

Ref: 074-Springfield Rd North

17 December 2024

The General Manager
Camden Council
70 Central Ave
ORAN PARK NSW 2570

Attention: Josh Pownell

Dear Josh,

Planning Proposal: Springfield Road North – Catherine Field NSW

On behalf of Springfield Rd Pty Ltd, we submit additional information to support the assessment of the Springfield Road North Planning Proposal.

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

Enclosed is the Draft Indicative Structure Plan (ISP) that was presented and tabled at the meeting on 4 December 2024 at Council offices (see **Attachment A**). The version that was presented to Council has designated land for a local centre in the location identified in the South West Growth Area (SWGA) Structure Plan. The Draft ISP also includes land designated for a primary school, which is co-located with the sports fields adjacent to the future Rickard Road transit boulevard.

The addition of the local centre has provided an opportunity to introduce higher residential densities and will enable the delivery of a broader range of housing options within the project. Although the addition of around 5.5 hectares of non-residential land uses, the projected dwelling yield remains around 2,000 homes.

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

An update to the Draft ISP presented to Council is enclosed in **Attachment B**. The revised version has adopted the Rickard Road alignment corresponding with the dataset that was issued by Council after the meeting on 4 December.

The latest version of the Draft ISP maintains the local centre in the location identified in the SWGA Structure Plan and includes the primary school site and a broader range of housing typologies.

The changed alignment of Rickard Road to the east in the revised Draft ISP did not result in an optimal development outcome for land on the northeast of the new alignment. The land between the Rickard Road corridor and the northwestern boundary of the initial Springfield Road North Planning Proposal site was relatively narrow to achieve a coordinated and practical development outcome. The revised Draft ISP includes the addition of three landholdings on the northwest to achieve a reasonable developable parcel for the project. 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 Council does not support 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 revised Draft ISP dated 11 December 2024 adopts the Rickard Road alignment issued 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 allow for a transit boulevard with that can transition into Catherine Park Drive to the south without any bends and turns between Springfield Road and Catherine Park Drive, which will be detrimental to land use efficiency and good road design, and will create irregular land boundaries for future development within the Catherine Field Precinct.

3. 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 Draft ISPs enclosed in this submission, it is considered the response to the strategic merit test criteria applies 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 and Western City District Plan.</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>	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.
<i>Respond to a change in circumstances that has not been recognised by the existing planning framework</i>	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 with the SWGA. The proposal is wholly consistent with the existing strategic planning framework and assessment of water and wastewater capacities in consultation with Sydney Water concludes there is capacity and agreement to progress a servicing strategy that overcomes the delays in the delivery of essential infrastructure that exists in the SWGA.

With the updated Draft ISP, the Planning Proposal will meet the strategic merits test requirements.

4. 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 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.</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.</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 of key retail, commercial, health, education and community facilities and services that have been planned for the area. The revised 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>
<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 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>
<i>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</i>	<p>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.</p> <p>Assessment of water and wastewater capacities in consultation with Sydney Water concludes there is capacity and agreement to progress a servicing strategy that allows early delivery of new housing.</p> <p>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.</p>

The Planning Proposal meets the site-specific merit requirements.

5. Conclusion

The revised Draft ISP is to support the progression of the Springfield Road North Planning Proposal. The latest plans 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 to establish a new community.

The inclusion of the local centre in both versions of the Draft ISP provides an improved opportunity to introduce higher residential densities and will facilitate more diverse housing options within the project. The

higher density areas are well-located to future retail, schools, recreation and public transport connections and form suitable locations to integrate affordable housing into the new urban area.

We now respectfully request the progression of the Planning Proposal. In the interim, we welcome any feedback on the updated Draft ILP and Council's position on the preferred Draft ISP option.

Feel free to contact me if there are any comments or if you wish to discuss this further.

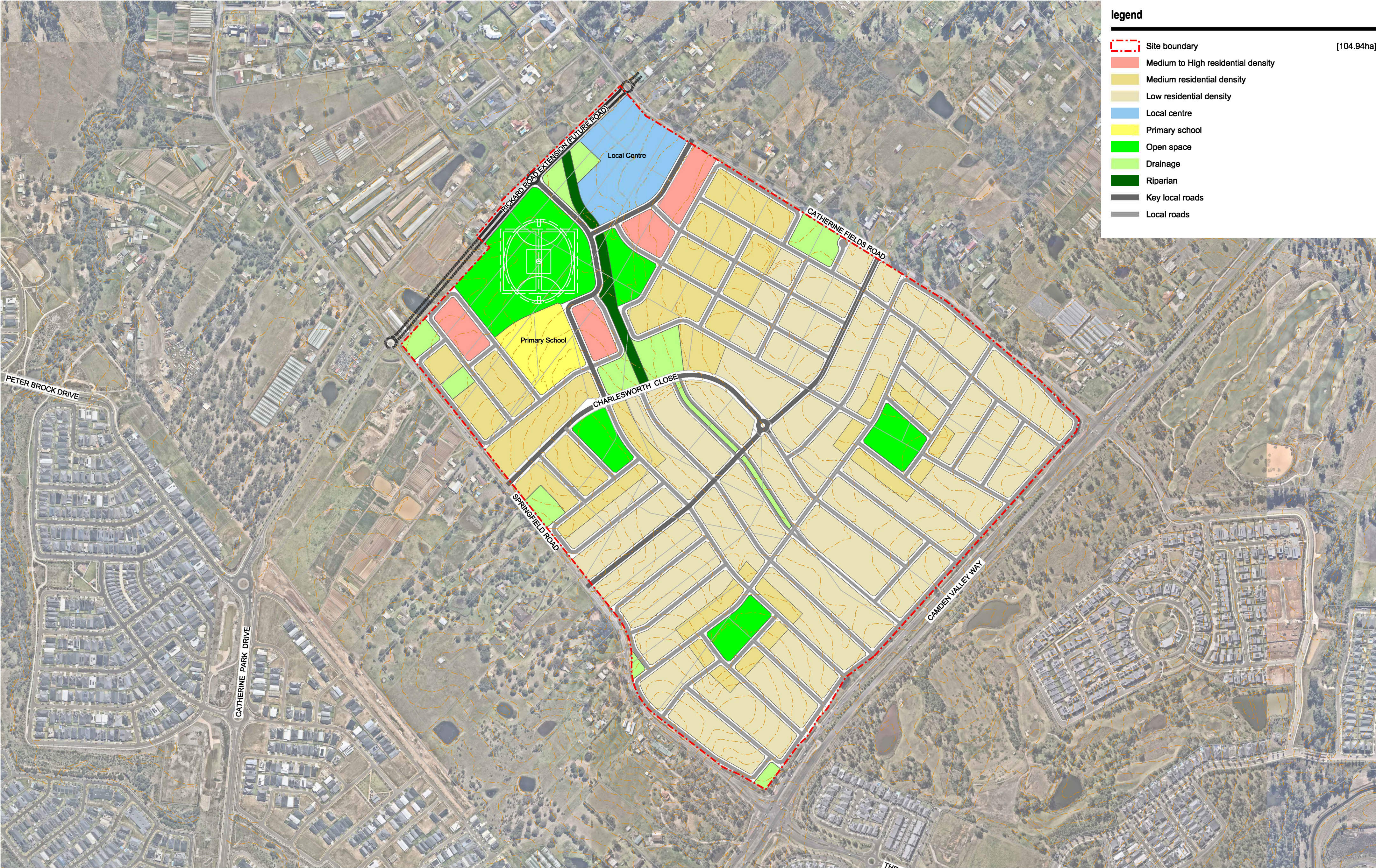
Yours faithfully

Urbanco Group Pty Ltd



Guy Evans
Director

Cc	Joseph Jacob	Springfield Rd Pty Ltd
	Pierre Jacob	Springfield Rd Pty Ltd
	Adrian Miller	Colliers



legend

- Site boundary [104.94ha]
- 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

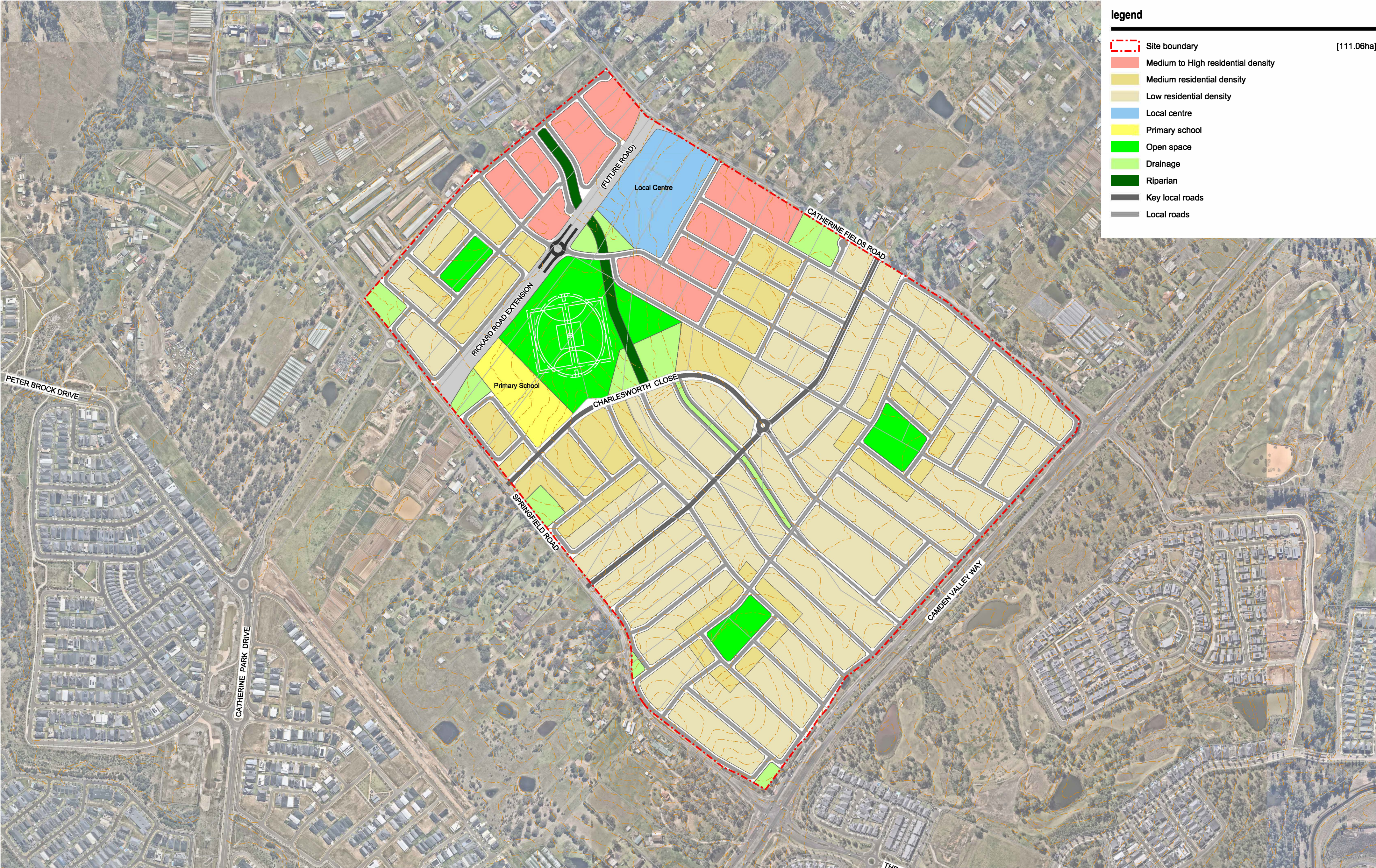
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074.CF.004
date:
30/10/2024
aerial:
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revision:
07
proj:
MGA94-56
drawn:
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Indicative Structure Plan
Springfield Road, Catherine Field

A Proiet Project

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scale:
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11/12/2024
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