jogħġbok ċempel it-Translating and Interpreting Service (TIS) (Servizz ta' Traduzzjoni u Interpreter) fuq 131 450 u itlobhom biex jikkuntattjaw lill-Kunsill fuq 02 4654 7777 f'ismek.

Serbian

Ove informacije su važne. Ako vam treba pomoć da biste razumeli ovaj dokument, molimo vas da nazovete Službu prevodilaца и тумача (TIS) на 131 450 и замолите их да у ваше име назову Општину на 02 4654 7777.

Spanish

Esta información es importante. Si necesita ayuda para entender este documento sírvase llamar al Servicio de Traducción e Interpretación (Translating and Interpreting Service / TIS) al 131 450 y pídale que se comuniquen por usted con el Municipio llamando al 02 4654-7777.

Tagalog

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Chinese

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Attachment B	Camden Council Preliminary Assessment letter dated 14 April 2023
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Council Reference: PP/2022/3/1
Record Number: 23/144404

14 April 2023

Urbanco
Attention: Guy Evans
PO Box 546 PYRMONT
NSW 2009

Dear Guy,

Re: PLANNING PROPOSAL – SPRINGFIELD ROAD NORTH PRECINCT

Council officers have undertaken a comprehensive strategic and site-specific merit assessment of the Springfield Road North Planning Proposal (the Proposal). Based on this assessment, Council officers are not able to support the Proposal at this time and are writing to you to request that the Proposal is formally withdrawn.

The key considerations arising from Council officers' strategic merit assessment is discussed below.

Strategic Merit Assessment – Key Considerations

Lack of master planning for the broader Catherine Fields Precinct

Broader precinct master planning for the whole of the Catherine Fields Precinct has not been progressed at this stage. This master planning work is required to inform all rezoning proposals and the appropriate staging and sequencing of development in the Catherine Fields Precinct.

Without this work, Council officers do not have a comprehensive understanding of all land constraints and opportunities across the whole precinct and cannot ensure rezoning proposals within this precinct are providing adequate and equitable distribution of community infrastructure including regional and district playing fields, schools, retail centres and community facilities.

Inconsistency with the South West Growth Centre Structure Plan (both 2010 and 2022 versions)

The updated South West Growth Centre Structure Plan (Structure Plan), released by DPE in December 2022, identifies a mixed-employment corridor along Camden Valley Way and a potential Local Centre located on the north western boundary of the site. Consideration of this corridor and local centre has not been reflected in the proposed draft ISP and therefore is inconsistent with Section 9.1 Local Planning Direction *1.21 Implementation of South West Growth Area Structure Plan*.

Infrastructure and Servicing Capacity

Infrastructure and servicing capacity are crucial to supporting continued delivery of housing in the SWGA. Future development in the SWGA is generally supported by associated infrastructure upgrades and assurance from service providers on the delivery of utilities.

Council officers have received preliminary advice from Sydney Water and Transport for NSW stating the proposed rezoning is premature and there is a lack of enabling infrastructure to support development at the subject site. There are additional concerns that the Proposal may take up infrastructure capacity planned to cater for development within other parts of the SWGA.

The Proposal has not adequately demonstrated infrastructure and servicing capacity to support future development and is inconsistent with Section 9.1 Local Planning Direction 6.1 *Residential Zones* that states a planning proposal for residential development “*is not permitted until land is adequately serviced.*”

Planning for Local Infrastructure Contributions

The subject site does not form part of any existing contribution plan for the South West Growth Area. This coupled with the lack of master planning for region, district and local community infrastructure within the broader Catherine Fields Precinct area means work to inform an appropriate contribution rate that is sufficient, equitable and that delivers nexus is unlikely to be achieved at this time.

Inconsistency with Local Strategies

The Proposal has not adequately demonstrated consistency with a number of local strategies including:

- *Camden Local Strategic Planning Statement (LSPS) (2020)* local planning priorities. The Proposal does not align infrastructure delivery with growth; contain a diverse mix of housing to provide increased housing choice; provide insufficient community services and facilities on the subject site to support healthy and socially connected communities; deliver increased tree canopy cover and high-quality open space to create greener neighborhoods; address resilience to environmental hazards and urban heat; and explore opportunities to retain existing vegetation, enhance biodiversity and deliver riparian connections between the subject site and adjoining development.
- Council's endorsed *Places and Spaces Strategy (2020)*, which establishes the benchmark of open space provision at 2.83ha/1000. This minimum benchmark is also referenced in DPE's *A Guide to the South West Growth Area and updated Structure Plan* (December 2022). There is an unacceptable shortfall of open space proposed to be delivered on the subject site.

- The Proposal is not consistent with the *Camden Local Housing Strategy (2021)* priority to increase housing choice and diversity. The current blanket approach to residential zoning and density bands and the lack of amenity provided within the proposed draft ISP limits opportunities for different housing typologies.

Other Agency Concerns (SES, DPE (EHG) and SINSW)

Further to the objections received from Sydney Water and TfNSW, several other state agencies/public authorities have raised concerns regarding the site specific and strategic merit of the proposal including flooding and evacuation, retention and protection of vegetation and riparian corridors (green spaces) and the need for additional educational facilities to service the Proposal.

Outcome of Strategic Merit Assessment

Based on the strategic-merit assessment, and for the reasons detailed above, Council officers are not able to support the Proposal in its current form. A revised version of the Proposal that addresses the issues identified and includes supporting technical studies may be submitted in the future, once the broader master planning and staging for the Catherine Fields Precinct has been completed and when there is greater certainty around the timing and delivery of servicing infrastructure.

Next steps

Council officers are currently exploring opportunities to progress the master planning for the broader SWGA, including the Catherine Fields Precinct. This work will inform the assessment of future rezoning proposals in this Precinct.

We would also welcome the opportunity to discuss and to work together to identify proactive steps to assist with addressing the issues at hand.

If you have any questions, please do not hesitate to contact me on 4654 7801 or alternatively via email at josh.pownell@camden.nsw.gov.au.

Yours Sincerely,

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

Josh Pownell
Manager Strategic Planning

English

"This information is important. If you need help understanding this document please call the Translating and Interpreting Service (TIS) on 131 450 and ask them to contact Council on 02 4654-7777 on your behalf."

Arabic

٧٧٧٧ ٤٦٥٤ ٠٢ نيابة عنك. هذه معلومات هامة. إذا كنت تحتاج إلى مساعدة في فهم هذا المستند برجاء الاتصال بخدمة الترجمة الشفهية والخطية TIS على الرقم ١٣١ ٤٥٠ وأطلب منهم أن يتصلوا بالبلدية على الرقم

Croatian

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German

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Greek

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Italian

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Maltese

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Serbian

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Spanish

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Tagalog

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Chinese

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70 Central Ave.
Oran Park NSW 2570



PO Box 183, Camden 2570



4654 7777



ABN: 31 117 341 764



mail@camden.nsw.gov.au

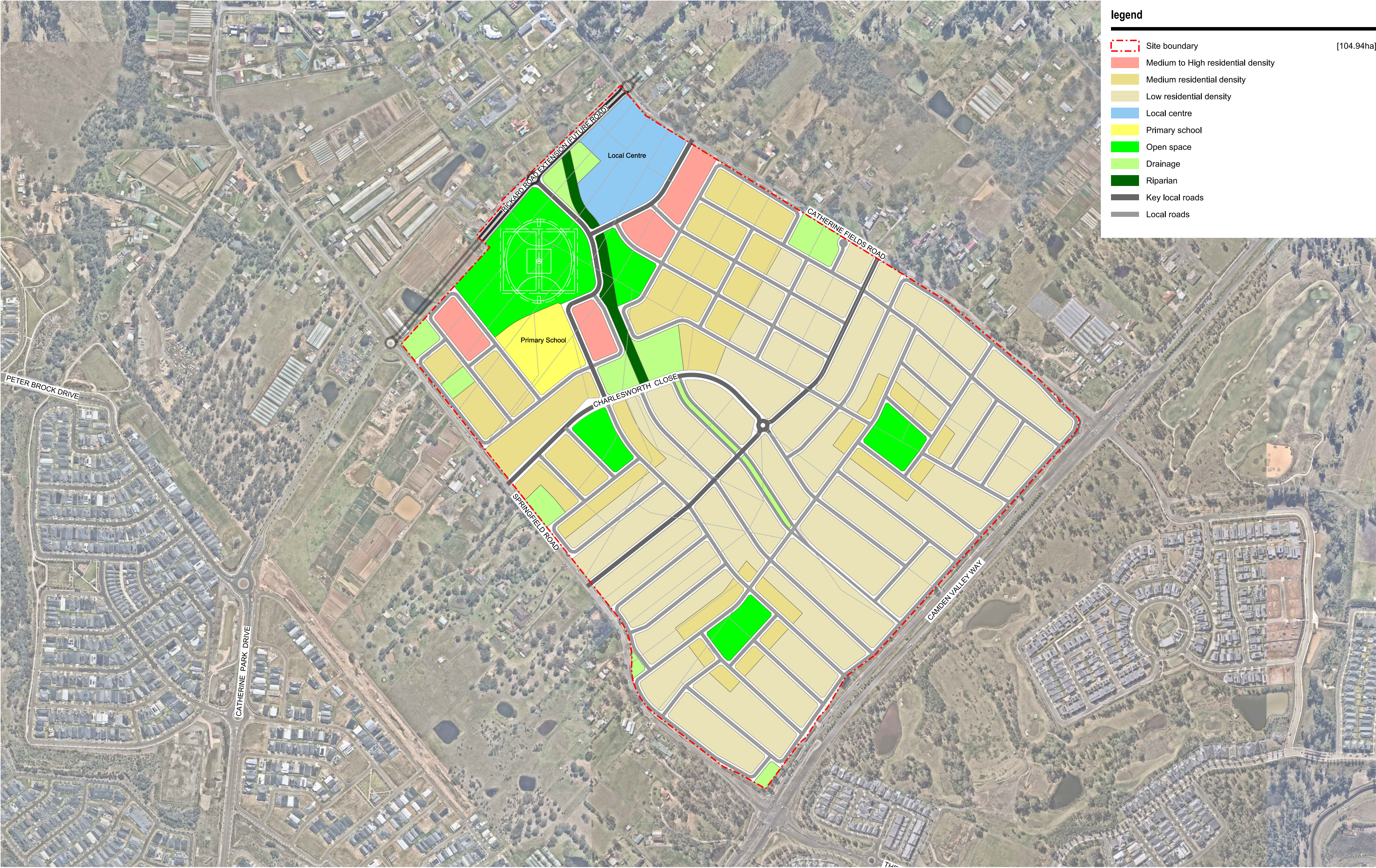


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Attachment E	Draft Indicative Structure Plan (Plan Ref: 074.CF.004.07 dated 30 October 2024)
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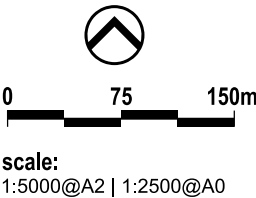


Indicative Structure Plan

Springfield Road, Catherine Field

A Prolet Project

DRAFT

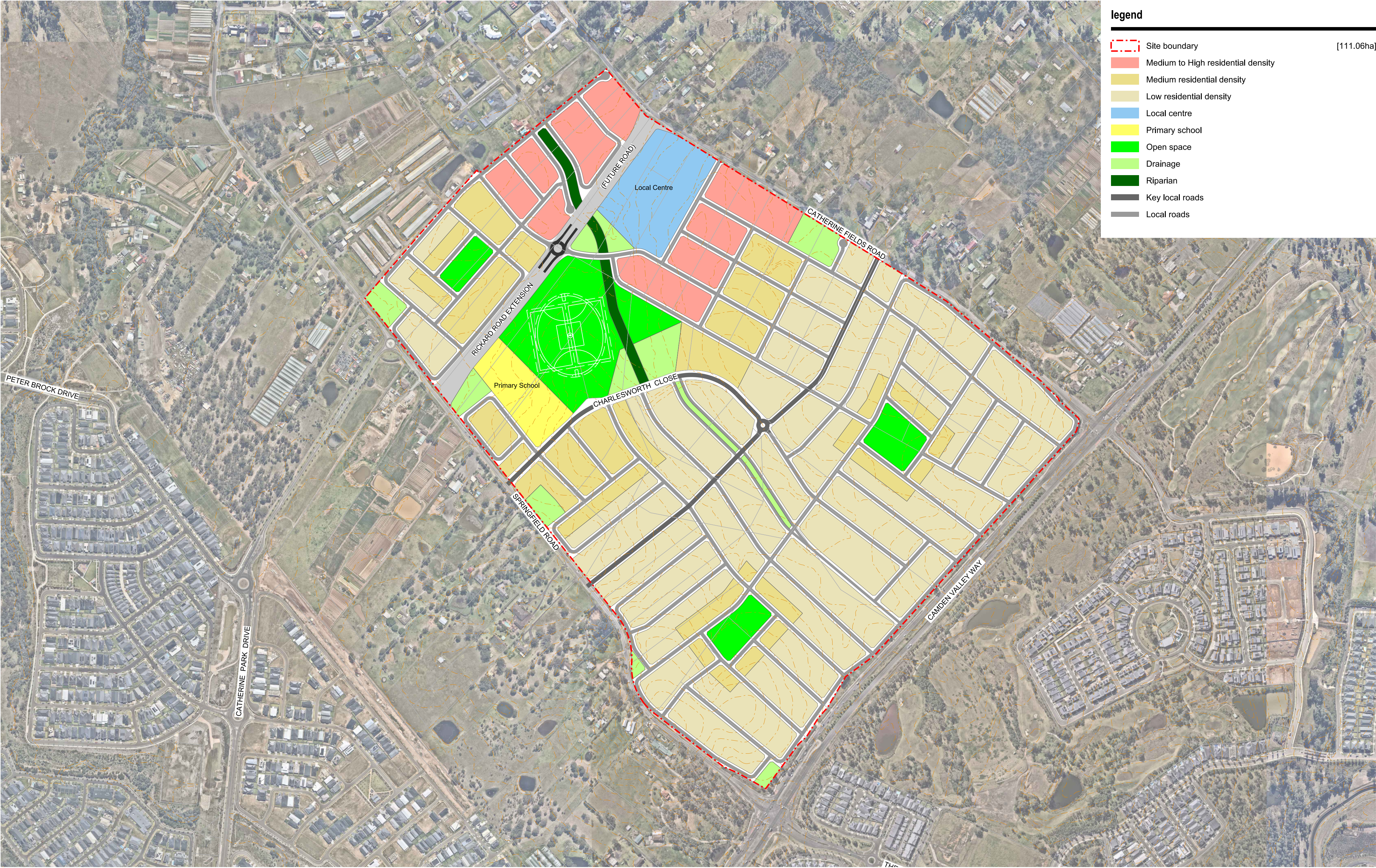


plan: 074.CF.004
date: 30/10/2024
aerial: nearmap

revision: 07
proj: MGA94-56
drawn: BR



Attachment F	Alternate Draft Indicative Structure Plan (Plan Ref: 074.CF.008.01 dated 11 December 2024)
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legend

Site boundary

[111.06ha]

Medium to High residential density

Medium residential density

Low residential density

Local centre

Primary school

Open space

Drainage

Riparian

Key local roads

Local roads

Indicative Structure Plan

Springfield Road, Catherine Field

A Prolet Project

DRAFT

075150m

scale:
1:5000@A2 | 1:2500@A0

plan:
074.CF.008

date:
11/12/2024

aerial:
nearmap

revision:
01

proj:
MGA94-56

drawn:
BR

urbanco

hello@urbanco.com.au | www.urbanco.com.au

Sub 3, 53 55 Miller Street PYRMONT NSW 2009

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PO Box 546 PYRMONT NSW 2009 | 02 951 9333

Attachment G	Consistency with Greater Sydney Region Plan
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Consistency with Greater Sydney Region Plan

GSRP Directions and Objectives	Comment on consistency with GSRP
Infrastructure and Collaboration	
<p>Objective 1 Infrastructure supports the three cities</p> <p>Strategy 1.1 Prioritise infrastructure investments to support the vision of A Metropolis of Three Cities.</p> <p>Strategy 1.2 Sequence growth across the three cities to promote north-south and east-west connections.</p>	<p>The Planning Proposal is supported by existing infrastructure already delivered for the SWGA, including major, new schools and essential services. The Planning Proposal will contribute to the delivery of additional essential services infrastructure and road upgrades in coordination with the delivery of new urban growth within the site.</p>
<p>Objective 2 Infrastructure aligns with forecast growth –growth infrastructure compact</p> <p>Strategy 2.1 Align forecast growth with infrastructure.</p> <p>Strategy 2.2 Sequence infrastructure provision across Greater Sydney using a place-based approach</p>	<p>New urban growth in the site is within a designated Land Release Area planned to deliver a significant increase in new housing. Early stages of growth can be supported by existing essential services and roads with planned additional essential services and major road upgrades to be delivered in coordination with new housing. Urban growth within the site will be the catalyst for delivering new services and roads in the locality.</p>
<p>Objective 3 Infrastructure adapts to meet future needs</p> <p>Strategy 3.1 Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans.</p>	<p>Infrastructure for the SWGA has been delivered and/or planned to support new urban growth. The Planning Proposal will utilise existing capacity and provide resources to support the delivery of additional infrastructure that with service the site and the broader area.</p>
<p>Objective 4 Infrastructure use is optimised</p> <p>Strategy 4.1 Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.</p>	<p>The Planning Proposal will better optimise the existing infrastructure provided to support growth within the SWGA. Additional new infrastructure is to be delivered to support full development within the site and the broader SWGA after the early stages of development, which will optimise existing and future infrastructure assets.</p>
<p>Objective 5 Benefits of growth realised by collaboration of governments, community and business</p>	<p>The site is not within an identified collaboration area.</p>
Liveability	
<p>Objective 6 Services and infrastructure meet communities' changing needs</p> <p>Strategy 6.1 Deliver social infrastructure that reflects the needs of the community now and in the future.</p> <p>Strategy 6.2 Optimise the use of available public land for social infrastructure.</p>	<p>The Planning Proposal enables urban growth at a scale that can facilitate the delivery of a range of services and social infrastructure to meet the needs of the future community.</p> <p>There is no public land within the site available for social infrastructure but land is designated in the Draft ISP to ensure adequate social infrastructure is provided.</p>
<p>Objective 7 Communities are healthy, resilient and socially connected</p> <p>Strategy 7.1 Deliver healthy, safe and inclusive places for people of</p>	<p>The Planning Proposal will deliver a double sports field facility with a community facility and four large local parks. These spaces will form important meeting places for the community to engage in a range of active and passive activities to socially connect with other members of the community and encourage</p>

GSRP Directions and Objectives	Comment on consistency with GSRP
all ages and abilities that support active, resilient and socially connected communities.	healthy, active lifestyles.
Objective 8 Greater Sydney's communities are culturally rich with diverse neighbourhoods	The creation of a new community within the site will not impede State and local government initiatives to foster culturally rich communities with a wide array of skills, languages, cultures and experiences.
Objective 9 Greater Sydney celebrates the arts and supports creative industries and innovation Strategy 9.1 Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden	Smaller-scale opportunities for the integration of creativity and innovation in the public spaces and social infrastructure areas will be provided.
Objective 10 Greater housing supply	The Planning Proposal will enable new housing in an identified area for urban growth and increased housing supply.
Objective 11 Housing is more diverse and affordable	New urban growth within the site adopts residential zones that permit a range of residential accommodation types to encourage diverse housing, particularly in areas with higher amenity and access to local services and transport. With the allowances for housing in <i>State Environmental Planning Policy (Housing) 2021</i> the site can deliver diverse and affordable housing options for the SWGA
Objective 12 Great places that bring people together Strategy 12.1 Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places. Strategy 12.2 In Collaboration Areas, Planned Precincts and planning for centres: <ul style="list-style-type: none"> investigate opportunities for precinct-based provision of adaptable car parking and infrastructure in lieu of private provision of car parking ensure parking availability takes into account the level of access by public transport consider the capacity for places to change and evolve, and accommodate diverse activities over time incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including charging stations. 	The site is not part of a Collaboration Area. The design approach in the Draft ISP is to deliver a new urban area where local residents can walk to a local park in less than 4 minutes and to provide a range of facilities for different age groups and their needs to create a sense of place and community. These places are to be accessible, connected and have high levels of amenity in a safe and secure environment.
Objective 13 Environmental heritage is identified, conserved and enhanced Strategy 13.1 Identify, conserve and enhance environmental heritage	Environmental heritage has been assessed for the site and no significant features or items of environmental heritage exist within the site.
Productivity	
Objective 14 A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	The site is well connected to existing and planned public transport and active transport networks, and major arterial roads. These transport connections

GSRP Directions and Objectives	Comment on consistency with GSRP
Strategy 14.1 Integrate land use and transport plans to deliver the 30-minute city. Strategy 14.2 Investigate, plan and protect future transport and infrastructure corridors.	provide walkable and access to shopping, health and recreation facilities and services within 30 minutes. Integration with the future strategic transport corridor of the extension of Rickard Road will enhance transport connections for the site.
Objective 15 The Eastern, GOP and Western Economic Corridors are better connected and more competitive	The site is not within these economic corridors.
Objective 16 Freight and logistics network is competitive and efficient	Not relevant to the Planning Proposal.
Objective 17 Regional connectivity is enhanced	Not relevant to the Planning Proposal.
Objective 18 Harbour CBD is stronger and more competitive	Not relevant to the Planning Proposal.
Objective 19 Greater Parramatta is stronger and better connected	Not relevant to the Planning Proposal.
Objective 20 Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	Not relevant to the Planning Proposal.
Objective 21 Internationally competitive health, education, research and innovation precincts	Not relevant to the Planning Proposal.
Objective 22 Investment and business activity in centres Strategy 22.1 Provide access to jobs, goods and services in centres	Not relevant to the Planning Proposal.
Objective 23 Industrial and urban services land is planned, retained and managed	Not relevant to the Planning Proposal.
Objective 24 Economic sectors are targeted for success Strategy 24.1 Consider the barriers to the growth of internationally competitive trade sectors including engaging with industry and assessing regulatory barriers. Strategy 24.2 Consider issues when preparing plans for tourism and visitation. Strategy 24.3 Protect and support agricultural production and mineral resources (in particular construction materials) by preventing inappropriately dispersed urban activities in rural areas. Strategy 24.4 Provide a regulatory environment that enables economic opportunities created by changing technologies.	Not relevant to the Planning Proposal.
Sustainability	
Objective 25	Assessed riparian areas with environmental

GSRP Directions and Objectives	Comment on consistency with GSRP
The coast and waterways are protected and healthier	significance will be restored and protected.
Objective 26 A cool and green parkland city in the South Creek corridor	The new urban area incorporates riparian protection areas that connect to South Creek via Rileys Creek and provide green spaces in close proximity to South Creek.
Objective 27 Biodiversity is protected, urban bushland and remnant vegetation is enhanced Strategy 27.1 Protect and enhance biodiversity.	Assessed riparian corridors will be preserved and vegetated. Vegetation on site outside the riparian protection area will be managed and resolved in accordance with the biodiversity certification applying to the SWGA.
Objective 28 Scenic and cultural landscapes are protected Strategy 28.1 Identify and protect scenic and cultural landscapes. Strategy 28.2 Enhance and protect views of scenic and cultural landscapes from the public realm.	The site does not contain significant features of scenic and cultural importance.
Objective 29 Environmental, social and economic values in rural areas are protected and enhanced Strategy 29.1 Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes. Strategy 29.2 Limit urban development to within the Urban Area, except for the investigation areas at Horsley Park, Orchard Hills, and east of The Northern Road, Luddenham.	The site is not part of the Metropolitan Rural Area and is identified as an Urban Land Release in the GRSP.
Objective 30 Urban tree canopy cover is increased Strategy 30.1 Expand urban tree canopy in the public realm.	A significant portion of the site is identified for open space, riparian protection area and drainage. Plantings in these areas can expand the urban tree canopy which will be enhanced with street tree plantings and trees within residential properties.
Objective 31 Public open space is accessible, protected and enhanced Strategy 31.1 Maximise the use of existing open space and protect, enhance and expand public open space	The Planning Proposal will deliver around 9ha of new open space land and a public open space area is located within less than a 4 minute walk from all residential areas within the site.
Objective 32 The Green Grid links parks, open spaces, bushland and walking and cycling paths Strategy 32.1 Progressively refine the detailed design and delivery of: <ul style="list-style-type: none"> Greater Sydney Green Grid priority corridors opportunities for connections that form the long-term vision of the network walking and cycling links for transport as well as leisure and recreational trips. 	The Draft ISP forms a green grid of riparian, open space and drainage areas that connect to the Riley Creek catchment land. These green spaces create opportunities to connect active transport connections within the site and external riparian and bushland areas in the locality.
Objective 33 A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Broader State and local government planning policy initiatives on net-zero for the SWGA and Western Sydney District can be implemented.

GSRP Directions and Objectives	Comment on consistency with GSRP
<p>Strategy 33.1 Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050 especially through the establishment of low-carbon precincts in Planned Precincts, Growth Areas and Collaboration Areas.</p>	
<p>Objective 34 Energy and water flows are captured, used and re-used</p>	<p>Broader State and local government planning policy initiatives on energy and water for the SWGA and Western Sydney District can be implemented.</p>
<p>Objective 35 More waste is re-used and recycled to support the development of a circular economy</p>	<p>Broader State and local government planning policy initiatives on circular economy for the SWGA and Western Sydney District can be implemented.</p>
<p>Objective 36 People and places adapt to climate change and future shocks and stresses Strategy 36.1 Support initiatives that respond to the impacts of climate change.</p>	<p>Broader State and local government planning policy initiatives on climate change for the SWGA and Western Sydney District can be implemented.</p>
<p>Objective 37 Exposure to natural and urban hazards is reduced</p>	<p>Not applicable as the Planning Proposal does not propose any new urban development in areas of identified natural hazard.</p>
<p>Objective 38 Heatwaves and extreme heat are managed Strategy 38.1 Mitigate the urban heat island effect and reduce vulnerability to extreme heat.</p>	<p>The Draft ISP adopts spatially dispersed cooler areas that are easily accessible for local residents and provide a cooling effect for housing adjacent to parks and green spaces. With broader State and local government planning policy initiatives on urban heat for the SWGA and Western Sydney District, such as planting more trees and sustainable building materials and finishes, widespread policies to reduce the effect of urban heat can be implemented.</p>

Attachment H	Consistency with Greater Sydney Region Plan
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Consistency with Western Sydney District Plan

WCDP Planning Priorities	Comment on consistency with WCDP
Infrastructure and Collaboration	
Planning Priority W1 Planning for a city supported by infrastructure Relevant Action(s) 4. Sequence infrastructure provision using a place-based approach.	The site is adjacent to major roads that have been delivered to support growth in South West Sydney. The Planning Proposal facilitates coordination for essential services infrastructure and road upgrades in the locality to align with new urban growth within the site.
Planning Priority W2 Working through collaboration Relevant Action(s) 8. Coordinate land use and infrastructure for the Western City District.	The Planning Proposal initiates collaboration between council, DPHI, TfNSW and utilities to coordinate delivery for essential services infrastructure and roads.
Liveability	
Planning Priority W3 Providing services and social infrastructure to meet people's changing needs Relevant Action(s) 9. Deliver social infrastructure that reflects the needs of the community now and in the future.	The Planning Proposal has assessed the projected social infrastructure needs of the community and these needs are integrated into the Draft ISP. There will also be contributions toward off-site facilities (i.e. libraries) to ensure the needs of the future community are met.
Planning Priority W4 Fostering healthy, creative, culturally rich and socially connected communities Relevant Action(s) 11. Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by: <ol style="list-style-type: none"> providing walkable places at a human scale with active street life prioritising opportunities for people to walk, cycle and use public transport co-locating schools, health, aged care, sporting and cultural facilities promoting local access to healthy fresh food and supporting local fresh food production. 16. Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.	The Draft ISP includes a double sports field facility with a community facility and four large local parks. These spaces will form important recreational and meeting places for the community to engage in a range of active and passive activities to socially connect with other members of the community and encourage healthy, active lifestyles.
Planning Priority W5 Providing housing supply, choice and affordability, with access to jobs, services and public transport	The Planning Proposal will enable new housing in an area designated for urban growth and increased housing supply. With the allowances for housing in <i>State Environmental Planning Policy (Housing) 2021</i> the site can also deliver diverse and affordable housing options.
Planning Priority W6 Creating and renewing great places and local centres, and respecting the District's heritage Relevant Action(s) 19. Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:	The Draft ISP illustrates active and passive recreational spaces that are spatially located to ensure residents are within a short walk to quality open space. These areas interface with residential development to create safe and friendly spaces that will encourage social interaction with the local community. The playing fields will provide the main community hub that can be enhanced with a community centre and

WCDP Planning Priorities	Comment on consistency with WCDP
<ul style="list-style-type: none"> a. prioritising a people-friendly public realm and open spaces as a central organising design principle b. recognising and balancing the dual function of streets as places for people and movement c. providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres d. integrating social infrastructure to support social connections and provide a community hub e. recognising and celebrating the character of a place and its people. 	other potential activities such as neighbourhood shops and child care.
Productivity	
<p>Planning Priority W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City</p> <p>Relevant Action(s) 25. Investigate, plan and protect future transport and infrastructure corridors.</p>	<p>The site is well connected to existing and planned public transport and active transport networks, and major arterial roads.</p> <p>The strategic transport corridor for the extension of Rickard Road is protected and urban growth within the site will be able to access the future road.</p>
<p>Planning Priority W8 Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis</p>	Not relevant to the Planning Proposal.
<p>Planning Priority W9 Growing and strengthening the metropolitan cluster</p>	Not relevant to the Planning Proposal.
<p>Planning Priority W10 Maximising freight and logistics opportunities and planning and managing industrial and urban services land</p>	Not relevant to the Planning Proposal.
<p>Planning Priority W11 Growing investment, business opportunities and jobs in strategic centres</p>	Not relevant to the Planning Proposal.
Sustainability	
<p>Planning Priority W12 Protecting and improving the health and enjoyment of the District's waterways</p> <p>Relevant Action(s) 67. Protect environmentally sensitive areas of waterways. 68. Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water-based transport.</p>	The natural drainage areas have been assessed and a riparian protection area is to be mapped. The riparian corridor will form an important feature to incorporate active transport connections within the site.
<p>Planning Priority W13 Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element</p>	The new urban area incorporates riparian protection areas that connect to South Creek via Rileys Creek and provide green spaces in close proximity to South Creek.
<p>Planning Priority W14 Protecting and enhancing bushland and biodiversity</p> <p>Relevant Action(s) 72. Protect and enhance biodiversity by: a. supporting landscape-scale biodiversity conservation and the restoration of bushland corridors</p>	Assessed riparian corridors will be preserved and vegetated. Vegetation on site outside the riparian protection area will be managed and resolved in accordance with the biodiversity certification applying to the SWGA.

WCDP Planning Priorities	Comment on consistency with WCDP
<ul style="list-style-type: none"> b. managing urban bushland and remnant vegetation as green infrastructure c. managing urban development and urban bushland to reduce edge-effect impacts. 	
<p>Planning Priority W15 Increasing urban tree canopy cover and delivering Green Grid Connections</p> <p>Relevant Action(s) 74. Progressively refine the detailed design and delivery of:</p> <ul style="list-style-type: none"> a. Greater Sydney Green Grid priority corridors and projects important to the District b. opportunities for connections that form the long-term vision of the network c. walking and cycling links for transport as well as leisure and recreational trips. 	<p>The Draft ISP provides a green and blue grid framework that connects riparian protection areas, local parks and play fields, and drainage areas. The green spaces within the site will form important green connections within the Rileys Creek catchment and Catherine Field Precinct.</p>
<p>Planning Priority W16 Protecting and enhancing scenic and cultural landscapes</p>	<p>The site does not contain significant features of scenic and cultural importance.</p>
<p>Planning Priority W17 Better managing rural areas</p>	<p>Not relevant to the Planning Proposal.</p>
<p>Planning Priority W18 Delivering high quality open space</p> <p>Relevant Action(s) 80. Maximise the use of existing open space and protect, enhance and expand public open space by:</p> <ul style="list-style-type: none"> a. providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow b. investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space c. requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved d. planning new neighbourhoods with a sufficient quantity and quality of new open space e. delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses f. delivering or complementing the Greater Sydney Green Grid g. providing walking and cycling links for transport as well as leisure and recreational trips. 	<p>A significant area within the site is identified for open space, riparian protection area and drainage.</p> <p>The Planning Proposal will expand the offer for open space and recreation facilities in the locality and broader land within the Catherine Field Precinct.</p> <p>The open spaces areas are to contain a range of active and recreation facilities to suit all members of the community to promote social interaction and inclusiveness.</p> <p>All residential areas are within 300 metres of open space, which is within the 400 metre standard.</p> <p>The location of the open space assets is spatially dispersed within the site and connected with riparian areas where possible.</p> <p>Plantings in these areas can expand the urban tree canopy which will be enhanced with street tree plantings and trees within residential properties.</p>
<p>Planning Priority W19 Reducing carbon emissions and managing energy, water and waste efficiently</p>	<p>Broader State and local government planning policy initiatives on reducing carbon emissions and creating more energy and water efficient urban environments for the SWGA and Western Sydney District can be implemented for the site.</p>
<p>Planning Priority W20 Adapting to the impacts of urban and natural hazards and climate change</p>	<p>The site is not subject to flood impacts and a bushfire assessment demonstrates that future housing can meet the requirements of Planning For Bushfire Protection.</p>

WCDP Planning Priorities	Comment on consistency with WCDP
<p>Relevant Action(s)</p> <p>88. Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.</p> <p>89. Mitigate the urban heat island effect and reduce vulnerability to extreme heat.</p>	<p>The Draft ISP adopts spatially dispersed cooler areas that are easily accessible to local residents and provide a cooling effect for housing adjacent to parks and green spaces. With broader State and local government planning policy initiatives on urban heat for the SWGA and Western Sydney District, such as planting more trees and building materials and finishes, widespread policies to reduce the effect of urban heat can be implemented.</p>

Attachment I	Consistency with Camden Council LSPS
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Consistency with Camden LSPS Priorities

LSPS Priority	Comment on consistency with LSPS Priority
Infrastructure and Collaboration	
Local Priority I1 Aligning infrastructure delivery with growth	<p>The site is adjacent to high-order major arterial roads delivered to support transport demands and a new strategic transport corridor is planned to the northwest of the site with the extension of Rickard Road. Both these existing and future transport corridors will provide public transport, active transport and road connections to major centres in the region including Leppington Town Centre and Station, Oran Park Town and Narellan Centre.</p> <p>New urban growth is supported by the existing and future infrastructure. Engagement with Sydney Water and modelling of water and wastewater capacities has been undertaken to confirm early stages can be delivered with existing infrastructure. Ongoing engagement with key stakeholders including Council, DPHI and service providers will be required to ensure the timing and delivery of essential services to support new housing supply in the early stages through to full development is properly achieved.</p>
Local Priority I2 Connecting Camden through integrated transport solutions	<p>The proposal provides for the future transport corridors for the Rickard Road extension and integrates with the existing transport corridor of Camden Valley Way and the surrounding active transport network. With road upgrades associated with the Planning Proposal, new housing within the site will be well-connected with active transport, public transport and private transport to the broader region.</p>
Local Priority I3 Planning for the delivery of the North South Rail and South West Rail Link Extension	<p>This Local Priority does not influence the Planning Proposal.</p>
Local Priority I4 Working in partnership to deliver a more liveable, productive and sustainable Camden	<p><i>A "key action of the LSPS is for Council to develop a strategy which will be used to advocate for key infrastructure to support growth in the Camden LGA."</i> Key infrastructure required to enable greater housing supply in South West Sydney and Camden LGA is water and wastewater services. The Planning Proposal has been a catalyst for engaging with Sydney Water to ensure capacity exists for the early stages of housing delivery until the planned infrastructure is delivered around 2030 where the entire site can be fully developed.</p>
Liveability	
Local Priority L1 Providing housing choice and affordability for Camden's growing and changing population	<p>There is projected housing capacity within the Catherine Field Precinct for over 5,000 dwellings and the Planning Proposal will be a significant contributor to housing within this Precinct. The Planning Proposal will provide for a range of housing options consistent with the types of housing in today's housing market and the future changing household makeup and population.</p> <p>The Planning Proposal is consistent with the principles to contain housing growth within the SWGA and promote a diverse mix of housing at a scale that enables healthy and walkable neighbourhoods.</p>
Local Priority L2 Celebrating and respecting Camden's proud heritage	<p>The Planning Proposal includes assessments for Aboriginal and historic heritage. No significant Aboriginal or historic heritage items or areas are identified within the site.</p>
Local Priority L3 Providing services and facilities to foster a	<p>The Planning Proposal includes an assessment of social infrastructure requirements and delivery of a double playing field and</p>

LSPS Priority	Comment on consistency with LSPS Priority
healthy and socially connected community	four large local parks are proposed to provide the future community with accessible recreation facilities for a range of age groups. With new active transport connections within the site and existing active connections surrounding the site, the new community will have access to a range of active and passive that will encourage socially connected and healthy neighbourhoods.
Local Priority L4 Encouraging vibrant and connected centres which reflect Camden's evolving character	There are no centres planned within the site.
Local Priority L5 Supporting cultural infrastructure to promote cultural and creative spaces	There is an opportunity to integrate various cultural spaces and places to support community visual and performing arts events. A community centre is planned for the playing fields which can play a role in hosting and encouraging these types of events and the local centre could also include cultural and creative spaces.
Productivity	
Local Priority P1 Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District	A local centre is planned within the site that is well connected to roads and future transport systems. The local centre will provide local employment in addition to other activities within the site including schools and recreation facilities.
Local Priority P2 Creating a network of successful centres	This Local Priority does not influence the Planning Proposal.
Local Priority P3 Strengthening the Strategic Centres of Narellan and Leppington	This Local Priority does not influence the Planning Proposal.
Local Priority P4 Ensuring a suitable supply of industrial and urban services land	This Local Priority does not influence the Planning Proposal.
Local Priority P5 Leveraging industry opportunities created by Camden's proximity to the Western Sydney Airport and Aerotropolis	This Local Priority does not influence the Planning Proposal.
Local Priority P6 Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism	This Local Priority does not influence the Planning Proposal.
Sustainability	
Local Priority S1 Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space	The Draft ISP provides a green and blue grid framework that connects riparian protection areas, local parks and play fields, and drainage areas. Every dwelling within the site will be highly accessible to green spaces by being located within less than 4 minutes walking distance.
Local Priority S2 Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River	The hydrolines have been assessed and there is a single 1 st Order stream that will be preserved within the site. The waterway will be restored as part of the future development of the site and protected with conservation zones and ongoing management.
Local Priority S3 Protecting Camden's Rural land	This Local Priority does not influence the Planning Proposal.
Local Priority S4 Protecting and restoring environmentally sensitive land and enhancing biodiversity	The site is within the land identified as having biodiversity certification in the SWGA. There is no environmentally sensitive land mapped within the site and with the restoration of the riparian protection areas and plantings in green spaces, the urban tree

LSPS Priority	Comment on consistency with LSPS Priority
	canopy and biodiversity will be enhanced.
Local Priority S5 Reducing emissions, managing waste and increasing energy efficiency	The Planning Proposal to rezone land does not provide a mechanism to reduce emissions. However, with good building design and specific planning controls, reductions in emissions, better waste management and improved energy efficiency can be achieved.
Local Priority S6 Improving Camden's resilience to hazards and extreme weather events	The Draft ISP design adopts a spatial dispersion to create cooler refuge areas in medium sized parks and green spaces and disperse cooler temperatures in adjoining housing and development. The Planning Proposal combined with the emerging government initiatives to reduce urban heat effects (lighter coloured roofs, more plantings, increasing the urban tree canopy) will make the new urban areas more resilient to extreme heat.