



Scoping Report

Project Specific SEARs Request and Rezoning Scoping

Part 264A South Street, Marsden Park (Lot 2 in DP1214817)

Submitted to the Housing Delivery Authority
on behalf of Kanebridge Investments Marsden Park



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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| Appendix | Author |
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| B. Scoping Summary Table | <i>Colliers Urban Planning</i> |

1.0 Introduction

The Scoping Report has been prepared by Colliers Urban Planning on behalf of Kanebridge Investments Marsden Park (the Applicant) to request project-specific Secretary's Environmental Assessment Requirements (SEARs) from the Department of Planning, Housing and Infrastructure (DPHI).

Project-specific SEARs are requested to enable and guide the preparation of an Environmental Impact Statement (EIS) and Rezoning Report for a concurrent State Significant Development Application (SSDA) and rezoning at Part 264A South Street Marsden Park (Lot 2 in DP1214817).

The site was nominated as State Significant Development (SSD) by Ministerial Planning Order dated 2 April 2025, for development specified in the Housing Delivery Authority EOI application No. 235428 dated 31 January 2025. This letter provides a description of the site, the proposed development and statutory planning considerations, including eligibility for the State Significant Development (SSD) and project-specific SEARs pathways. The planning approval pathway will involve a Main Works SSDA and Concurrent Rezoning (this SEARs Request) pursuant to section 4.36(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

This Scoping Report is supported by preliminary supporting information (see **Appendices**).

1.1 Applicant Details

The Applicant's details are presented in **Table 1** below.

Table 1 Applicant Details

| | |
|-------------------|--|
| Applicant: | Kanebridge Investments Marsden Park |
| Address: | PO BOX 6042 Baulkham Hills NSW 2153 |
| ABN: | 43 604 426 888 |

1.2 Key Objectives

The project seeks to provide additional housing in the strategic centre of Marsden Park, an emerging growth centre in North West Sydney. The objectives of the proposed rezoning and development are to:

- Demonstrate the strategic and site-specific merit of accommodating the proposed mix of uses and development on the site;
- Respond to the housing challenges facing Sydney through boosting the delivery of housing, including affordable housing, in a highly accessible location;
- Facilitate a mixed-use development outcome that supports population-serving employment and community infrastructure consistent with the desired role and function of the strategic centre;
- Improve pedestrian and vehicular access to the site, while encouraging the direct connection to public transport and the existing street network; and
- Appropriately respond to neighbouring development and the public domain through a podium and tower built form with appropriate setbacks and massing, protecting solar access and minimising environmental impacts.

2.0 Strategic Context

This section sets out the strategic context that is relevant to the project justification and evaluation. It is noted that these matters will be investigated in more detail in the EIS.

2.1 Project Justification

This proposed development demonstrates high strategic merit. The development will result in the construction of approximately 829 dwellings within a well located area near to transport, other residential development and outdoor recreational spaces. This aligns with key strategic documents for the state and local government area through responding to liveability and the focus to provide greater housing in proximity to transport and infrastructure.

A summary of the key strategic plans that identify the strategic context of the project is provided below.

Table 2 Summary of Alignment with Key Strategic Plans

| Strategic Plan / Strategy | Analysis |
|---------------------------|----------|
|---------------------------|----------|

NSW Housing Strategy: Housing 2041

The NSW Housing Strategy supports the provision of new housing stock in NSW. Within the Strategy, in-fill affordable housing is identified as a housing typology to support the diversity and affordability of the rental market. This helps to meet two of the four key pillars of the NSW housing system, demonstrated in Error! Reference source not found. below:



Figure 1 NSW Housing Strategy Key Pillars

Source: Housing 2041, NSW Government.

National Housing Accord 2022

The Federal Government announced the National Housing Accord in October 2022, which committed to delivering 1.2 million houses in well-located areas in 5 years starting from July 2024. The Accord lays the groundwork to improving affordability by addressing Australia’s housing supply challenges and enabling the delivery of more social and affordable housing. The Housing Accord includes:

- an initial, aspirational national target of delivering a total of one million new, well located homes over 5 years from 2024, and
- immediate and longer-term actions for all parties to support the delivery of more affordable homes.

The proposed development is aligned with the National Housing Accord as it seeks to deliver additional housing in a well-serviced location.

NSW Housing Targets

The NSW Government has recently released 5-year housing completion targets for 43 councils across Greater Sydney, Illawarra-Shoalhaven, Central Coast, Lower Hunter and Greater Newcastle and 1 target for regional NSW.

These targets replace outdated targets reflect NSW’s commitment to deliver 377,000 new homes across the state by 2029 under the National Housing Accord. A 5-year target of 21,400 new dwellings has been identified for Blacktown LGA, the achievement of which will be assisted by this proposal.

**Greater Sydney Region Plan
- A Metropolis of Three
Cities**

The Greater Sydney Region Plan establishes a 40-year vision to 2056 for Greater Sydney to be a metropolis of three cities, enabling most people in Greater Sydney to get to their nearest strategic centre within 30 minutes by public transport. The Region Plan is supported by five district plans that guide the implementation of the Region Plan at a district level and act as a bridge between regional and local planning. The site is located within the Central District and is included in the Central District Plan.

Central City District Plan

The Central City District Plan (**District Plan**) builds upon the Regional Plan's vision, objectives and strategies to provide a 20-year plan to manage growth in the Central City District. The proposed development is consistent with a number of the priorities of the District Plan, including:

- **Infrastructure and collaboration:** The Site is adequately serviced (subject to augmentation of utilities) and is in close proximity to future public transport and road infrastructure, making it suitable for new homes and apartments. The proposal's delivery and success will be achieved through the collaborative efforts of multiple stakeholders.
- **Liveability:** The proposal will deliver approximately 829 new homes in an area with an evolving mixed use residential character that is well-connected to transport and local amenities and provides additional pedestrian connections and communal facilities to promote active lifestyles.
- **Productivity:** The additional supply of residential dwellings will support the ongoing growth of Marsden Park, enabling workers, students and families to live close to where they work or study.
- **Sustainability:** Embedding ESD principles into the building design and providing landscaping throughout the Site will enhance the character of the development.

Specifically, Priority C5 identifies the need to provide housing supply and choice with access to jobs, services and public transport. The proposed development will deliver housing within close proximity to infrastructure and public transport that allows for a better quality of life.

**Future Transport Strategy
2056**

The Future Transport Strategy 2056 sets the vision and direction for NSW transport investment by providing a comprehensive plan that emphasises the creation of connected 30-minute cities and convenient 15-minute neighbourhoods. It includes a movement and place framework to ensure that transport supports the increased accessibility and reduced travel time for residents whilst enhancing the character of the places and communities. The key guiding principles for future transport that are relevant to the site, include:

- **Successful places:** The liveability, amenity and economic success of communities and places should be enhanced by transport.
- **Accessible services:** Transport should enable everyone to get the most out of life, wherever they live and whatever their age, ability or personal circumstances.

**Blacktown Local Strategic
Planning Statement 2020**

The Blacktown Local Strategic Planning Statement (**LSPS**) outlines the direction for future land use planning, population, housing and economic growth in Blacktown LGA.

The Site is within the Marsden Park Strategic Centre. The centre will include high density housing and commercial areas around a new Sydney Metro station, providing connections to Western Sydney Airport to the south and employment centres to the east at Norwest and Macquarie Park.

The proposed development is consistent with a number of the Priorities within the LSPS, including:

- **Planning Priority 3:** Providing services and social infrastructure to meet people's changing needs
- **Planning Priority 5:** Providing housing supply, choice and affordability with access to jobs, services and public transport
- **Planning Priority 7:** Delivering integrated land use and transport planning and a 30-minute city
- **Planning Priority 8:** Growing mixed use, investment, business and job opportunities in Strategic Centres

It is noted that The Blacktown LSPS was prepared prior to the housing targets established by the State Government under the National Housing Accord.

**Blacktown Housing
Strategy 2020**

The Blacktown Housing Strategy identifies the proposed mix of housing that will be located throughout the LGA, to contribute to the required 105,000 additional dwellings from 2016 to 2036.

An analysis of the evidence base indicates that Blacktown's existing planning controls provide sufficient capacity to meet the forecast demand for housing. However, it was noted that areas of high accessibility to services, infrastructure and public transport, such as in and around larger centres, were better suited to higher density living, including affordable housing opportunities.

It was noted that a review of planning controls was essential for the Marsden Park Strategic Centre to evolve into a higher density residential and employment centre.

North West Growth Area – Marsden Park

Marsden Park is part of the North West Growth Area, which was rezoned in 2013. Marsden Park is proposed to include up to 10,300 new homes and the delivery of local amenities close to transport options, including:

- a new town centre and two village centres
- 108 ha of open space and recreation areas
- upgrades to major roads including Richmond Road
- new primary and high schools
- protection of more than 450 ha of significant vegetation and major creek corridors
- improved connections to encourage walking and cycling.

The site adjoins the Marsden Park Town Centre, which is proposed to be the principal point for retail, commercial and mixed use activities, as well as recreational and community facilities, catering to the whole Marsden Park Precinct.

The site was nominated to include a Community Resource and Recreation Hubs (CRRH), to include an aquatic facility and a youth centre, performing arts/cultural centre, a district level community centre and a library within the Indicative Layout Plan below (Dark Purple Area).



Marsden Park Strategic Town Centre – Discussion Paper

Blacktown City Council released the Marsden Park Strategic Centre Discussion Paper in August 2022. The document provided updated information on Council's planning of the Centre. The paper provides an overview of the policy context, regional setting, community feedback, and key findings from technical studies completed to date. It also explains the requirements for a successful strategic centre, including a clear vision, coordinated land use and transport planning, strong stakeholder involvement, high-quality public spaces, sustainable design, and good active-transport connections.

A series of technical studies informed the preparation of the discussion paper including:

- **Commercial, retail and residential analysis:** Demand for the centre is likely limited in the short term, with the potential for significant residential and non-residential demand to 2056.
- **Environmental and land capability:** The site is relatively free from environmental considerations with regards to contamination, odour, bushfire and noise and vibration, with further detailed studies required.
- **Biodiversity and Riparian Assessment:** Portions of the Strategic centre are biodiversity certified under the North West Growth Area biodiversity certification order
- **Infrastructure and Servicing Strategy:** This Strategy is currently being prepared in conjunction with the Transport Strategy and Masterplan
- **Transport strategy:** The alignment and design of future Metro corridor between Tallawong and St Marys, as well as the location and design of future Metro Station is being considered currently. Council is also proposing to progress work on a plan to enable the staged development of the centre without compromising future decisions by the NSW Government on its State road and Metro network.
- **Vision and masterplan:** A Masterplan for the site is currently being prepared to set out the future planning direction for the Strategic Centre.

It is noted that the Discussion Paper is not adopted Council policy. Instead, it is intended to guide ongoing conversations with State agencies and key stakeholders, allowing transport solutions to be finalised before detailed planning of the centre proceeds. It sets the foundation for preparing the vision and masterplan for the Marsden Park Strategic Centre.

2.2 Ministerial Planning Directions

The concurrent rezoning will be required to address the applicable Ministerial Directions. The following points provide a summary response indicating how the concurrent rezoning report will address the relevant Ministerial Directions:

- **Direction 1.1 (Implementation of Regional Plans)** – the proposal is consistent with the Greater Sydney Region Plan
- **Direction 1.4 (Site Specific Provisions)** – the proposal will not create unnecessarily restrictive or complicated planning controls.
- **Direction 1.6 (North West Priority Growth Area Land Use and Infrastructure Implementation Plan)** – the proposal supports the principles of sustainable growth and development outlined in the North West Priority Growth Area Land Use and Infrastructure Strategy, aligning with the envisioned future character of the Marsden Park precinct.
- **Division 4.1 (Flooding)** – a portion of the site is located within a flood planning area. All residential development is proposed to be above the Flood Planning Level (FPL). Suitable mitigation measures will be undertaken to prevent flooding impacts.
- **Direction 4.4 (Remediation of Contaminated Land)** – the proposal will undertake and provide the necessary investigations to demonstrate the site, if contaminated, will be made suitable through remediation works (as necessary) for its intended use.
- **Direction 5.1 (Integrating Land Use and Transport)** – the proposal improves access to housing and jobs by walking, cycling and transport taking into consideration the proximity of the site to existing networks. Increasing density at this location also contributes toward a reduction in car dependency as alternative transport modes will be readily available in the future.
- **Direction 5.2 (Reserving Land for Public Purposes)** – the proposal will require the alteration of existing zonings and reservations of land for public purposes. As such it will require approval from the relevant public authority and the Planning Secretary (or delegate). The Applicant is committed to delivering a high-quality outcome for the site and considers that a mixed-use development can assist Council in providing necessary infrastructure in this location, while also balancing the need for housing diversity in the LGA.
- **Direction 6.1 (Residential Zones)** – the proposal provides for a diversity of housing types and makes efficient use of existing infrastructure by increasing density at a suitable location, where it can be accommodated without any significant environmental impact.

2.3 State and Commonwealth Interests

As part of the State-Led rezoning that has previously been finalised in 2013, consultation with relevant State agencies has already been undertaken insofar as it relates to that proposal. The site will be subject to all the necessary referrals through the assessment process.

2.4 Cumulative Impacts

In accordance with the *Cumulative Impact Assessment Guidelines for State Significant Projects* document dated October 2022 by the DPHI, cumulative impacts can be caused by the compounding effects of multiple projects in an area.

The Marsden Park Precinct Planning Package outlines DPHI's vision for Marsden Park, which is characterised by development for a range of urban purposes, including housing, shops, offices, services, open space and infrastructure. The proposed development aligns with the Planning Package and will consider the cumulative impacts of providing additional housing above what the original controls have intended.

The future SSDA will consider the impacts of surrounding projects in terms of construction and operational impacts.

2.5 Agreements with Other Parties

There are no existing or planned agreements with other parties. However, several key portions of the site are identified for acquisition by Council under the Section 7.11 Contributions Plan No.21 – Marsden Park. This includes the following:

- **MP 11.2 - R3 Local Road** – (noted as a full width crossing between Reserve 972 and Community Facility Site 2)
- Land acquisition for **Site 2 - Aquatics Facility** (not for construction or fit out)
- Land acquisition for Community Resource and Recreation Hub (not for construction or fit out).

The Applicant is committed to delivering a high-quality outcome for the site and considers that a mixed-use development can assist Council in providing necessary roads and community infrastructure in this location.

Although the site includes an SP2 Infrastructure zoning intended to facilitate Council's acquisition of land for a community facility and aquatics facility, there is currently no committed funding for these works. The proposed development therefore offers an opportunity to support the delivery of community infrastructure, particularly through the provision of community floorspace (e.g. a multipurpose community facility).

In relation to an aquatic facility, it is not considered feasible to incorporate such a use within the proposed development from a design standpoint. However, there may be an opportunity for Council to deliver an aquatic facility on its land to the north, which is zoned RE1 Public Recreation and is planned as a future regional park.

The Proponent intends to engage with Council regarding a potential Planning Agreement, including contributions and possible works-in-kind arrangements for the delivery of the internal road network and community infrastructure.

3.0 The Site

An overview of the key components of the site is described in **Table 3** below.

Table 3 Site Description

| Component | Description |
|-------------------------|--|
| Site Address | 264A South Street Marsden Park |
| Legal Description | Lot 2 in DP1214817 |
| Land Ownership | Kanebridge Investments Marsden Park |
| Zoning | Part SP2 Infrastructure (Local Road), Part SP2 Infrastructure (Community Facilities), Part R3 Medium Density Residential |
| Site Area | Approx. 38,049sqm |
| Street Frontages | 150m to proposed North-South Local Road, 240m to proposed East-West Local Road |
| Existing Development | The eastern portion of the site is currently vacant with some vegetated land, which is generally overgrown with weeds and ground covers. A dam is located in the south-eastern portion of the site. The western portion of the site currently consists of three agricultural sheds, shared with the adjoining lot. |
| Surrounding Development | <p>The Site is surrounded by a mix of vegetated agricultural land, 1-2 storey low density dwellings, open space and transport infrastructure. The surrounding development is described as follows:</p> <ul style="list-style-type: none">• North: Immediately north of the Site consists of a large lot that is currently vacant. Under the ILP, this land is proposed to be retained in Council ownership to be used for sports fields and other recreational uses.• East: Immediately east of the Site is bounded by other private landholdings, which are sparsely vegetated and uses for low intensity agricultural uses. Further to the east along Richmond Road is a mix of 1 and 2-storey detached dwellings.• South: Immediately south of the Site consists of other private landholdings and the South Street local road. Further south is evidence of subdivision for housing, sparse tree planting and the Marsden Park industrial area.• West: Immediately west of the Site consists of other private landholdings, residential subdivisions and a mix of 1-2 storey lower-density dwellings. |
| Easements and Access | A right of way access easement will be located to the south of Site 1 to provide access the site from South Street until such a time that the north-to-south future road to the east of the site is built. |
| Flooding | The southern portion of the site is located within a flood planning area as identified within the State Environmental Planning Policy (Precincts—Central River City) 2021 – Development Control Map. |



 Subject Site (Site 2)  Site 1 (subject to separate SSDA)

 NOT TO SCALE

Figure 2 Site Aerial Map

Source: Colliers / Nearmap

4.0 Proposed Development

The project seeks to deliver a mixed-use precinct. In summary, staged development consent is sought for:

- A Concept Proposal for development of the Site in stages as described in the Concept Proposal described below; and
- Section 4.22(4)(b) Works as described in Section 4.3.3

The proposed development is indicatively shown within the Urban Design report by Jackson Teece at **Appendix A**. A detailed description of the proposal is provided below:

Concept Proposal

The Concept Proposal seeks consent for the following scope of works:

- Six (6) mixed use buildings and two (2) residential flat buildings ranging from 6 to 16 storeys, comprising:
 - Approximately 829 dwellings including 2-3% affordable housing provided for a minimum of 15 years.
 - Non-residential floor space including retail premises, food and drink premises and community infrastructure floor space.
 - Up to four (4) levels of basement, incorporating carparking and services.
 - Sleeved podium car parking.
- Public domain and landscaping improvements, including:
 - Internal access network featuring roads and pedestrian paths.
 - Associated landscaping and stormwater management.
- Utility and stormwater connections.

Detailed SSDA for Stage 1 Proposal

- Site preparation works, including excavation and enabling works.
- Construction of two (3) mixed use buildings (Buildings G, J and L) ranging from 9 to 14 storeys, comprising:
 - Approximately 278 dwellings including 2-3% affordable housing provided for a minimum of 15 years.
 - Non-residential floor space including retail premises and food and drink premises floor space.
 - Basement carparking and services.
 - Sleeved podium car parking.
- Public domain and landscaping improvements, including:
 - Internal access network featuring roads and pedestrian paths.
 - Associated landscaping and stormwater management.
- Utility and stormwater connections.

4.1 Layout and Design

The proposal involves the construction of a new mixed-use and residential development that integrates residential, retail, and community infrastructure uses, as shown in **Figure 3** and **Figure 4** below.

The development is arranged as a series of eight buildings that create a transition in density, with taller building forms located toward Marsden Park Town Centre to the east that transition to a lower-scale high density residential form to the western portion of the site.

The proposed built form and land uses have been arranged and articulated to take advantage of the future open space to the north, offering clear outlooks and strong visual connection to the proposed regional park. A stepped silhouette and generous separation between towers preserve sky views and maintain visual permeability across the site.

At ground level, the design prioritises a permeable and active public realm. The podiums of each building directly address adjoining future streets and enhance connectivity to the Metro Station. These podiums establish a neighbourhood-scale interface that accommodates retail, food and beverage, and community uses, supporting a vibrant and engaging station

precinct. Through site links are proposed that reinforce a secondary pedestrian friendly connection throughout the precinct.

Each tower includes communal open spaces on podium rooftops and within upper levels, enhancing resident wellbeing and interaction while ensuring high levels of solar access.

The development will be delivered in stages, with Buildings G, J and L proposed as part of the detailed DA, and the remaining buildings to be progressed under a concept DA. This approach enables the early delivery of much-needed housing, while clearly outlining the long-term development intent for the site to DPHI, Council, and other relevant stakeholders. The concept DA also provides flexibility for the development to respond to future interventions associated with the proposed Sydney Metro station, which may be located to the south of the site.

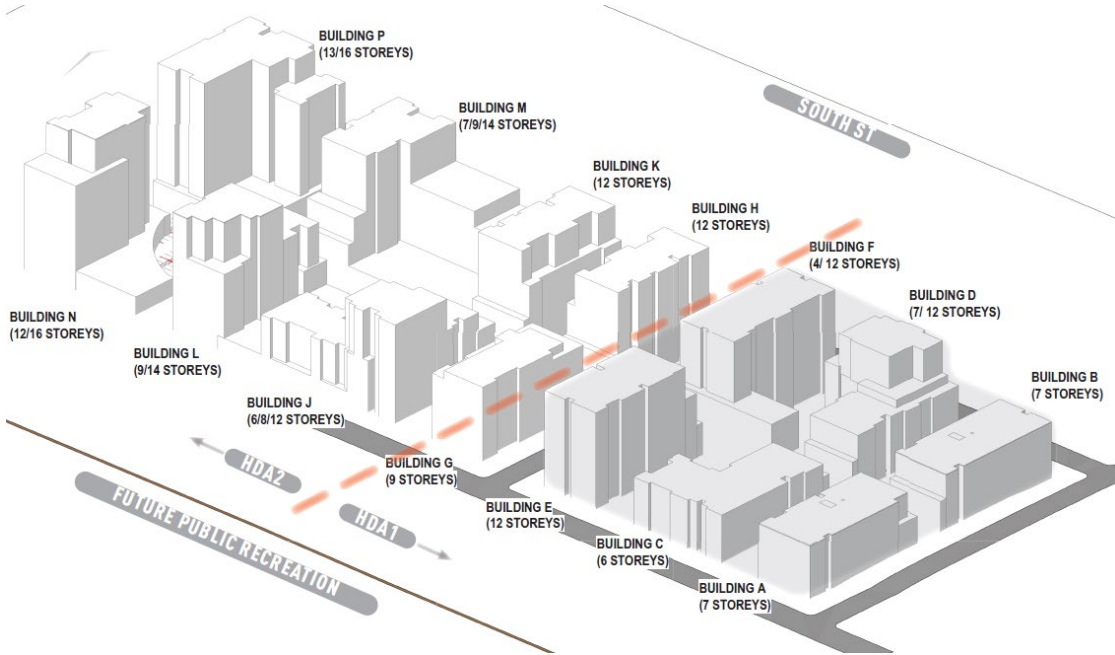


Figure 3 Preliminary concept massing (view from north-west - the site is located to the left)

Source: Jackson Teece

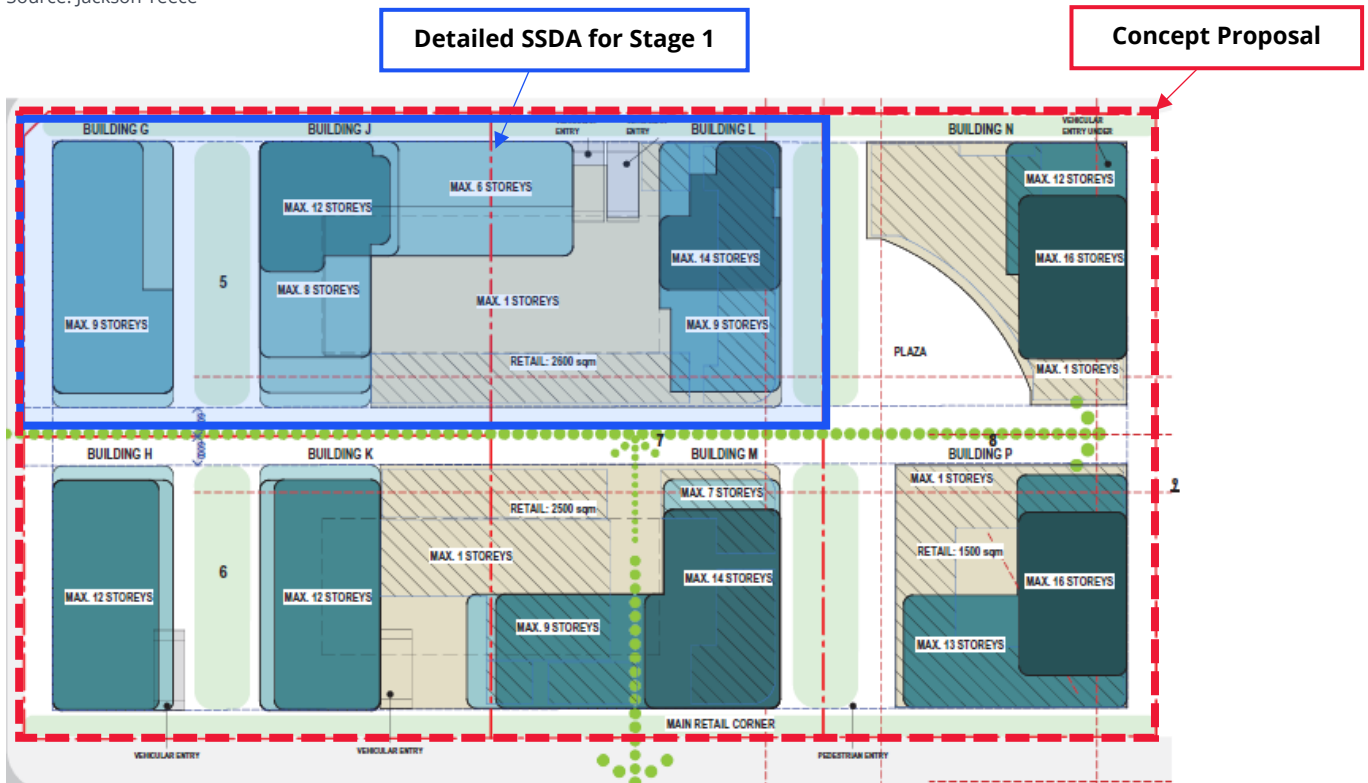


Figure 4 Site Layout Plan (the site)

Source: Jackson Teece

4.2 Overview of Alternatives

In deciding the appropriate path for the proposed development, a number of options and alternatives were presented and considered. The development of the project was driven by the focus to provide the most appropriate design response to the environmental opportunities and constraints of the site.

An overview of alternatives considered is provided in **Table 4** below.

Table 4 *Overview of Alternatives*

| Alternative | Consideration |
|---------------------------------------|---|
| 'Do Nothing' | Leave the site as it currently exists, where the site is under-utilised, do not contribute to the strategic vision of the area and will continue to detract from the public domain. This would not achieve the strategic objectives for the site as set out in the strategic planning framework. |
| Delaying the Development | Considering the current demand for housing in areas close to centres and potential future high frequency public transport, delaying the development is contrary to housing delivery objectives of the state and federal governments. |
| Council Led Rezoning | Council's planning for Marsden Park Strategic Centre has been placed on hold with no certainty of it progressing. The preparation of a site-specific rezoning will mitigate any future delays and contribute to achieving greater housing opportunities consistent with the state government's current housing mandate. |
| HDA SSDA and Rezoning (this proposal) | The proposed development represents the most suitable and appropriate pathway to achieve the strategic objectives and statutory controls for the site, particularly DPHI's Marsden Park Indicative Layout Plan. The proposal will integrate retail and commercial uses as part of the residential development which will strengthen Marsden Park as a commercial and town centre in addition to providing required housing. |

4.3 Concurrent Local DAs for subdivision and enabling works

It is noted that two (2) concurrent Development Applications (DAs) for subdivision and enabling works for the site and Site 1 have been lodged with Council to facilitate future development. The DAs reference numbers are PAN-601796 and PAN-601670.

The proposed subdivision plans for both the site and Site 1 are shown in **Figure 5** and **Figure 6**.

The purpose of lodging separate DAs directly with Council is to allow the enabling subdivision works to be assessed and determined in alignment with the roads and civil DA (DA25-01367) for Stockland's Elara Place, which adjoins the site to the west. The concurrent Development Application for subdivision and enabling works is intended to facilitate Stockland's delivery of a shared road between the site and Elara Place, as well as the required infrastructure works across the site.

The assessment and determination of the concurrent DA for subdivision and enabling works will occur alongside the progression of the project and is not anticipated to delay the lodgement of the SSDAs for the site or Site 1.

The application will include the following scope of works:

- **Demolition:** Demolition of all existing structures on the site is proposed
- **Tree Removal:** All existing vegetation on the Site to be removed as the earthworks and infrastructure components will result in disturbance across the entire Site.
- **Subdivision:** Twelve (12) allotments are to be created from the existing two (2) lots comprising eight (8) future development lots; and four (4) lots for the provision of roads.
- **Easements:** Retention of existing easements, additional easements for a right of access for roads.
- **Roads and Infrastructure:** Construction of three roads in the north and west of the lot. The northern road covers the whole lot while the western road is shared with the adjoining landowner. A further southern road is not included in the application. A minor variation to road layout as shown for the Site under the Indicative Layout Plan is proposed under this application. The roads that have been deleted are minor and will facilitate more efficient use of land

remaining for development following the acquisition of land fronting South Street for future railway infrastructure by Transport for NSW.

- **Earthworks:** Bulk earthworks are proposed in order to achieve required levels for the proposed roads and infrastructure.

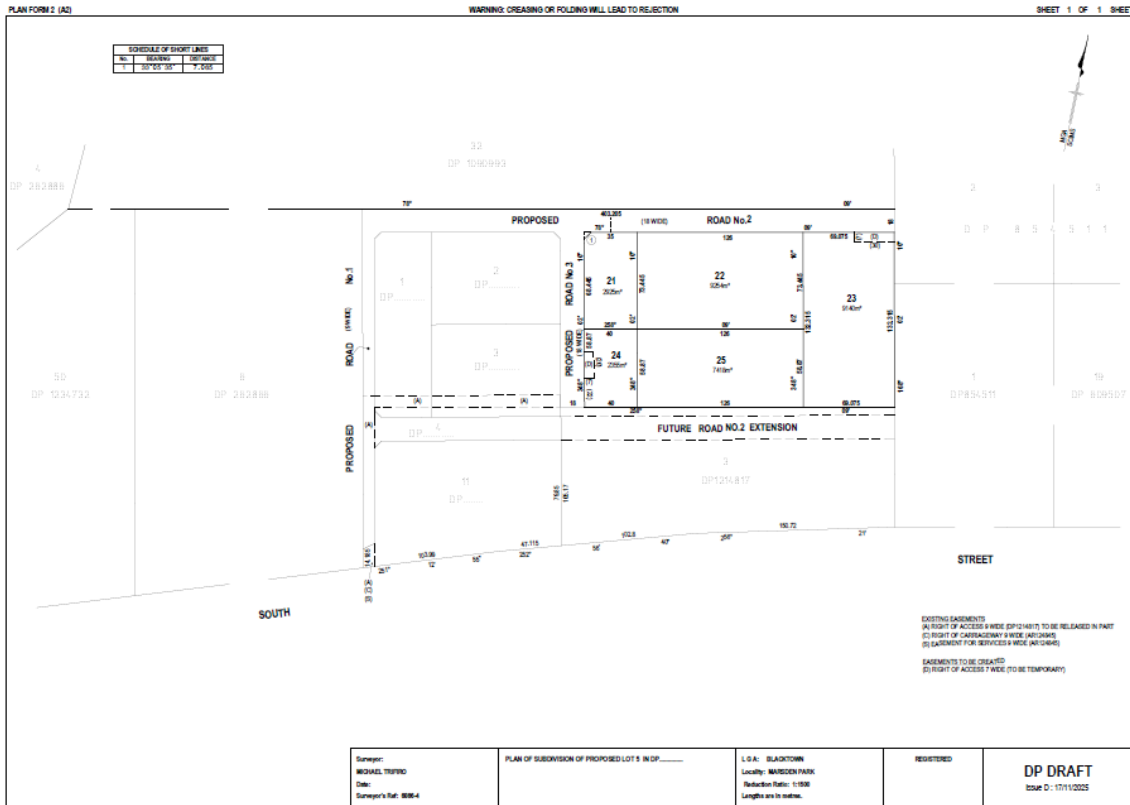


Figure 5 Draft Proposed Subdivision Plan (the site)

Source: SDG Land Development Solutions, 2025

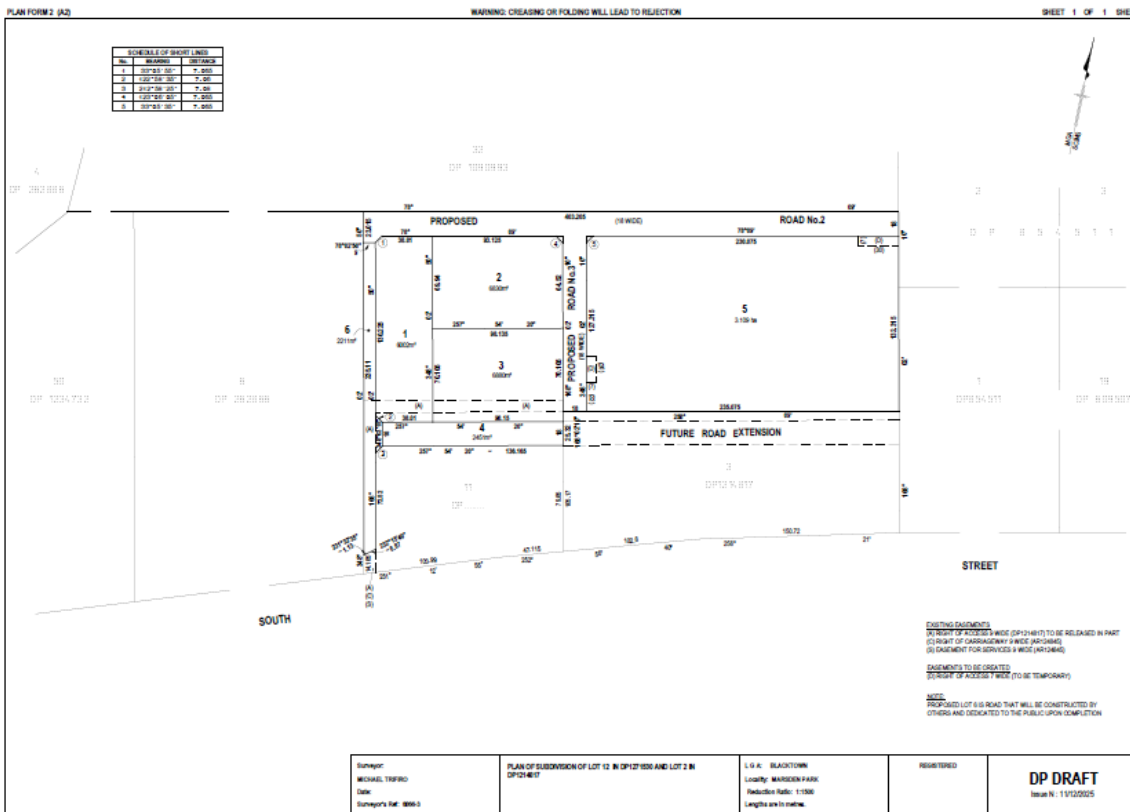


Figure 6 Draft Proposed Subdivision Plan (Site 1)

Source: SDG Land Development Solutions, 2025

4.4 Staging

The proposed development (including the concurrent local development applications and the SSDA for Site 1) will be delivered in the stages outlined in the table below:

Table 5 Staging

| Stage | Description | Timing | Approx. no. of dwellings |
|-----------------|------------------------------------|--|--------------------------|
| Stage 1 | Subdivision and Enabling Works | To commence following Council approval of the Local Development Application. Completion anticipated in 2026. | - |
| Stage 2 | HDA 1 (West) | To commence within 12 months of SSDA approval. Completion within approximately 2-3 years of approval, developed sequentially west to east. First two buildings will be completed prior to 2029 subject to approval processes and timing. | 491 |
| Stage 3a | HDA 2 – Buildings J and L | To commence within 12 months of SSDA approval. Completion prior to 2029 subject to approval processes and timing. | 203 |
| Stage 3b | HDA 2 – Building G | To commence following completion of Stage 3a. Site to be initially used as a storage compound for Stage 3a. | 75 |
| Stage 4 | HDA 2 (Buildings H, K, M, N and P) | Approval for construction will be sought as part of a separate, subsequent detailed SSDA, subject to future integration and additional information from Sydney Metro. Will be included as part of the Concept SSDA. | 549 |

The detailed delivery of Stage 4 is dependent on Council and Sydney Metro finalising a scheme for the adjoining metro station. As noted in **Section 4.3**, Stage 1 will be delivered via the local development application pathway. It is assumed that approval could be obtained within six months of lodgement pending Council's approval.

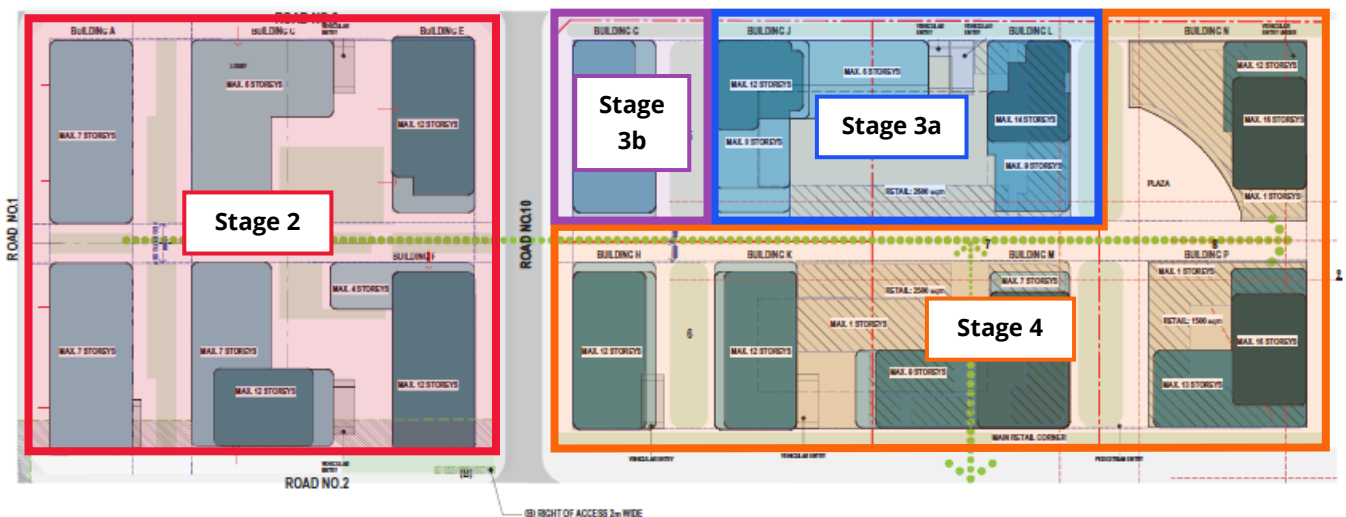


Figure 7 Staging Plan

Source: Jackson Teece

5.0 Statutory Planning Considerations

A summary of the relevant statutory requirements for the project, including eligibility for the SSD and project-specific SEARs pathways are outlined in **Table 6** below.

Table 6 Statutory Planning Considerations

| Component | Assessment |
|---|--|
| Power to Grant Consent | <p>Development consent will be sought under ‘Division 4.7 - Stage Significant Development’ of the EP&A Act. Section 4.36(3) of the EP&A Act states that:</p> <p><i>The Minister may, by a Ministerial planning order, declare specified development on specified land to be State significant development, but only if the Minister has obtained and made publicly available advice from the Independent Planning Commission about the State or regional planning significance of the development.</i></p> <p>The Ministerial Planning Order <i>State Significant Development Declaration Order 2025 (No. 10)</i> published the 30^h of June 2025 lists development that is declared SSD. Part 2 Declaration of State Significant Development states:</p> <p><i>(g) development specified in EOI application 235428 dated 31 January 2025 including development for the purpose of residential flat building with provision of affordable housing at 264A South Street Marsden Park, being Lot 2/DP1214817,</i></p> <p>As the proposed development is for the purposes of the relevant use, it is declared SSD. Before SSD can be determined, it is subject to a comprehensive assessment under the EP&A Act.</p> <p>Section 4.5 of the EP&A Act and Section 2.7 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> stipulate that the consent authority is the Minister for Planning and Public Spaces (or the DPHI as their delegate) unless the development triggers the matter set out in Section 2.7(1) in which case the consent authority will be the Independent Planning Commission.</p> |
| Permissibility | <p>The site is currently zoned part SP2 Infrastructure (Local Road), part SP2 Infrastructure (Community Facilities), part R3 Medium Density Residential under the State Environmental Planning Policy (Precincts—Central River City) 2021.</p> <p>The SP2 Infrastructure (Community Facilities) and R3 Medium Density Residential zones are proposed to be rezoned to B4 Mixed Use as part of a concurrent rezoning.</p> <p>Under the B4 Mixed Use Zone, the proposed uses are permissible:</p> <ul style="list-style-type: none"> • Shop top housing • Retail premises • Community facilities • Centre-based child care facilities. |
| Eligibility for Industry-Specific SEARs | <p>Industry-specific SEARs only apply to SSD applications other than those that:</p> <ul style="list-style-type: none"> • would be designated development but for the Act, section 4.10(2), or • are partly prohibited by an environmental planning instrument (EPI), or • are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or • are a concept DA for SSD. <p>The proposal is not eligible for Industry-Specific SEARs</p> |
| Other Approvals | <p>Approvals not required for SSD, otherwise required</p> <ul style="list-style-type: none"> • Fisheries Management Act 1994 – No • Heritage Act 1977 – No • National Parks and Wildlife Act 1974 – No • Rural Fires Act 1997 – No • Water Management Act 2000 – Yes <p>Consistent Approvals</p> <ul style="list-style-type: none"> • An approval under Section 138 of the Roads Act 1993 is required for the construction of the roads that are included as part of the Proposal. |

EPBC Act Approval

- The Project is not likely to impact a matter of National Environmental Significance. Therefore, the Project is not required to be referred to the Federal Department of the Environment to determine if it constitutes a controlled action and the bilateral agreement applies.

| | |
|---|---|
| Pre-conditions to Exercise the Power to Grant Consent | The following sections of the relevant legislation are expected to be relevant to the assessment of the EIS: <ul style="list-style-type: none">• <i>State Environmental Planning Policy (Precincts—Central River City) 2021</i> – Chapter 3, - Appendix 11• <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> – Section 2.48, – Section 2.119, Section 2.120, Section 2.121, and Section 2.122, Schedule 3• <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> – Chapter 4• <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> |
|---|---|

| | |
|-------------------------------------|---|
| Mandatory Matters for Consideration | The following mandatory matters for consideration are expected to be relevant to the assessment of the EIS: <ul style="list-style-type: none">• <i>Environmental Planning & Assessment Act 1979</i> – Section 1.3, Section 4.15• <i>Biodiversity Conservation Act 2016</i> – Section 7.9• <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> – Chapter 4• <i>State Environmental Planning Policy (Housing) 2021</i> – Chapter 4• <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>• <i>State Environmental Planning Policy (Precincts—Central River City) 2021</i> – Chapter 3, - Appendix 1 |
|-------------------------------------|---|

5.1 State Environmental Planning Policy (Housing) 2021

The proposal does not seek to utilise the provisions of Chapter 2 State Environmental Planning Policy (Housing) 2021. The Apartment Design Guide will apply to the proposed development under Chapter 4 of the State Environmental Planning Policy (Housing) 2021

5.1.1 Apartment Design Guide

A preliminary assessment against the key provisions of the Apartment Design Guide (ADG) is provided in **Table 7** below.

Table 7 Assessment against the Apartment Design Guide

| Objectives and Design Criteria | Complies? | | | | | | | | | | | | |
|---|--|---------------------------------|---------------------------------|-----------------------------|---|----|---|----|----------------------------------|----|---|----|--|
| Communal open space has a minimum area equal to 25% of the site. | Capable of compliance. Subject to further design development | | | | | | | | | | | | |
| Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter). | Capable of compliance. Subject to further design development | | | | | | | | | | | | |
| Deep soil zones are to meet the following minimum requirements: | Capable of compliance. Subject to further design development | | | | | | | | | | | | |
| <table><thead><tr><th>Site Area</th><th>Minimum Dimensions</th><th>Deep Soil Zone (% of site area)</th></tr></thead><tbody><tr><td>Less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² – 1,500m²</td><td>3m</td></tr><tr><td>Greater than 1,500m²</td><td>6m</td></tr><tr><td>Greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></tbody></table> | Site Area | Minimum Dimensions | Deep Soil Zone (% of site area) | Less than 650m ² | - | 7% | 650m ² – 1,500m ² | 3m | Greater than 1,500m ² | 6m | Greater than 1,500m ² with significant existing tree cover | 6m | |
| Site Area | Minimum Dimensions | Deep Soil Zone (% of site area) | | | | | | | | | | | |
| Less than 650m ² | - | 7% | | | | | | | | | | | |
| 650m ² – 1,500m ² | 3m | | | | | | | | | | | | |
| Greater than 1,500m ² | 6m | | | | | | | | | | | | |
| Greater than 1,500m ² with significant existing tree cover | 6m | | | | | | | | | | | | |

Objectives and Design Criteria

Complies?

Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

| Building Height | Habitable rooms and balconies | Non-habitable rooms |
|-------------------------|-------------------------------|---------------------|
| Up to 12m (4 storeys) | 6m | 3m |
| Up to 25m (5-8 storeys) | 9m | 4.5m |
| Over 25m (9+ storeys) | 12m | 6m |

The proposed massing has been designed to be compatible with the ADG separation distances. Subject to further design development

For development on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre, the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.

Capable of compliance. Subject to further design development

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.

Capable of compliance. Subject to further design development

A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.

Capable of compliance. Subject to further design development

At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

Capable of compliance. Subject to further design development

Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.

Capable of compliance. Subject to further design development

Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

| Minimum ceiling height | |
|-------------------------------|--|
| Habitable rooms | 2.7m |
| Non-habitable | 2.4m |
| For 2 storey apartments | 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area |
| Attic spaces | 1.8m at edge of room with a 30 degree minimum ceiling slope |
| If located in mixed use areas | 3.3m for ground and first floor to promote future flexibility of use |

Capable of compliance. Subject to further design development

These minimums do not preclude higher ceilings if desired.

Objectives and Design Criteria**Complies?**

Apartments are required to have the following minimum internal areas:

Capable of compliance. Subject to further design development

| Apartment Type | Minimum internal area |
|----------------|-----------------------|
| Studio | 35m ² |
| 1 bedroom | 50m ² |
| 2 bedroom | 70m ² |
| 3 bedroom | 90m ² |

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.

A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.

Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.

Capable of compliance. Subject to further design development

Habitable room depths are limited to a maximum of 2.5 x the ceiling height.

Capable of compliance. Subject to further design development

In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.

Capable of compliance. Subject to further design development

Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).

Capable of compliance. Subject to further design development

Bedrooms have a minimum dimension of 3m (excluding wardrobe space).

Capable of compliance. Subject to further design development

Living rooms or combined living/dining rooms have a minimum width of:

- 3.6m for studio and 1 bedroom apartments
- 4m for 2 and 3 bedroom apartments.

Capable of compliance. Subject to further design development

The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

Capable of compliance. Subject to further design development

All apartments are required to have primary balconies as follows:

Capable of compliance. Subject to further design development

| Dwelling Type | Minimum Area | Minimum depth |
|----------------------|------------------|---------------|
| Studio apartment | 4m ² | - |
| 1 bedroom apartment | 8m ² | 2m |
| 2 bedroom apartment | 10m ² | 2m |
| 3+ bedroom apartment | 12m ² | 2.4m |

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.

Capable of compliance. Subject to further design development

The maximum number of apartments off a circulation core on a single level is eight.

Capable of compliance. Subject to further design development

For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.

Capable of compliance. Subject to further design development

Objectives and Design Criteria**Complies?**

In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Capable of compliance. Subject to further design development

| Dwelling Type | Minimum Area |
|----------------------|------------------|
| Studio apartment | 4m ³ |
| 1 bedroom apartment | 6m ³ |
| 2 bedroom apartment | 8m ³ |
| 3+ bedroom apartment | 10m ³ |

At least 50% of the required storage is to be located within the apartment.

5.2 State Environmental Planning Policy (Precincts—Central River City) 2021

A preliminary assessment of consistency with Central River City SEPP clauses is provided in **Table 8** below.

Table 8 *Assessment against the Central River City SEPP*

| Clause | Provision/standard | Comment |
|--|---|---|
| Chapter 3 | Sydney region growth centres | |
| 3.23 Water recycling and conservation | <p>(1) This section applies to land within a growth centre—</p> <p>(a) that is serviced by a water recycling plant, or</p> <p>(b) that will be serviced by a water recycling plant as soon as the plant becomes operational.</p> <p>(2) A consent authority must not grant consent to the carrying out of development on land unless the consent authority is satisfied that recycled water from the water recycling plant will be provided to the development.</p> <p>(3) However, the consent authority may grant consent if it is satisfied that the development will be provided with recycled water from a water recycling or water conservation system approved by the Minister and specified in the Table to this section.</p> <p>(4) (Repealed)</p> <p>Table of approved systems</p> <p>Note.</p> <p>On the commencement of this Chapter, the Table was blank.</p> | <p>Arrangements will be made to ensure that recycled water infrastructure, or an approved water conservation system, is available to service the development at the time it is required.</p> |
| 3.26 Development on flood prone and major creeks land—additional heads of consideration | <p>(2) Consent is not to be granted to the carrying out of development to which this section applies unless the consent authority has taken the following into consideration—</p> <p>(a) whether or not the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties,</p> <p>(b) whether or not the development will alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain,</p> <p>(c) whether the development will enable safe occupation of the flood prone and major creeks land,</p> <p>(d) whether or not the development will detrimentally affect the floodplain environment or cause avoidable erosion, siltation, salinity, destruction of riparian vegetation or a reduction in the stability of the riverbank/watercourse,</p> | <p>A detailed flood assessment will be undertaken as part of the Environmental Impact Statement to confirm the site's flood characteristics and assess potential impacts on surrounding land and waterways. Arrangements will be made to ensure the development is compatible with flood behaviour, enables safe occupation, and does not adversely affect flow conveyance, floodplain function, or adjoining properties.</p> |

- (e) whether or not the development will be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding,
- (f) whether or not the development is compatible with the flow conveyance function of the floodway,
- (g) whether or not the development is compatible with the flood hazard,
- (h) in the case of development consisting of the excavation or filling of land, whether or not the development—
 - (i) will detrimentally affect the existing drainage patterns and soil stability in the locality, and
 - (ii) will significantly impact on the likely future use or redevelopment of the land, and
 - (iii) will adversely impact on the existing and likely amenity of adjoining properties, and
 - (iv) will minimise the disturbance of relics, and
 - (v) will adversely impact on any watercourse, drinking water catchment or environmentally sensitive area.

3.30 Consent for clearing native vegetation

- (1) A person must not clear native vegetation on land to which this Part applies without—
 - (a) approval under Part 3A of the Act, or
 - (b) development consent.

For the purposes of this section, clearing native vegetation has the same meaning as it has in the Native Vegetation Act 2003.

The Environmental Impact Statement will confirm the extent of any native vegetation to be removed and demonstrate that clearing has been minimised through site planning and design. Where clearing is unavoidable, appropriate mitigation, revegetation, and offset measures will be implemented

Appendix 11

Blacktown Growth Centres Precinct Plan

Land Use Permissibility

Zone R3 Medium Density Residential

Refer to **Section 6.0.**

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Manor homes; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Studio dwellings; Any other development not specified in item 2 or 4

Zone SP2 Infrastructure

3 Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Drainage; Earthworks; Environmental protection works; Flood mitigation works; Roads; Sewerage systems; Water recycling facilities; Waterbodies (artificial)

Zone B4 Mixed Use

3 Permitted with consent

Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Educational establishments; Entertainment facilities; Function centres; Highway service centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Retail premises; Seniors housing; Sewerage systems; Shop top housing; Any other development not specified in item 2 or 4

| | | |
|--|--|---|
| Clause 4.1B Residential density | Part 35 dwellings/hectare (Applies to R3 Zoned Land) | Refer to Section 6.0. |
| Clause 4.3 height of buildings | Part 21 m (Applies to R3 Zoned Land) | Refer to Section 6.0. |
| Clause 4.4 Floor space ratio | No maximum FSR applies. | Refer to Section 6.0. |
| Clause 5.1 Relevant acquisition authority | Portions of the site are proposed to be acquired within the Land Reservation Acquisition Map for Local Road (SP2) and Community Facilities (SP2). The relevant authority for acquisition is Council for both portions of the site. | Refer to Section 6.0. |
| Clause 5.10 Heritage conservation | The site is not identified as a heritage item or within a heritage conservation area. There are no heritage items within the vicinity of the site. | |
| Clause 6.1 Public utility infrastructure | <p>(1) Development consent must not be granted for development on land to which this Precinct Plan applies unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.</p> <p>(2) This section does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure referred to in this section.</p> <p>(3) In this section, public utility infrastructure includes infrastructure for any of the following—</p> <p>(c) the supply of water,</p> <p>(d) the supply of electricity,</p> <p>(e) the disposal and management of sewage.</p> | Arrangements will be made to ensure that all public utility infrastructure that is essential for the proposed development is available when it is required. |

6.0 Proposed Rezoning

A summary of the intended amendments to the *State Environmental Planning Policy (Precincts—Central River City) 2021* (Central River City SEPP) undertaken in the Concurrent Rezoning Proposal are identified in **Table 9** below. The justification for the proposed changes to the planning controls under the Central River City SEPP are as follows:

- The development will deliver much-needed dwellings, including affordable housing, to meet Blacktown’s dwelling targets and address the ongoing housing crisis.
- The proposed development will provide essential services and facilities that will support the continued growth of the Marsden Park Precinct. This will help diversify the types of development within the centre and provide opportunities for other developments which are reliant on these services.
- Marsden Park faces significant feasibility challenges. The increased floor space ratios and corresponding building height will result in a more viable development outcome.
- Positioned prominently at the intersection of a major road and metro line, the site’s defined building footprint and tower design will play a key role in shaping the identity of this important future frontage to the Town Centre.
- The proposed development will continue to deliver adequate community infrastructure to support the growing population, while also ensuring that development is feasible.

A further justification for the intended changes to the Central River City SEPP, building on the above points, will be provided within the Concurrent Rezoning Report.

Table 9 *Intended Amendments to Central River City SEPP*

| Control | Existing | Proposed under HDA |
|--|--|---|
| Clause 2.1 <i>Land use zones</i> | Zone R3 Medium Density Residential Zone SP2 Infrastructure (Community Facilities) Zone SP2 Infrastructure (Local Road) | Zone B4 Mixed Use Zone SP2 Infrastructure (Local Road) |
| Clause 4.1B <i>Residential density</i> | Part 35 dwellings/hectare (Applies to R3 Zoned Land) | Removal of application of this clause. |
| Clause 4.3 <i>Height of Building</i> | Part 21m (Applies to R3 Zoned Land) | 55m |
| Clause 4.4 <i>Floor Space Ratio</i> | Does not currently apply. | No change proposed. |
| Clause 5.1 <i>Relevant acquisition authority</i> | Local Road (SP2) and Community Facilities (SP2) | Removal of Community Facilities (SP2), as proposed to be delivered under VPA and/or works in kind. |

6.1.1 Strategic and Site-Specific Considerations

A range of strategic and site-specific considerations will form the assessment of the concurrent rezoning proposal, as described at various sections throughout this report. This includes assessment against various strategic plans, policies and guidelines, the built form and density proposed for the site and its relationship to surrounding development. The assessment will also consider a range of technical assessments and justifications in support of the proposal.

In particular, the proposal will thoroughly consider the economic benefits and impacts of the proposed uplift at the site which will provide additional housing choice and affordability and employment opportunities. In addition to this the proposal will analyse the social impact and needs relating to the planning proposal at the site to ensure the proposal is able to adequately meet the needs of the growing population of the area.

7.0 Engagement

Engagement is proposed to be carried out through the preparation of the EIS prior to submission in accordance with the DPHI's *Undertaking Engagement Guidelines for State Significant Development*. This includes adopting the following community participation objectives provided in the Guideline:

"Engagement is to be:

- open and inclusive,
- easy to access,
- relevant,
- timely, and
- meaningful."

The applicant will engage with the following organisations and community members:

7.1 Aboriginal Community Consultation

The project team will engage a Connecting with Country consultant to undertake formal engagement with locals. This activity will enrich the project team's knowledge on invaluable knowledge from the Dharug people who will use this information to inform the overall design. Consultation will continue to occur with locals and knowledge holders throughout the evolution of the project.

7.2 Government Architect NSW

Attendance at the State Design Review Panel may be required subject to advice from the Government Architect NSW. The applicant is committed to delivering design excellence for the site.

7.3 Other Agencies and Stakeholders

Consultation is anticipated with the following government and industry stakeholders (as well as the local community):

- Local Community including:
 - Local Schools,
 - Immediate and wider neighbours, and
 - Community Action Groups and Residents' Associations
- Government agencies, including:
 - Department of Planning, Housing and Infrastructure,
 - Blacktown Council and elected officials;
 - Transport for NSW & Sydney Trains,
 - NSW Police,
 - Environment, Energy and Science Group;
 - NSW Fire and Rescue, and
 - Service providers such as Ausgrid and Sydney Water.
- Local Aboriginal Community, including
 - Registered Aboriginal Parties,
 - Metropolitan Local Aboriginal Land Council,
 - Knowledge Holders and Elders
- Media and Interest Groups.

The formal public exhibition process which the proposal will be subjected to will provide further opportunity for agencies and members of the public to provide comment and submissions on the project.

7.4 Proposed Community Consultation Actions

Engagement will and has been undertaken to inform the preparation of the EIS and on an ongoing basis throughout the life of the project, and details of how issues raised have been responded to will be documented in the Consultation Outcomes Report, which will accompany the EIS.

The Proponent will continue to engage with community stakeholders following the determination of the DA to provide information and seek feedback on the design process and project delivery phases. The Outcomes Report will also include details of strategies to monitor, review and adapt engagement methodologies over the course of the project. This engagement will be complementary to and independent of Department-led consultation during their assessment of the DA.

The engagement techniques adopted during the preparation of the EIS may include letterbox drops, agency and stakeholder briefings and the maintenance of a project email and phone number.

8.0 Proposed Assessment of Impacts

This section provides an overview of the key matters requiring and not requiring further assessment in the EIS and the proposed approach to assessing each of these matters. The purpose of considering these factors at this stage is to inform the preparation of the SEARs which will guide the preparation of the EIS.

As discussed with DPPI, we note that there are a number of matters that will need to be addressed as part of the Concurrent Rezoning Report as identified in the following sections:

8.1 Matters Requiring Further Assessment in EIS

The following items provide a high-level overview of the relevant matters and impacts which will be addressed in detail within the EIS. It outlines the matters and impacts of particular concern to the community and other stakeholders and will be supplemented in the detailed report to be submitted to DPPI.

8.1.1 Urban Design and Residential Amenity

The EIS will include a design report and ADG assessment that outlines how the proposal will deliver an exemplary built form outcome that responds to the Site, the public domain, and its surroundings in a manner that ensures high quality residential amenity for future occupants.

The potential off-site impacts of the proposal resulting from the built form will be comprehensively considered and assessed in detail in the EIS.

8.1.2 Transport and Accessibility

The proposed development will be required to consider the relationship between the proposed development and the surrounding transport infrastructure. Specifically, the capacity of the regional and local roads, and current and future public transport to safely accommodate the new development will be considered.

A right of way access easement will be located in the southern portion of Site 1 to provide access the site from South Street until south a time that the north-south street to the east of the site is built. This is proposed to be delivered under a concurrent local DA.

The EIS will be informed by a Transport Management and Access Plan, as well as a Transport Impact Assessment, which will be carried out to demonstrate both construction and operational traffic on the existing and future road network, as well as the functionality of the new roads in the context of the site and the surrounding development.

8.1.3 Flooding, Water, Stormwater, and Groundwater Management

The proposed development will need to consider how drainage and stormwater management will be effectively provisioned across the site with increased density. Specifically, an integrated water management plan will be prepared as part of the EIS to demonstrate how the development meets council's drainage requirements and proposed stormwater treatments for the site. The proposed development will be required to consider the relationship between flood prone areas below the FPL and the impacts resulting from development.

8.1.4 Environmental Amenity

Due to the proposed developments height and scale, considerations will need to be made for impacts to the surrounding environment and access to amenity on the surrounding locality. The proposed development mustn't have adverse impacts on environmental amenity for surrounding sensitive land uses in the form of wind, solar, lighting, and reflectivity impacts.

8.1.5 Community Infrastructure

The proposed development identifies changes to the land use zoning and Land Reservation Acquisition Map. Specifically, it proposes to deliver the community infrastructure proposed to be acquired by Council and delivered on site through a VPA or Works-in-Kind or monetary contribution. A Social Infrastructure Needs Assessment will be prepared to support the application.

8.1.6 Commercial and Employment Potential

The proposed development is expected to support ongoing commercial activity and employment through its retail and commercial tenancies. In addition, the construction phase will generate temporary employment opportunities. Given the development's proximity to a planned local centre, there is potential for broader economic benefits on the site. These opportunities could be further explored through an Economic Impact Assessment, which would assess current and potential future demand for non-residential uses on the site and within the surrounding area.

8.1.7 Other matters

The following matters are proposed to be addressed by the SEARs requirements:

Table 10 *Matters considered to be addressed within SEARs*

| Matter | Assessment | Anticipated Deliverable/s |
|-----------------------|---|--|
| Visual Impact | The development will result in new built form located within Marsden Park. The Marsden Park precinct is expected to undertake significant growth. The proposed development must analyse the proposed development from key viewpoints. | <ul style="list-style-type: none">• Visual Impact Analysis |
| Design Excellence | The project is committed to achieving design excellence. No design excellence clauses are identified in the SEPP. | <ul style="list-style-type: none">• N/A |
| Noise and Vibration | A noise and vibration report will be provided assessing any construction and operational noise and vibration impacts on nearby sensitive receivers and structures. | <ul style="list-style-type: none">• Noise and Vibration Impact Assessment |
| Contamination | In accordance with Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021, the proposed site must demonstrate it is suitable for the development by assessing and quantifying any soil and groundwater contamination. | <ul style="list-style-type: none">• Preliminary Site Investigation Report• Detailed Site Investigation Report |
| Trees and Landscaping | The development will require the removal of some existing trees and a large amount of vegetation in the form of shrubs and grasses. Due to the nature of the vegetation, it is highly unlikely that there are any significant trees on the site nor trees that require retention. | <ul style="list-style-type: none">• Landscape Plan• Arboricultural Impact Assessment |
| Biodiversity | The site is Biodiversity Certified under the NSW Biodiversity Conservation Act 2016 under the Order to confer biodiversity certification on the State Environmental Planning Policy (Sydney Region Growth Centres) 2006. As such, a BDAR Report is not required and the proposal will be required to provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification. | <ul style="list-style-type: none">• BDAR Waiver |
| Waste Management | Throughout the site's construction and operation, waste will be produced that will require appropriate measures to be managed, reused, and disposed of. | <ul style="list-style-type: none">• Construction Waste Management Plan• Operational Waste Management Plan |
| Indigenous Heritage | The development will require aboriginal heritage assessment to ensure that aboriginal heritage is protected if it exists on the site. | <ul style="list-style-type: none">• ACHAR |

The following matters do not require further assessment:

Table 11 *Matters considered to be addressed within SEARs*

| Matter | Assessment |
|-------------------------|--|
| Bush Fire Risk | The site is not located within mapped bush fire prone land. |
| Non-Indigenous Heritage | The site is not identified as a heritage item nor is it within a heritage conservation area on the Heritage Map. |
| Hazard Analysis | There are no above ground dangerous goods storages from the surrounding developments and/or underground high-pressure dangerous goods pipelines in the vicinity of proposal location |
| Aviation | The development does not propose a helicopter land site (HLS) nor is it adjacent to an HLS. |

9.0 Conclusion

This Scoping Report has been prepared by Colliers Urban Planning on behalf of Kanebridge Investments Marsden Park in support of the proposed development of a new mixed use development comprising approximately 829 apartments over sixteen (16) storeys located on land at 264A South Street Marsden Park. It seeks to inform the DPHI to enable the issuing of project-specific SEARs to enable the preparation of an EIS that will accompany a SSDA. It has outlined preliminary information regarding project including the site, the proposed development, the relevant strategic and statutory context and planned stakeholder engagement. The scoping of the proposed assessment of impacts within the EIS for the proposal will enable the DPHI with input from other government agencies to prepare and issue project-specific SEARs for project.



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