

SCOPING REPORT

6-10 MOUNT STREET,
MT DRUITT

NOVEMBER 2024



QUALITY ASSURANCE

Project:	Scoping Report for State Significant Development, In-fill Affordable Housing Development Application.
Address:	6 -10 Mount Street, Mount Druitt
Lot /DP:	Lot 1 in DP 785445 and Lot 4 in DP 647169.
Council:	Blacktown Council
Author:	Think Planners Pty Ltd

<i>Date</i>	<i>Purpose of Issue</i>	<i>Rev</i>	<i>Reviewed</i>	<i>Authorised</i>
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1.INTRODUCTION

Think Planners Pty Ltd has prepared this scoping report following the Department of Planning and Environment's State Significant Development Guideline – preparing a scoping report (Appendix A to the state significant development guidelines), accessed from the Planning Portal on 25 March 2024.

Details of the proponent and site are in the table below.

Proponent:	Universal Property Group,
Legal Description:	Lot 1 in DP 785445 and Lot 4 in DP 647169.
Property Address:	6 -10 Mount Street, Mt Druitt
Maximum FSR	No mapped FSR for the site
Maximum Building Height	64m With 15% affordable housing the heigh limit increases to 83.2m

Figure 1: Aerial photograph of the site and locality. (Six Maps 2024)



Figure 2: Broader site context map (HCKL architects)



Think Planners Pty Ltd has been engaged by the Proponent to prepare this Scoping Report for consideration by the Department of Planning, Housing and Infrastructure (Department of Planning) and relevant stakeholders, including Blacktown Council.

PROPOSED DEVELOPMENT

The proposed development is for a mixed-use building comprising ground floor retail. The proposed development is for the demolition of 3 single storey retail/commercial buildings and construction of a mixed use development complex comprising of 2 building containing ground floor retail/commercial space, and circa 926 apartments over 6 levels of basement car parking. Consistent with Housing SEPP requirements, 15% of the overall gross floor area (or circa 180 apartments) will be used as affordable housing for a minimum of 15 years.

Included within this request is an overview of the scheme prepared by HCKL Architecture (Registered Architect Chee Kean Lim NSW 5895). This includes contextual background information that identifies the site location and its context.

SITE AND LOCALITY DESCRIPTION

The site is commonly known located at 6 -10 Mount Street, Mount Druitt , and is legally described as Lot 1 in DP 785445 and Lot 4 in DP 647169.

The site has frontages to three streets being Mount Street, Ralph Place and Zoe Place. The site has a northern boundary of 88.5m to Zone Place, a western boundary to Mount Street of 65.63m, a southern boundary of 72.63m and an eastern boundary to the Mount Druitt Town Centre Reserve of 84.4m resulting in a total site area of 8060m².

The site currently contains three single storey building surrounded by at grade parking. There is vehicle access to all 3 streets currently.

The site is within 700m walking distance of Mt Druitt Station. The Mt Druitt Town centre is undergoing a significant transformation to higher built forms as illustrated by the aerial photograph overleaf.



Figure 3: Aerial photograph of the site and locality. (Six Maps 2024)



The site is not in the immediate vicinity of heritage listed properties and as outlined below there is one locally listed heritage item within the wider vicinity of the site

Figure 3: Heritage Map. (eplanning spatial viewer)



BACKGROUND AND CONTEXT

MOUNT DRUITT STRATEGIC CENTRE

The site is located within the Mount Druitt Street Centre

Council identifies that the 2041 outcome for the precinct is:

A high-density mixed use residential centre, with opportunities for investment and employment, along with facilities and services for city living. The centre is designed with high quality built form, is sustainable and it celebrates its civic and public spaces.

2. STRATEGIC CONTEXT

The proposal is strategically aligned with relevant overarching state and local strategies. This Scoping Report provides an overview, with a future EIS providing a detailed assessment.

SIX CITIES DISCUSSION PAPER

Greater Sydney has been divided into six city regions that together form one city.

In theory, the long term aim is for people and freight to be moved to any part of the region within 90 minutes, therein providing significant lifestyle and economic benefits. Like the Greater Sydney Region Plan, each of the six cities imagines residents accessing jobs within 30 minutes by public transport and more vibrant local centres and neighbourhoods within a 15-minute walk of home. This aims to improve the vibrancy of local areas where all daily needs can be met near home.

Housing theme

A key theme within the discussion paper is the desire for housing to be more affordable and accessible, ideally leveraging transport and social infrastructure. The Discussion Paper notes a lack of housing diversity, which has led to a mismatch between supply and demand for different housing types. A key method to resolve this, highlighted in the discussion paper, is to include a full range of homes from single dwellings, granny flats, dual occupancies and townhouses, low rise through to high rise and larger mixed use developments.

To improve housing diversity, the following actions are relevant to the future the proposed development of the the subject site:

- *increasing the proportion of multi-unit and higher density housing in accessible locations that are supported by infrastructure*
- *ensuring existing and new freestanding homes and medium density housing are connected to quality amenity, essential services and transport infrastructure*

The proposal is consistent with this action and will facilitate more homes that are within a highly accessible location, along with good amenities and supporting services essential for everyday living. It is further noted that future City Plans may require areas within 800 m of a transport hub to have a minimum 25 % proportion of the LGA housing target delivered through a mix of higher density housing types. This SSD application will assist Blacktown Council in achieving this objective.

Inclusive places linked to infrastructure

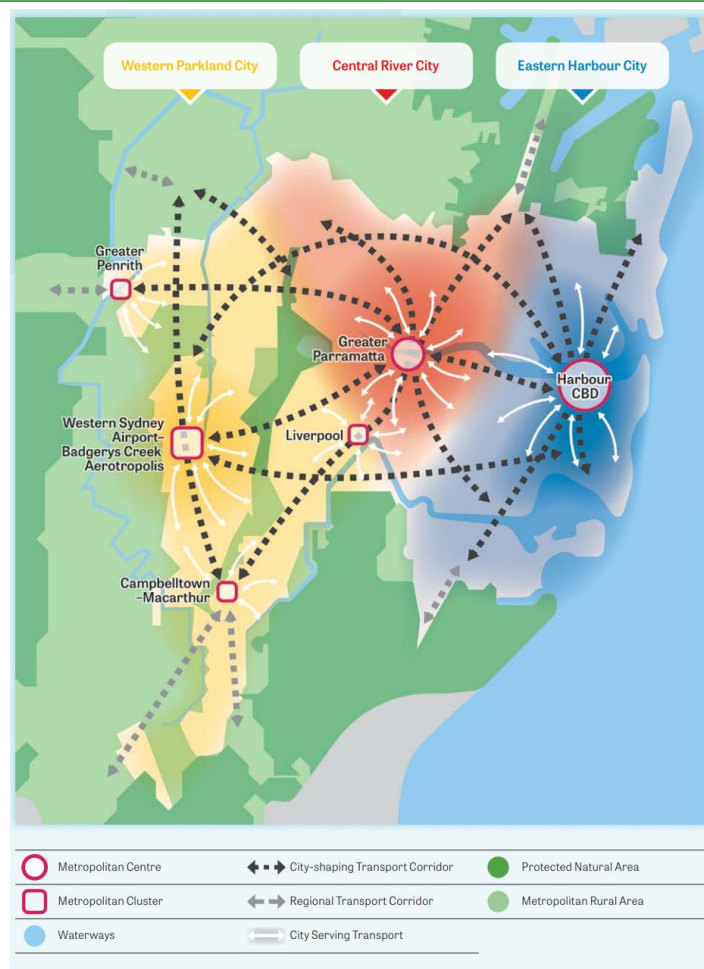
This draft action essentially seeks to ensure that people can ‘live local’, with one of the methods being to link higher density housing around transport nodes where there are better active transport opportunities, along with the possibility for people to access services and amenities without leaving the area.

The proposal offers the Blacktown Council the opportunity to be consistent with this theme and realise the benefits offered for future residents.

A METROPOLIS OF THREE CITIES – THE GREATER SYDNEY REGION PLAN

The Greater Sydney Region Plan provides a framework for the predicted growth in Greater Sydney. Key themes within this plan based on delivering a metropolis of three 30-minute cities which are a follow on from the ten directions envisioned by the Greater Sydney Commission. This vision is set out in the draft structure plan shown in Figure 10 below.

Figure 4: Extract from A Metropolis of Three Cities – the Great Sydney Region Plan March 2018



The four key themes are infrastructure and collaboration, liveability, productivity and sustainability. This Scoping Report confirms that the concept is aligned with these key themes, directions, metrics and objectives by:

1. **Infrastructure and collaboration.** The subject land is located within the Mount Druitt Town centre and is within proximity to a number of public transport options. Importantly, the subject site is within a Strategic Centre which will ensure that there is essential access to jobs, services and entertainment typically found in a Strategic Centre. Likewise, the proposal is within comfortable walking distance to health services infrastructure and existing schools, open space shopping and entertainment.
2. **Liveability.** The reference architectural design drawings provided with this Scoping Report show that liveability for the future residents is a primary consideration for the future building design. Solar access and cross ventilation have been maximised along with general compliance with the requirements of the Apartment Design Guide. It proposed to have activated landscaped frontages along all street setbacks. The pedestrian environment will be activated and improved by the proposal.
3. **Productivity.** The proposal capitalises on its location within a Strategic Centre serviced by Heavy Rail, in addition to open spaces and nearby shops and jobs. The proposal creates a more accessible and walkable city with enhanced activation of pedestrian links and opportunities for bicycle riding, as well as promoting additional local jobs through the placement of additional residents within the Mount Druitt Strategic Centre.
4. **Sustainability.** The proposal will facilitate building capacity based on existing and committed infrastructure. This seeks to shape strong, connected community making a significant contribution to the delivery of a vibrant, liveable and sustainable Strategic Centre.

The Greater Sydney Region Plan presents a polycentric approach to Sydney, which re-enforces the significant role of Sydney as the Central City and Mount Druitt as being an important Strategic Centre within Greater Sydney. Greater Sydney will experience a steep change in population growth, with population growth levels being revised even further upwards since the release of the Plan for Growing Sydney. To accommodate this population growth and respond to housing affordability, housing supply in key locations such as within the Mount Druitt Strategic Centre needs to be accelerated.

CENTRAL CITY DISTRICT PLAN

The Central City District Plan sets out the priorities and actions for this District, structured around the same key themes as presented in the Greater Sydney Region Plan. As relevant to the subject site, the District Plan continually emphasises the importance of growth with strategic centres regarding jobs and housing.

The proposed development seeks to deliver additional housing in particular in-fill affordable housing within a 30-minute city scenario. In reality however, the proposal is more aligned with newer concepts and will facilitate the delivery of the 15 minute city.

Expediting the delivery of housing brings more dwellings to the market, which drives prices down. Delivering more dwellings within shorter timeframes aims to respond to the current housing crisis in Sydney where scarcity has resulted in an affordable housing shortage. This SSD application seeks to deliver housing to the market quickly and provide 15% in-fill affordable housing and in a highly liveable location which is within the 15 and 30-minute city scenario.

In summary, the future proposal will seek to deliver on the vision set forward in the Central City District Plan by:

1. Increasing diversity of housing choice.
2. Provide In-fill affordable housing within strategic centre.
3. Delivering housing to meet local housing targets.
4. Expediting the delivery of new housing stock to ease the pressure of demand results in a generally more affordable housing product.
5. Contribution to energy efficiency aims to deliver a development meeting environmental performance criteria.
6. Reducing emissions by building environmental performance and lowering reliance on private vehicle travel. Focusing increased housing on the subject site which is highly accessible to local bus and train services means that future residents are more likely to walk, cycle and use integrated public transport systems.
7. Supporting the precinct as a Strategic Centre that delivers both jobs and housing.

The objectives of the future EIS set out in this Scoping Report are considered to align closely with the documented priorities for the Central City District.

HOUSING STRATEGY 2041

This strategy establishes the 20 year housing vision for NSW and aims to provide the framework for greater housing supply, improved affordability of housing, along with housing diversity and resilience.

There are four pillars of housing supply in the strategy, with the diagram reproduced below.

Figure 5: Four Housing Supply Pillars (NSW Government)



FUTURE TRANSPORT STRATEGY 2056

The Future Transport Strategy sets the direction of the NSW Government to improve the transport system across the state. It intends to make decisions by putting people and places at the centre to ensure that customers, community and the economy experience maximum benefits.

The proposed development of the subject site is consistent with key strategic directions within the strategy including:

- C1.1 Enhance 30-minute metropolitan cities
- C2.1 Support car-free, active, sustainable transport options

- C3.1 Provide transport choices for people no matter where they live
- P1.2 Support growth around public transport
- P2.1 Support thriving and healthy 15-minute neighbourhoods

STAYING AHEAD: STATE INFRASTRUCTURE STRATEGY 2022 – 2042

The State Infrastructure Strategy provides a 20-year plan for the NSW Government for strategic investment decisions. The strategy aims to provide recommendations that aid the growth and productivity of the State to improve living standards for the community.

Chapter 4 Service Growing Communities is relevant to this proposed development application. Key Strategic directions include:

- *Deliver housing in great neighbourhoods for all parts of the community*
- *Improve access to efficient, quality services through better use of assets and a better mix of physical infrastructure and technology-enabled solutions*

The proposal satisfies the above strategic directions by providing housing and in-fill affordable housing within a highly accessible location, within the Mount Druitt Strategic Precinct, and within a location previously identified by Council as suitable for higher density housing.

BLACKTOWN LOCAL STRATEGIC PLANNING STATEMENT 2020

The LSPS is an important strategic document of Council that provides a vision to 2040, guiding land use and infrastructure decisions. It provides more detail than the Region and District Plan, essentially translating the higher order strategic infrastructure, liveability, economic and environmental pillars into local actions. In doing so, it seeks to provide a Council wide guide that supports the delivery of community expectations, and government initiatives, in a manner that respects the desired future character.

It acknowledges in respect of Mount Druitt that there are: *Opportunities for growth in employment, education and high density residential. Opportunities for medical research associated with Mount Druitt. Hospital*

A future EIS will address the LSPS in detail, noting that the proposal is generally consistent with the themes and drivers of the LSPS in terms of housing supply, diversity and choice, affordable housing and more broadly sustainability.

BLACKTOWN HOUSING STRATEGY 2020

The Housing Strategy shows how Council can plan for and deliver housing for the local community. It includes housing targets and supports the LSPS.

As per the findings of the Blacktown Local Housing Strategy, by 2041, the population of the Blacktown LGA is expected to increase by approximately 264,100 people between 2016 and 2041, from 348,050 to 612,150 people in total and is expected to need an additional 111,000 dwellings to accommodate this population growth.

The proposed SSD Application will increase housing and availability of in-fill affordable housing within the Mount Druitt Strategic Centre.

A future EIS will provide a rigorous review of the Housing Strategy.

CUMULATIVE IMPACTS

Given the proximity of the proposal to other developments, certain impacts such as traffic, noise, and overshadowing are factors that can lead to environmental impacts in the locality.

However, the development of this site must be understood in its development context. The Mount Druitt Strategic Centre has been identified for significant development increase in terms of height, FSR, density, etc.

In this regard, cumulative impacts have been assessed and incorporated into the mitigation measures with no significant cumulative impacts identified.

Where applicable, future technical studies will adopt a worst-case scenario approach to enable a conservative precautionary outcome.

3. PROJECT

The proposed development is for a mixed-use building comprising ground floor retail. The proposed development is for the demolition of 3 single storey retail/commercial buildings and construction of a mixed use development complex comprising of 2 building containing ground floor retail/commercial space, and circa 926 apartments over 6 levels of basement car parking. Consistent with Housing SEPP requirements, 15% of the overall gross floor area (or circa 180 apartments) will be used as affordable housing for a minimum of 15 years.

The future development will likely seek for the construction of 13 ground floor tenancies, a central plaza and the construction of two connected buildings containing circa 926 apartments with the following mix:

- 14 x studios;
- 46 x 1br apartments;
- 300 x 2br apartments; and
- 478 x 3br apartments.

The development provides to provide circa 1164 parking spaces within the basement levels comprising:

- 863 residential spaces;
- 46 additional accessible residential spaces;
- 69 retail spaces
- 186 visitor spaces for the apartment component of the development.

The architectural plans for the development have been prepared by HCKL architects.

DELIVERY OF PROJECT

A project timeline is yet to be determined however will be formulated following discussions with the Department of Planning and Blacktown Council and confirmation of any additional information required to allow consideration of the SSD application.

An indicative timeline for the delivery of the proposal is as per below;

Phases	Description
Demolition	Demolition of existing structure within 12 months after consent issued.
Construction	Construction of mixed use development estimated to be 30 months.
Operations	Operation to commence at completion of construction

4. STATUTORY CONTEXT

STATE ENVIRONMENTAL PLANNING POLICIES

A preliminary review of relevant SEPPs is provided below.

Consideration of relevant SEPPs	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Consistent. The proposal is not inconsistent with the aims or provisions relating to the Sydney Harbour Catchment. Future development will be subject to the provisions of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Not applicable
State Environmental Planning Policy (Housing) 2021	The proposal is consistent with the intent of Housing SEPP. Future development under the SEPP remains permissible, though rezoning of the site may expand opportunities for greater diversity and type of housing. FSR and Height bonuses are in pursuant with the 15% In-fill affordable Housing provision. Please see below for further details. Future Development will be consistent with Chapter 4 will address the nine design quality principles for apartment developments within Schedule 9.
State Environmental Planning Policy (Industry and Employment) 2021	The proposal is consistent with the aims or provisions of this SEPP. Where future development incorporates signage, the provisions of this SEPP will need to be considered.
State Environmental Planning Policy (Planning Systems) 2021	The application is proposed in pursuant to this SEPP. Please see below for further discussion.
State Environmental Planning Policy (Precincts—Central River City) 2021	Not applicable
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable

State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not applicable
State Environmental Planning Policy (Primary Production) 2021	Not applicable
State Environmental Planning Policy (Resilience and Hazards) 2021	The proposal is consistent with the aims and provisions of this SEPP. In any case, future redevelopment of the site will need to address the requirements of the SEPP. The proposal is consistent with the provision of this SEPP.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable
State Environmental Planning Policy (Sustainable Buildings) 2021	Consistent Will be addressed in a future development application.
SEPP (Transport and Infrastructure) 2021	Consistent Future development may constitute traffic generating development and trigger an assessment under this SEPP.

SSD PATHWAY

The anticipated Estimated Development Cost (EDC) of the development is over \$75 million.

The proposal will trigger the SSD pathway under section 4.36 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as the development:

- will have a EDC in excess of \$75 million for the purpose of residential development, and
- is within the nominated six cities region providing In-fill affordable housing under clause 26A (1)(a) in Schedule 1 of the Planning Systems SEPP.

The site is located within the Central River City District with a CIV of circa \$270 million therefore it is State Significant Development.

HOUSING SEPP

The Housing SEPP is relevant to the subject proposal, with consideration to be given to the following chapters:

- Chapter 2 Division 1 In-fill affordable housing
- Chapter 4 Design Quality of Residential Apartment Development
- Schedule 9 Design Quality Principles

The proposed development is in pursuant to Chapter 2 Affordable housing of the Housing SEPP, as stipulated in the application of the division.

15C Development to which division applies

(1) This division applies to development that includes residential development if—

(a) the development is permitted with consent under Chapter 3, Part 4 or another environmental planning instrument, and

(b) the affordable housing component is at least 10%, and

(c) all or part of the development is carried out—

(i) for development on land in the Six Cities Region, other than in the City of Shoalhaven local government area—in an accessible area, or

(ii) for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone.

(2) Affordable housing provided as part of development because of a requirement under another environmental planning instrument or a planning agreement within the meaning of the Act, Division 7.1 is not counted towards the affordable housing component under this division.

The definition of accessible area is outlined in Schedule 10 Dictionary as follows;

accessible area means land within—

(a) 800m walking distance of—

(i) a public entrance to a railway, metro or light rail station, or

(ii) for a light rail station with no entrance—a platform of the light rail station, or

(iii) a public entrance to a wharf from which a Sydney Ferries ferry service operates, or

(b) (Repealed)

(c) 400m walking distance of a bus stop used by a regular bus service, within the meaning of the Passenger Transport Act 1990, that has at least 1 bus per hour servicing the bus stop between—

(i) 6am and 9pm each day from Monday to Friday, both days inclusive, and

(ii) 8am and 6pm on each Saturday and Sunday.

The subject site is within an accessible area, being approximately 700m from Mt Druitt Train Station. Accordingly, this division is applicable to the subject site.

Chapter 2 Division 1 In-fill affordable housing

Relevant chapters of the SEPP are addressed in the tables below.

Housing SEPP 2021 (Chapter 2 Division 1 In-fill Affordable Housing)		
Clause	Comment	Compliance
15C Development to which division applies		
1) This division applies to development that includes residential development if—		
a) the development is permitted with consent under Chapter 3, Part 4 or another environmental planning instrument, and	The development is permitted with development consent by Blacktown LEP 2015.	Yes
b) the affordable housing component is at least 10%, and	The proposal provides 15% of its overall GFA as affordable housing	Yes
c) all or part of the development is carried out—		
i) for development on land in the Six Cities Region, other than in the City of Shoalhaven local government area—in an accessible area, or	The subject site is within an accessible area, being approximately 700m from Mt Druitt Train Station.	Yes
ii) for development on other land—within 800m walking		

Housing SEPP 2021 (Chapter 2 Division 1 In-fill Affordable Housing)		
Clause	Comment	Compliance
distance of land in a relevant zone or an equivalent land use zone.	N/A	N/A
2) Affordable housing provided as part of development because of a requirement under another environmental planning instrument or a planning agreement within the meaning of the Act, Division 7.1 is not counted towards the affordable housing component under this division.	N/A	N/A
3) In this section— <i>relevant zone</i> means the following— a) Zone E1 Local Centre, b) Zone MU1 Mixed Use, c) Zone B1 Neighbourhood Centre, d) Zone B2 Local Centre, e) Zone B4 Mixed Use.	Noted but not applicable to this site as it meets the requirements of 1(c)	N/A
16 Affordable Housing Requirements for additional FSR		
1) The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).	The site is not identified as having a mapped FSR.	N/A
2) The minimum affordable housing component, which must be at least 10%, is calculated as follows— AHC = Additional FSR (as a %) ÷ 2		
3) If the development includes residential flat buildings or shop top housing, the maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).		Yes

Housing SEPP 2021 (Chapter 2 Division 1 In-fill Affordable Housing)		
Clause	Comment	Compliance
Example— Development that is eligible for 20% additional floor space ratio because the development includes a 10% affordable housing component, as calculated under subsection (2), is also eligible for 20% additional building height if the development involves residential flat buildings or shop top housing. 4) This section does not apply to development on land for which there is no maximum permissible floor space ratio.	Not	Yes
17 Additional floor space ratio for relevant authorities and registered community housing providers	Not relevant to this proposal	N/A
18 Affordable housing requirements for additional building height (1) This section applies to development that includes residential development to which this division applies if the development— (a) includes residential flat buildings or shop top housing, and (b) does not use the additional floor space ratio permitted under section 16. (2) The maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height of up to 30%, based on a minimum affordable housing component calculated in accordance with subsection (3). (3) The minimum affordable housing component, which must be at least 10%, is calculated as follows— AHC = Additional Height (as a %) ÷ 2	Shop top Housing is permitted with consent The site does not have a mapped FSR. The site has a mapped height of 64m. The development proposes to incorporate 15% of its total GFA for affordable housing and accordingly benefits from an increased height limit of 83.2m. The current plans vary the 83.2m height with portions of the lift overruns marginally exceeding this height and accordingly a clause 4.6 departure will be submitted with the future SSD application.	Yes Yes Yes.
19 Non-discretionary development standards—the Act, s 4.15		

Housing SEPP 2021 (Chapter 2 Division 1 In-fill Affordable Housing)		
Clause	Comment	Compliance
1) The object of this section is to identify development standards for particular matters relating to residential development under this division that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.	Noted	Noted
Note— See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.		
2) The following are non-discretionary development standards in relation to the residential development to which this division applies—		
a) a minimum site area of 450m ² ,	The site area is 8,060m ² and complies	Yes
b) a minimum landscaped area that is the lesser of—		
i) 35m ² per dwelling, or	Will be designed to comply.	Yes
ii) 30% of the site area,		
c) a deep soil zone on at least 15% of the site area, where—	Does not apply, refer to Cl. 3 below.	
i) each deep soil zone has minimum dimensions of 3m, and		
ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,	Does not apply, refer to Cl. 3 below.	N/A
d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,	Does not apply, refer to Cl. 3 below	N/A
e) the following number of parking spaces for dwellings used for affordable housing—	Will be designed to comply.	Yes
i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces,		
ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,		
iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space,		

Housing SEPP 2021 (Chapter 2 Division 1 In-fill Affordable Housing)		
Clause	Comment	Compliance
f) the following number of parking spaces for dwellings not used for affordable housing— i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces, ii) for each dwelling containing 2 bedrooms—at least 1 parking space, iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,	Will be designed to comply.	Yes
g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,	Complies within minimum internal apartment areas of ADG.	Yes
h) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide,	Not relevant to this proposal	N/A
i) if paragraphs (g) and (h) do not apply, the following minimum floor areas— i) for each dwelling containing 1 bedroom—65m², ii) for each dwelling containing 2 bedrooms—90m², iii) for each dwelling containing at least 3 bedrooms—115m² plus 12m² for each bedroom in addition to 3 bedrooms.	Not relevant to this proposal	N/A
3) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.	Noted	Noted
21 Must be used for affordable housing for at least 15 years		
1) Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development—	This SSDA satisfies this clause, with a condition of consent anticipated.	

Housing SEPP 2021 (Chapter 2 Division 1 In-fill Affordable Housing)		
Clause	Comment	Compliance
a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and	The details of the registered community housing provider will be submitted with the future SSDA.	Yes
b) the affordable housing component will be managed by a registered community housing provider.		Yes
2) This section does not apply to development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.	Noted.	Noted
22 Subdivision permitted with consent		
Land on which development has been carried out under this division may be subdivided with development consent.	Noted	N/A

Chapter 4 Design Quality of Residential Apartment Development

The concept design has had regard to the requirements of chapter 4 and details of compliance with the controls within the ADG and the principles will be submitted with the future SSDA application.

BLACKTOWN LOCAL ENVIRONMENTAL PLAN 2015

As shown on the zoning map extract in the following below the development site is zoned MU1 Mixed Use under the provisions of the Blacktown LEP 2015.

Figure 7: Zoning Map Extract (Source: NSW Planning E Spatial Viewer)



The table below provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Blacktown Local Environmental Plan 2015 – Compliance Table			
Clause	Controls	Comment	Complies
Zoning	MU1 – Mixed Use	Commercial Premises and Shop top Housing are permitted with development consent.	Yes
Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	The proposal will appropriately fulfil the site's zoning potential, provide an attractive built form that will address the public domain, provide retail and commercial facilities to support the town	Yes

		centre and increase housing stock within the locality.	
2.6	Subdivision – Consent Requirements	No subdivision proposed.	N/A
2.7	Demolition Requires Consent	Consent is sought for the demolition of the existing structures on the site.	Yes
Part 4 Principal Development Standards			
4.3	Height of Buildings -64m	The site has a mapped height of 64m. The development proposes to incorporate 15% of its total GFA for affordable housing and accordingly benefits from an increased height limit of 83.2m under the Housing SEPP. The current plans vary the 83.2m height with portions of the lift overruns marginally exceeding this height and accordingly a clause 4.6 departure will be submitted with the future SSD application.	Yes
4.4	Floor Space Ratio	There is no maximum FSR applying to the site. Not applicable.	N/A
4.6	Exception to Development Standards	A clause 4.6 departure will accompany the future SSDA to address the height departure.	Yes
Part 5 Miscellaneous Provisions			
5.10	Heritage Conservation	There are no relevant heritage considerations.	N/A
Part 7 Additional Local provisions			
7.1	Flood Planning	The subject site is not identified as being flood prone. Not applicable.	N/A
7.2	Terrestrial Biodiversity	The subject site is not identified as containing Terrestrial Biodiversity. Not applicable.	N/A
7.3	Riparian Land and Watercourse	The subject site is not identified to include riparian land or a watercourse. Not applicable.	N/A

7.5	Essential Services	Reports submitted with the future SSDA application will outline that essential services are able to be provided to the site.	Yes
7.7	Design Excellence	Plans and the Urban Design Report to be submitted with the future SSDA will outline how the proposal achieves design excellence.	Yes

The proposed development seeks to provide 15% of the total GFA to be dedicated to In-fill affordable housing and therefore will benefit from an additional building height and floor space ratio of 30% on top of the maximum permissible Building Height and FSR as stipulated under Division 1, Section 16 and 18.

As stipulated under the Housing SEPP Section 21, the In-fill affordable housing component of the development will be held as affordable housing for a minimum of 15 years and will be managed by a registered community housing provider.

Design Excellence

As outlined in the table above, BLEP 2015 includes provisions to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of the LGA.

The subject site is identified by the Design Excellence Maps as being subject to Design Excellence. It is anticipated that the future development application will be considered by the State Design Review Panel.

5. COMMUNITY ENGAGEMENT

Preliminary consultation has occurred with the Department of Planning via a scoping meeting held on 21 October 2024 to discuss the proposed application.

Prior to the discussion with the Department of Planning, a meeting was held with Blacktown Council for a potential staged mixed use development application. This meeting has led to the current proposed SSDA application give the cost of works.

Following the submission of the Scoping Report, the proponent is available for meetings with the Department and Council to constructively work forward in preparing an SSD application for the subject site.

No consultation has occurred with public authorities or neighbours. Consultation is anticipated to occur throughout the preparation of the EIS, noting that the Department may seek to refer the Scoping Report to authorities and agencies for early advice.

6. PROPOSED ASSESSMENT OF IMPACTS

The following are the potential social, economic and environmental impacts preserved from the proposed development.

Social impacts

- The proposed development includes street activation works on all surrounding street through enhanced commercial retail spaces, enhancing the pedestrian experience and provision of new footpaths along Station Lane.
- It will allow additional people to live within the Mount Druitt Strategic Precinct and close to public transport nodes, allowing easier and faster connections to strategic centres.
- The site benefits from large public open spaces and the development will permit an increased number of people to live closer to these public benefits.
- The proposal will increase the number of in-fill affordable housing within the Mount Druitt Strategic Precinct.
- The proposed development contributes to housing diversity within the Mount Druitt Strategic Precinct through the provision of multiple forms of housing and sizes that are limited in supply.
- The development will provide an attractive architectural building within the Mount Druitt Strategic Precinct.

Economic impacts

- The proposed development will provide significant benefits including jobs throughout the construction and operations of the building and supporting retail floor space.
- The proposal will provide quality retail space within the Mount Druitt Strategic Precinct and will assist in supporting additional jobs.
- Generates both temporary and permanent jobs during the construction and operation of the development.

Environmental impacts

- The proposed development will not be likely to have any adverse impacts to any ecological species which will be confirmed by a future BDAR waiver.

7. REFERENCES

As part of the process in preparing an EIS further assessment will be undertaken as per the Industry-specific SEARs requirements. Please see attached Appendix A, the scoping summary table in matters requiring further assessment in the EIS.

8. CONCLUSION

This Scoping Report has been prepared to outline details for an SSD application for 6 -10 Mount Street, Mount Druitt.

The report discusses relevant planning controls and concludes that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, the application is submitted to the Department of Planning, Housing and Infrastructure in requesting an industry-specific SEARs to be issued for an In-fill affordable Housing development at 6 -10 Mount Street, Mt Druitt.