



No.72 & No's 82-86 Menangle Road, Camden

(Former Camden Hospital Old Nurses Quarters)

Scoping Report for proposed concurrent Planning Proposal & SSDA

Minister administering the Housing Act

April 2026

SEARs Request

Homes NSW are seeking SEARs for a concurrent Planning Proposal (PP) & State Significant Planning Proposal (SSDA), lodged under Schedule 1, Section 26 - Housing development carried out by certain public authorities (Minister administering the Housing Act) of the SEPP (Planning Systems) 2021.

The estimated cost of the development is approximately \$76M *(to be confirmed at lodgement of the development application)*.

1

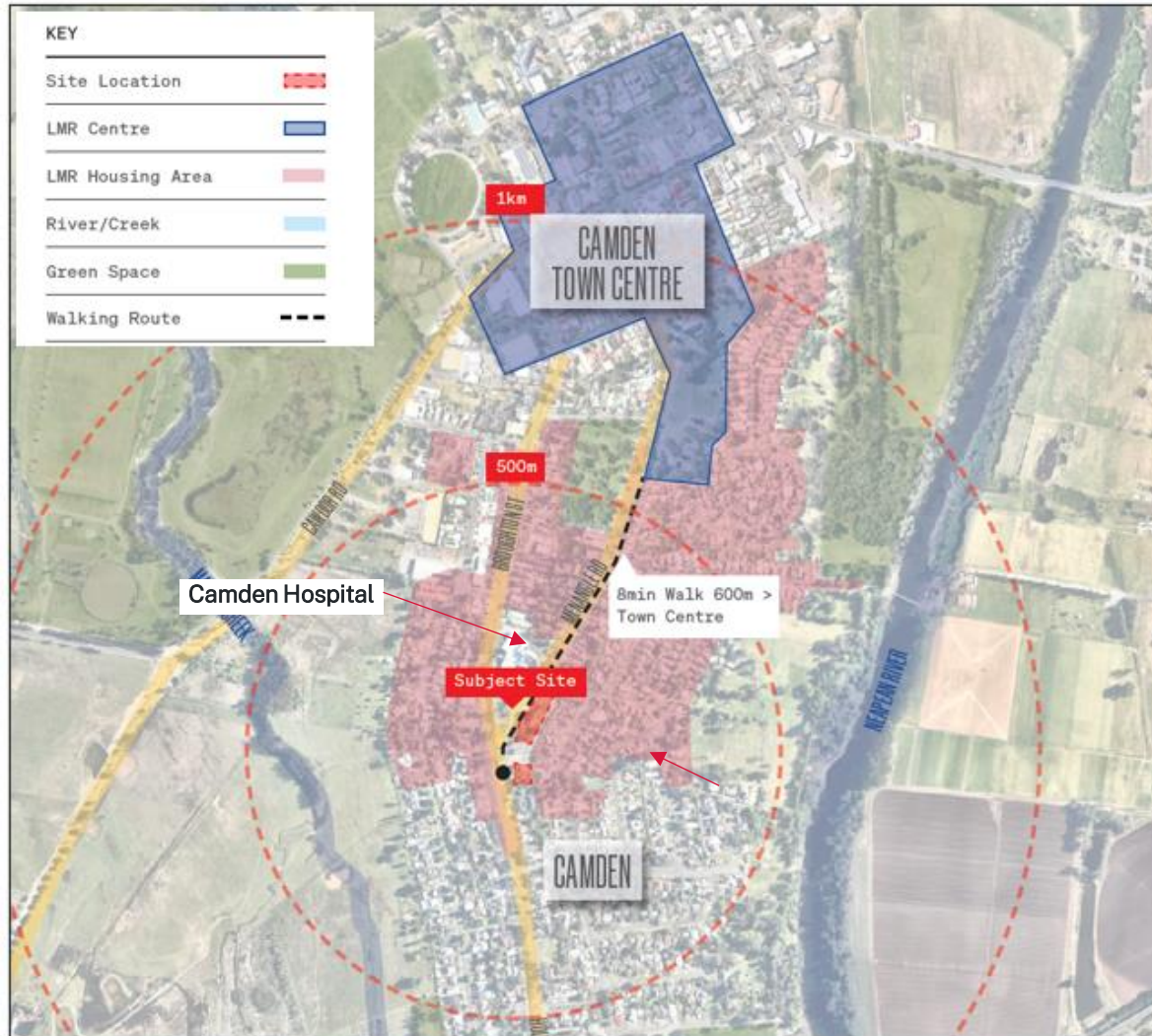
Site details & strategic merit

Project Overview

- Located in the Camden LGA and is zoned SP2 Infrastructure (Hospital).
- Comprises two sites at No.72 and No's 82-86 Menangle Road.
- Identified as surplus NSW Government land with potential for housing (under NSW Government Property Audit Program).
- Planning Proposal to facilitate social and affordable housing:
 - Rezoning land to R3 Medium Density Residential
 - Introduce site-specific height and FSR controls
- Deliver 100% social and affordable housing, providing approximately 95 new dwellings across 2 sites.
- A concurrent Planning Proposal (PP) and State Significant Development Application (SSDA) is being sought to facilitate the development.
- The applicant is the Minister administering the Housing Act (owner of the site).
- The current hospital at grade car parking between the 2 sites will remain and subject of this proposal.
- Identified to be a potential Housing Australia Future Fund Facility (HAFFF) Round 3 project.



Site Context



Site Area: Combined site area is 7,184sqm

Legal Description: Lots 73 - 77 & 86 DP21405, and Lots 1 - 3 DP24039

Existing Development:

- 3 storey residential building (and at grade car park) at No's 70-78 Menangle Rd (Former Camden Hospital Old Nurses Quarters)
- 3 single dwellings at No's 82-86 Menangle Rd.

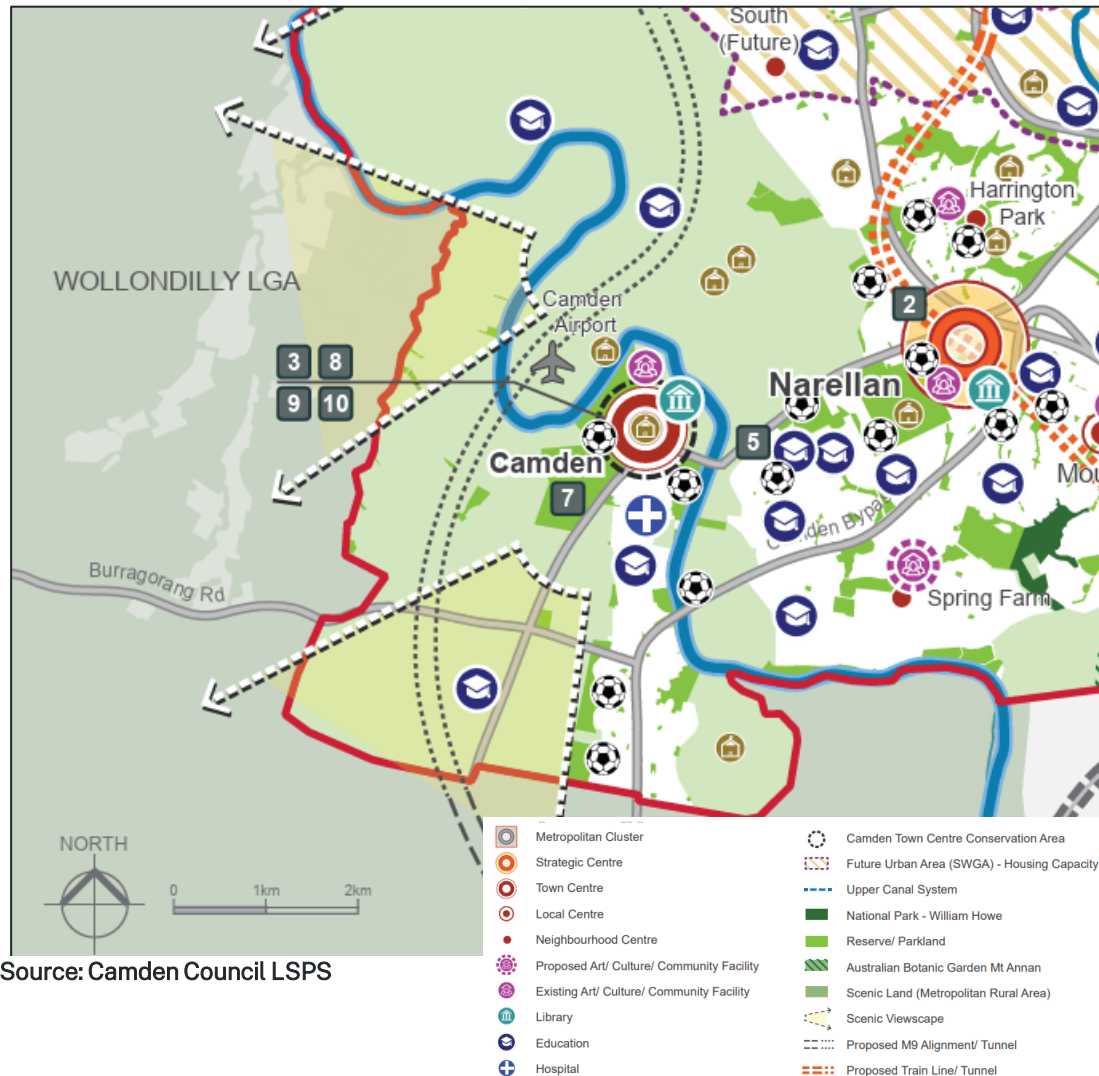
Existing Context:

- Approx 600m (8-minute walk) to Camden town centre.
- Located opposite Camden Hospital (Local heritage item)
- Within the Camden town centre, the Low & Mid-Rise Housing Policy (LMRH) outer area applies, however it is excluded due to the site's SP2 zoning.
- Surrounded by existing low density residential housing to the east and south.
- Camden heritage conservation area to the north of the site (hospital site northwards).

Site Context



Strategic Merit – Planning Context



- The proposal is consistent with the Camden Council's Local Strategic Planning Statement (LSPS) which identifies a need for more social and affordable housing. Furthermore, it aligns with the priorities in the LSPS:
 - delivering housing in the right location,
 - increasing housing choice and diversity, and
 - addressing housing affordability.
- The LSPS identifies that the unmet demand for social and affordable housing for very-low, low, and moderate-income households in Camden LGA is significant.
- Under the Draft Sydney Plan, the proposal will support in achieving Camden LGA's housing target of 10,200 homes between years 2024 – 2029.

Site Specific Merit



- The site is **well-located within a short walking distance to the Camden town centre**, with access to amenity, services, public transport, community and health facilities and open space.
- The proposal **will not be out of context with the planning controls for the surrounding sites**, noting the LMRH Policy provisions permit developments of 17.5m height and 4 storeys on adjacent sites.
- If the site were zoned R3 (adjoining residential zone), the LMRH Policy provisions would apply to the site.
- The proposal **provides a transition to existing lower scale residential uses**, while recognising the future context and potential for 4-storey buildings on neighbouring sites in the future.
- The site is **not identified as having heritage significance**. **Surrounding heritage conservation areas will be considered** through an appropriate interface and supported by a Statement of Heritage Impact.
- Based on Council's mapping **the site is outside the 1% AEP flood and PMF flood extents**.
- The proposal can achieve **generous landscaped areas and tree canopy** and retain existing trees where possible.
- The proposal aims to **minimise amenity impacts** to neighbouring properties, with initial site testing confirming that appropriate levels of solar access can be maintained.
- The proposal seeks to **ensure alignment with the key objectives and design criteria in the ADG** to ensure a high level of residential amenity.
- The site is **serviced and has access to existing utility infrastructure**, and where necessary these utilities can be amplified to service the proposed development.
- The proposal can deliver **social and affordable housing**. Despite being one of the fastest-growing LGAs in NSW, Camden has one of the lowest rates of social and affordable housing provision in the state (1.3% of housing stock), significantly lower than neighbouring LGA's. Waitlist data indicates there are approximately 520-560 applicants on the social housing waitlist in the Camden LGA, with 110 priority applicants.

2

The proposal

Summary of Proposal

- The proposed development will provide **approximately 95 new social** and affordable dwellings.
- The proposal will comprise three residential buildings over the two development lots, with basement parking, bicycle parking, landscaping and communal open space provided for each component, and two community rooms.
- Amendments to the current planning controls in the Camden LEP are required to:
 - **Rezone the site from SP2 Infrastructure to R3 Medium Density Residential.**
 - **Amend/apply a maximum building height control of 18.5m & 22.5m.**
 - **Apply a maximum FSR control of 1:11 & 2:1.**

Summary of Planning Controls

Planning	Current Controls	LMRH + Housing SEPP controls	Proposed Controls
Zoning	SP2	R3 Medium Density Residential	R3 Medium Density Residential
Height (m)	No height control for most of site. A small portion in the north-eastern corner has a height control of 9.5m.	17.5m +30% (22.75m)	Site A – 22.5m Site B – 18.5m
FSR	No FSR control.	1.5:1 + 30% (1.95:1)	Site A - 1.2:1 Site B – 1:1
GFA	N/A	14,008sqm	Site A – 5,531sqm Site B – 2,266sqm Total – 7,797sqm

* Proposed GFA, height and FSR subject to confirmation through design development.

Site Testing – Preferred Concept Option Summary

Yield (target)	Approx. 95 dwellings – 100% social and affordable
Apartment type mix	Indicative apartment mix: • 55% - 1 bedroom • 40% - 2 bedroom • 5% - 3 bedroom
Storeys	Site A – 6 storeys Site B – 5 storeys
Key design considerations	• Scale and transition to surrounding existing lower density residential areas (<i>noting LMRH applies to these sites</i>). • Solar access, potential overshadowing and visual impacts. • Site configuration, slope and servicing constraints, including required setbacks. • Heritage interface to Camden Hospital and the conservation area to the north/north-east. • Opportunity to retain trees and increase tree canopy.



Site Testing – Preferred Concept Option Breakdown of Each Site

	Site A - 72 Menangle Road	Site B – 82-86 Menangle Road	Preferred Option – Total
Indicative yield	66 apartments	29 apartments	95 apartments
FSR	1.2:1	1:1	1.1:1 (average FSR)
Height	22.5m	18.5m	4 - 6 storeys (average of 5 storeys or 20.5m)
Parking	39 spaces	19 spaces	58 spaces
Communal Open Space	49%	17%	33% (average)
Deep Soil	51%	38%	44.5% (average)

- DKO Architects have undertaken preliminary urban design analysis and site testing to support the concurrent PP and SSDA. The reference concept has considered ADG compliance and environmental constraints at a conceptual level and will be further refined through the design development phase.



Site Testing – Preferred Concept Option Indicative Views



1. Indicative view looking north along Menangle Road

2. Indicative view looking south-west from the corner of Gilburra and Murrandah Ave

3

Consultation next steps

Consultation and Engagement



Homes NSW's program of consultation will be guided by a communications and engagement plan to ensure all project stakeholders are well informed of all project activities and key milestones. A summary of consultation undertaken and planned is shown below:

Stakeholder	Consultation	Date	Description/Discussion
Camden Council	- Project introduction - Ongoing consultation	- February 2026 - Ongoing	- Project introduction in November 2025 and update in February 2026. - Meetings with Council staff to be undertaken as required - technical Council matters such as traffic, waste, servicing. - Council and Councillor briefings to be provided on request for project updates.
GANSW	SDRP	- February 2026 - May 2026	- Design review / SDRP meetings – design advice to inform preparation of reference concept design for the PP/SSDA. - SDRP #1 held 20 February 2026. - SDRP #2 scheduled for 01 May 2026.
DPHI	- Regular Homes NSW and DPHI program meetings as required - Pre scoping discussion	- Ongoing - March 2026	- Pre-Scoping meetings with DPHI (rezoning and SSDA teams) – March/April 2026. - Ongoing discussion with DPHI throughout PP and SSDA process.
Govt. Agencies	Project Briefings and technical meetings	April 2025 - ongoing	- Engagement with relevant Govt. agencies as required (i.e. NSW Health and Transport for NSW and Sydney Water) – prior to lodgement and during assessment. - Ongoing briefings and targeted engagement with NSW Health/ Camden Hospital representatives.
Community, adjoining landowners, local businesses, community groups	- Notification of project - Information sessions	- November 2025 - May 2026	- Preliminary notification letter distributed to surrounding residents (approximately 150 households) – November 2025. - First Community Drop-In Session held 19 November 2025 – approximately 30 people attended. - Second Community Drop-In Session scheduled for 06 May 2026. Notifications issued to community. - Community engagement dedicated phone line and email and Have Your Say Website. - One-on-one meetings as requested.
Aboriginal Community	- Briefings - Walk on Country	- March 2026 - Ongoing	- Briefings and meetings with Aboriginal organisations and representatives. - Walk on Country held on 03 March 2026 with Connecting with Country principles integrated into design. - Aboriginal Heritage Impact Assessment prepared recommending no Aboriginal Cultural Heritage Assessment Report (ACHAR) is required for SSDA SEARs.
Members of Parliament	- Briefings - Project Updates	- October 2025 - Ongoing	- Project briefing pack distributed October 2025. - Project updates – additional information prior to community consultation activities. - Briefings and meetings as required.

State Design Review Feedback – 20 Feb 2026



- Homes NSW presented the project to SDRP at an early feasibility stage on 20 February 2026 requesting a focus on response to context, site strategy, articulation and breakdown of massing, to ensuring the development does not compromise the amenity or future development potential of neighbouring sites.
- SDRP #2 is scheduled for 01 May 2026 where issues identified from the first Panel will be addressed in the presentation of a resolved concept.

The following elements of the proposal have been supported by the SDRP:

- The early commitment to Connecting with Country, including Walk on Country and subsequent workshop with local Knowledge Holders.
- Testing multiple massing options to explore yield and built form outcomes.
- The strategy of separating the development into three buildings to mitigate perceived bulk.
- Retaining and protecting 1 moderate and 3 significant trees across the sites.
- The intent to sensitively respond to and integrate the site's natural level changes.

The following information is requested to be provided at the next SDRP session:

- Articulation of the design principles underpinning the preferred scheme and how these have informed its development.
- A clearly identified preferred option supported by comprehensive and coordinated documentation, including updated plans, elevations and sections.
- A resolved landscape strategy prepared in consultation with a Landscape Architect, including canopy planting, deep soil zones and the defined role of the northern open space.

Technical Studies being progressed to support concurrent PP & SSDA



Homes NSW is progressing the following technical studies in anticipation of SEARs, to support design progression and project due diligence:

Built Form and Urban Design

- Architectural Drawings
- Design Report
- Survey Plan
- Schedules of Colours, Materials and Finishes
- Design Verification Statement

Environmental Amenity

- Shadow Diagrams
- Chapter 4 Housing SEPP Assessment (ADG)
- Visual Impact Analysis

Trees and Landscaping

- Landscape Plan
- Arboricultural Impact Assessment

Other Issue and Assessment Requirements

- Environmental Impact Assessment (EIS)
- Estimated Development Cost (EDC) Report
- Engagement Report
- Transport Impact Assessment and Preliminary Traffic Management Plan
- Noise and Vibration Impact Assessment
- Integrated Water Management Plan
- Geotechnical Assessment
- Preliminary and Detailed Site Investigation Reports
- HAZMAT Assessment
- BDAR Waiver
- ESD Report and BASIX Certificate
- BCA and DDA reviews
- Waste Management Plan
- Statement of Heritage Impact and Archaeological Assessment
- Aboriginal Heritage Impact Assessment (*concluded Aboriginal Cultural Heritage Assessment Report not required*)

Program / Next steps



Key Tasks/Milestones	Indicative Dates
Submit Scoping Proposal - assume 20 days for DPHI to notify Homes NSW that project is selected as a State-Assessed Planning Proposal ✓ <i>Letter from DPHI received 17 April 2026 confirming State Assessed Rezoning Pathway</i>	March / April 2026
Request SEARs for SSDA (including requirements for concurrent rezoning)	April 2026
Preparation of Planning Proposal / SSDA package	April – June 2026
Planning Proposal / SSDA Lodged	July 2026
Public Exhibition	August 2026
Response to Submissions	October 2026
Planning Proposal & SSDA Approved	December 2026

Program Assumptions

- A concurrent PP and SSDA will be progressed in coordination with DPHI.
- Project SEARs to include requirements for concurrent PP & SSDA.
- Technical documentation prepared for SSDA will satisfy the PP application. Additional matters for the rezoning will be addressed as separate section/chapter in the EIS.
- Program of works assumes timely responses from DPHI, Council and referral agencies in the assessment of all submissions.
- Q4 2026: Commencement of demolition and early works (via Part 5).

Conclusion

- Homes NSW are seeking concurrent PP and SSDA SEARs under Schedule 1, Section 26 - Housing development carried out by certain public authorities (Minister administering the Housing Act) of the SEPP (Planning Systems) 2021.
- Homes NSW provided a project update to Camden Council officers in February 2026. Council are generally comfortable with the height and scale of the development. Homes NSW are working through waste and access related matters with Council.
- The State Design Review Panel (SDRP) Meeting No. 1 was held on 20th February 2026. Advice and recommendations arising from the design review will be considered in design development. Matters raised include:
 - Articulation of the design principles underpinning the preferred scheme and how these have informed its development.
 - A clearly identified preferred option supported by comprehensive and coordinated documentation.
 - A resolved landscape strategy, including canopy planting, deep soil zones and the defined role of the northern open space.
- A further SDRP meeting will be held prior to the finalisation of the design and lodgement of the concurrent rezoning and SSDA.
- Homes NSW are currently preparing a Community Engagement Plan which will outline how it will engage with Council, key agencies and other stakeholders.