



**REZONING REVIEW  
RECORD OF DECISION**

STRATEGIC PLANNING PANEL of the  
SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	17 June 2025
DATE OF DECISION	27 May 2025
PANEL MEMBERS	Justin Doyle (Chair), John Brockhoff, Scott Barwick, Sue Francis and Michael File
APOLOGIES	None
DECLARATIONS OF INTEREST	None

**REZONING REVIEW**

**RR-2024-35 – Camden LGA – PP-2022-1275**

52 & 58 Springfield Road & 32, 44, 55, 60, 65 and 66 Charlesworth Close, Catherine Field (As described in Schedule 1).

**Reason for Review:**

- ☐ The council has notified the proponent that the request to prepare a planning proposal has not been supported.
- ☒ The council has failed to indicate its support 115 days after the proponent submitted a request to prepare a planning proposal.
- ☐ The council has not submitted the planning proposal for a Gateway determination within 28 days of indicating its support for the proposal.

**PANEL CONSIDERATION AND DECISION**

The Panel considered the material listed at item 4 and the matters raised and/or observed at briefings and site inspections listed at item 5 in Schedule 1. The Panel also heard extensively from Camden Council, the proponent – Urbanco, and Springfield Pty Ltd at the Panel briefing, and was also briefed by officers from the Department of Planning, Housing and Infrastructure.

Based on this review, the Panel recommends that the proposed instrument:

- ☒ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and subject to changes site specific merit
- ☐ **should not** be submitted for a Gateway determination because the proposal has:
  - ☐ not demonstrated strategic merit
  - ☐ demonstrated strategic merit but not site specific merit

The decision was unanimous.

Note: it is also recommended that given the strong strategic merit and significant potential contribution to housing supply DPHI consider the project for the State Rezoning Policy released in 2024 to expedite to identify and deliver strategically important rezonings.

## REASONS FOR THE DECISION

### Strategic Merit

The Panel agreed that the planning proposal had Strategic Merit given that:

- The planning proposal is consistent with applicable strategic planning documents, particularly as they relate to the general objectives for housing. These include A Metropolis of Three Cities, Greater Sydney Region Plan, Western City District Plan, Camden Local Strategic Planning Statement 2020, Camden Local Housing Strategy 2021, Camden Centres and Employment Lands Strategy 2022; A Guide to the South West Growth Area and Structure Plan 2022 and relevant State Environmental Planning Policies (SEPP) and Ministerial Directions.
- Delivering housing supply is a priority issue for Sydney for all levels of Government.
- The provision of additional housing in this location reflects a logical extension of the progress of housing development that has occurred progressively from the south and west (including Gledswood Hills and Oran Park).
- It is part of the South West Growth Area which aims to deliver 30,000 dwellings.
- The planning proposal contributes to the 30-minute city vision due to its proximity to Western Sydney Airport and Aerotropolis, Western Economic Corridor, Leppington and Narellan Strategic Centre, Campbelltown Macarthur and being within the South West Growth Area.

### Site Specific Merit

The Panel agreed that zoning changes advanced by the planning proposal are likely to achieve Site Specific Merit subject to revisions addressing site constraints discussed in the “Panel recommendations” section below, noting that:

- Sydney Water is anticipating that water servicing for the site is planned to become available, albeit not until 2031. The Panel anticipates that advancing the planning proposal will allow the water servicing and other infrastructure necessary for the precinct to be planned and delivered in an ordered way so as to be available when the new housing allowed under the proposed rezoning is constructed.
- The area covered by the planning proposal can accommodate strategic road connections by way of the Rickard Road alignment described in the latest Council dataset.
- The area could accommodate a neighbourhood centre and recreation facilities with benefit to the area.

### Panel recommendations

To inform the design of the neighbourhood that would be covered by the planning proposal, and to ensure best planning outcomes in future ILP revisions, the Panel invites the proponent to update the proposal and technical supporting studies as follows before a final determination of the planning proposal review is made by the Panel.

Prior to submitting the Planning Proposal for a Gateway determination, the Planning Proposal should be revised to address the following:

- Planning the alignment for an anticipated extension of Rickard Road is critical issue for the layout and design of the area covered by the planned rezoning. The Panel was presented with plans showing an alignment for that extension which Council advises has been considered in planning for the alignment of other road work and intersection connections in the locality. Consultation undertaken by the Department with Transport for New South Wales confirmed its preference to retain the Council’s preferred alignment at this stage, while also noting that Council would likely be the roads authority to ultimately take ownership of the road. Accordingly, the Panel requires that the ILP accompanying the planning proposal be revised to align the road extension with the Council data to achieve contiguity.
- The proponent’s water modelling and assessment is to be completed and supplied to Council for comment to establish that the proposed interim servicing solutions are viable.
- To inform the design and ensure best planning outcomes in future ILP revisions, the following reports are to be updated or produced:

### Planning Panels Team

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [strategicpanels@dpie.nsw.gov.au](mailto:strategicpanels@dpie.nsw.gov.au)

- Ridgeline Analysis;
- Connecting with Country Framework;
- Geotechnical Report;
- Aboriginal Cultural Heritage Assessment Report;
- Air quality and odour study (consultation with the adjacent farm operators is also required);
- Revisions to flood modelling and Water Cycle Management Strategy;
- Flood Impact and Risk Assessment (FIRA); and
- The Biodiversity Assessment and Riparian Lands Assessment should be updated to ground truth the whole site and identify further opportunities to retain native vegetation within a linking riparian corridor; and
- Revised bushfire reports are required to assess any changes to the ILP design as the site is mapped as being bushfire prone.
- Preparation of a revised ILP informed by the conclusions of the updated reports and previous correspondence from relevant agencies. The Panel agrees with Council that future ILP revisions should:
  - Review proposed locations for medium to high residential density areas and introduce mapped minimum lot sizes; and
  - Explore opportunities to retain on-site existing native vegetation and provide on-site riparian corridor links while also investigating the potential to create a green grid between the site and the Springfield Road South proposal site (directly to the south).
  - Consider cadastral boundaries and existing land holdings.
  - Ensure that ILP design is directed to the best planning outcome, and does not advantage the proponent's land holding over other land owners within the subject area without objective planning justification (such as planning the location of proposed public recreation areas).
  - Resolve the location of the neighbourhood centre and the location of complementary facilities and housing typologies accordingly.

The planning proposal report and associated mapping should be amended to reflect the ILP so revised.
- Leading to completion of a revised ILP, consultation with relevant authorities including:
  - School Infrastructure NSW - to investigate suitable planned siting of education infrastructure incorporated in a manner that delivers a safe and well placed school close to the local centre and open spaces;
  - Sydney Water - to confirm if the proposed interim servicing solutions are viable once capacity modelling has been completed;
  - Camden Council, to commence engagement to identify a mechanism for public contributions, identify solutions for the distribution and size of open space contributions;
  - NSW Rural Fire Service (NSW RFS) - to confirm that the updated bushfire study adequately responds to bushfire impacts;
  - NSW State Emergency Services (SES) - to confirm flood management and evacuation has been adequately considered; and
  - Conservation Programs, Heritage & Regulation Group (CPHR) of DCCEEW - to address biodiversity, flooding and heritage impacts.

In addition, the Panel recommends that the PPA team and the Department's Urban Design team undertake a review of the outcome of the above actions and provide a recommendation back to Panel as to their sufficiency.

Before a Gateway determination issues, the Panel anticipates that:

- Negotiations will have commenced with Council regarding the preparation of a site-specific DCP; and
- A suitable mechanism has been identified for the provision of open space, affordable housing, and relevant community benefits.

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Before the planning proposal proceeds further towards Gateway, the Panel will require confirmation from the proponent that it agrees to:

- a) revise the planning proposal to be consistent with the Panel's recommendations; and
- b) subsequently provide a revised planning proposal to address the Panel's concerns.


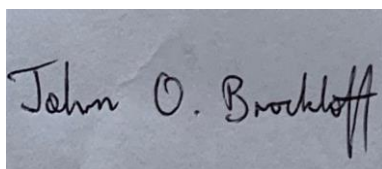



The proponent has up to two weeks from the date of this determination to confirm whether it agrees to revise its planning proposal to be consistent with the Panel's recommendations. Should the proponent not agree to revise the proposal, then the Panel will reconvene to determine the planning proposal with respect to its site specific merit and will not be submitted for a Gateway determination.

Should the proponent agree to revise and update its planning proposal to address the Panel's concerns as set out above, then the proponent will be allowed five months to provide the revised planning proposal, including supporting reports and studies to the Panel.

The Panel will reconvene following the receipt of the revised Planning Proposal (or after the proponent declines to make those revisions) to assess and determine whether the Proposal has met the Panel's recommendations and has demonstrated site specific merit and is suitable for submitting to a Gateway determination.

Camden Council has been given the opportunity to accept the role of Planning Proposal Authority (PPA) for this planning proposal, however Council has declined the PPA role. In accordance with Section 3.32(1) of the *Environmental Planning and Assessment Act 1979*, the Planning Panel as delegate of the Minister for Planning has determined to appoint itself as the PPA for this planning proposal.

Should the proponent fail to pay the PPA fee by the designated date, then the Panel will no longer proceed with the planning proposal and the making of a local environmental plan amendment.

PANEL MEMBERS	
 Justin Doyle (Chair)	 John Brockhoff
 Scott Barwick	 Sue Francis
 Michael File	

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SCHEDULE 1		
1	<b>PANEL REF – LGA – DEPARTMENT REF - ADDRESS</b>	RR-2024-35 – Camden LGA – PP-2022-1275 – at 52 & 58 Springfield Road & 32, 44, 55, 60, 65 and 66 Charlesworth Close, Catherine Field
2	<b>LEP TO BE AMENDED</b>	Camden Local Environmental Plan (LEP) 2010
3	<b>PROPOSED INSTRUMENT</b>	<p>The proposal seeks to remove controls under the LEP and introduce the site under the Western Parkland City SEPP to facilitate the development of approximately 2080 dwellings by:</p> <ul style="list-style-type: none"> <li>• Amending Clause 1.3 of Appendix 5 and Land Application Map (LAP_009) to incorporate part of Catherine Field Precinct</li> <li>• Amending Clause 2.2 of Appendix 5 and Land Zoning Map (LZN_009) to rezone the site to part R2, part R3, part RE1 and part SP2;</li> <li>• Amending Clause 4.3 of Appendix 5 and Height of Building Map (HOB_009) to include the proposed Height of Building controls as part 9m, part 12m and parts with no control;</li> <li>• Amending Clause 4.1B of Appendix 5 and Residential Density Map (RND_009) to include Residential Density controls; and</li> <li>• Amending Riparian Protection Area Map (RPN_009) and Land Reservation Acquisition Map (LRA_009) to introduce the site into the Western Parkland City SEPP.</li> </ul>
4	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Rezoning review request documentation</li> <li>• Department of Planning, Housing and Infrastructure, Rezoning Review Briefing Report, 16 April 2025</li> <li>• Slide presentations from DPHI ; Camden Council, 1 May 2025 and UrbanCo, 2 May 2025</li> </ul>
5	<b>SITE INSPECTIONS AND BRIEFINGS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• <b>Site inspection with Department of Planning, Housing and Infrastructure (DPHI): 10:05am – 10:50am, 8 May 2025</b> <ul style="list-style-type: none"> <li>○ Panel members in attendance: Justin Doyle (Chair), John Brockhoff, Scott Barwick, Sue Francis and Michael File</li> <li>○ DPHI staff in attendance: Murray Jay, Shruthi Sriram &amp; Terry Doran</li> <li>○ Key issues discussed: <ul style="list-style-type: none"> <li>• Overview of site description, key features</li> <li>• Explanation of original Indicative Layout Plan (ILP) and the two ILP options A and B</li> <li>• Discussion of potential Rickard Road extension corridor</li> <li>• Discussion of proponent landownership, issue of remaining fragmented land acquisition</li> <li>• Discussion of vegetation stands on site, existing dam and riparian corridor</li> <li>• Discussion of Sydney Water provision, temporary arrangements proposed by proponent</li> </ul> </li> </ul> </li> <li>• <b>Briefing with Department of Planning, Housing and Infrastructure (DPHI): 1:00pm – 1:45pm, 8 May 2025</b> <ul style="list-style-type: none"> <li>○ Panel members in attendance: Justin Doyle (Chair), John Brockhoff, Scott Barwick, Sue Francis and Michael File</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ DPHI staff in attendance: Louise McMahon, Murray Jay, Shruthi Sriram, Terry Doran, Lara Levy and Adam Williams</li> <li>○ Key issues discussed: <ul style="list-style-type: none"> <li>• ILP options and site specific issues</li> <li>• Rickard Road extension</li> <li>• Water and wastewater</li> <li>• Site context and surrounding area</li> </ul> </li> <li>• <b>Briefing with Camden Council: 1:45pm – 2:30pm, 8 May 2025</b> <ul style="list-style-type: none"> <li>○ Panel members in attendance: Justin Doyle (Chair), John Brockhoff, Scott Barwick, Sue Francis and Michael File</li> <li>○ DPHI staff in attendance: Louise McMahon, Murray Jay, Shruthi Sriram, Terry Doran, Lara Levy and Adam Williams</li> <li>○ Council representatives in attendance: Nicole Aiken and Josh Pownell</li> <li>○ Key issues discussed: <ul style="list-style-type: none"> <li>• Lack of precinct planning in SW Growth area</li> <li>• Inability to assess the updated ILP options</li> <li>• Site constraints</li> <li>• Water servicing</li> <li>• Key roads associated with site</li> <li>• Vegetation and riparian issues</li> <li>• Open space availability</li> </ul> </li> </ul> </li> <li>• <b>Briefing with Urbanco (Planning Consultant), Colliers (Proponent) and Springfield Road Pty Ltd (Landowner): 2:30pm – 3:15pm, 8 May 2025</b> <ul style="list-style-type: none"> <li>○ Panel members in attendance: Justin Doyle (Chair), John Brockhoff, Scott Barwick, Sue Francis and Michael File</li> <li>○ DPHI staff in attendance: Murray Jay, Shruthi Sriram, Terry Doran, Lara Levy and Adam Williams</li> <li>○ Proponent representatives in attendance: Guy Evans, Adrian Miller, Joseph Jacob, Pierre Jacob, Louise Lee and Ricky Bligh</li> <li>○ Key issues discussed: <ul style="list-style-type: none"> <li>• Brief history of the proposal and the site</li> <li>• Revised ILP and design strategy</li> <li>• Rickard Road extension</li> <li>• Contributions mechanisms for proposal</li> <li>• Water and wastewater management</li> </ul> </li> </ul> </li> <li>• <b>Panel Discussion: 3:15pm – 4:00pm, 8 May 2025</b> <ul style="list-style-type: none"> <li>○ Panel members in attendance: Justin Doyle (Chair), John Brockhoff, Scott Barwick, Sue Francis and Michael File</li> <li>○ DPHI staff in attendance: Murray Jay, Shruthi Sriram, Terry Doran, Lara Levy and Adam Williams</li> </ul> </li> </ul>
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