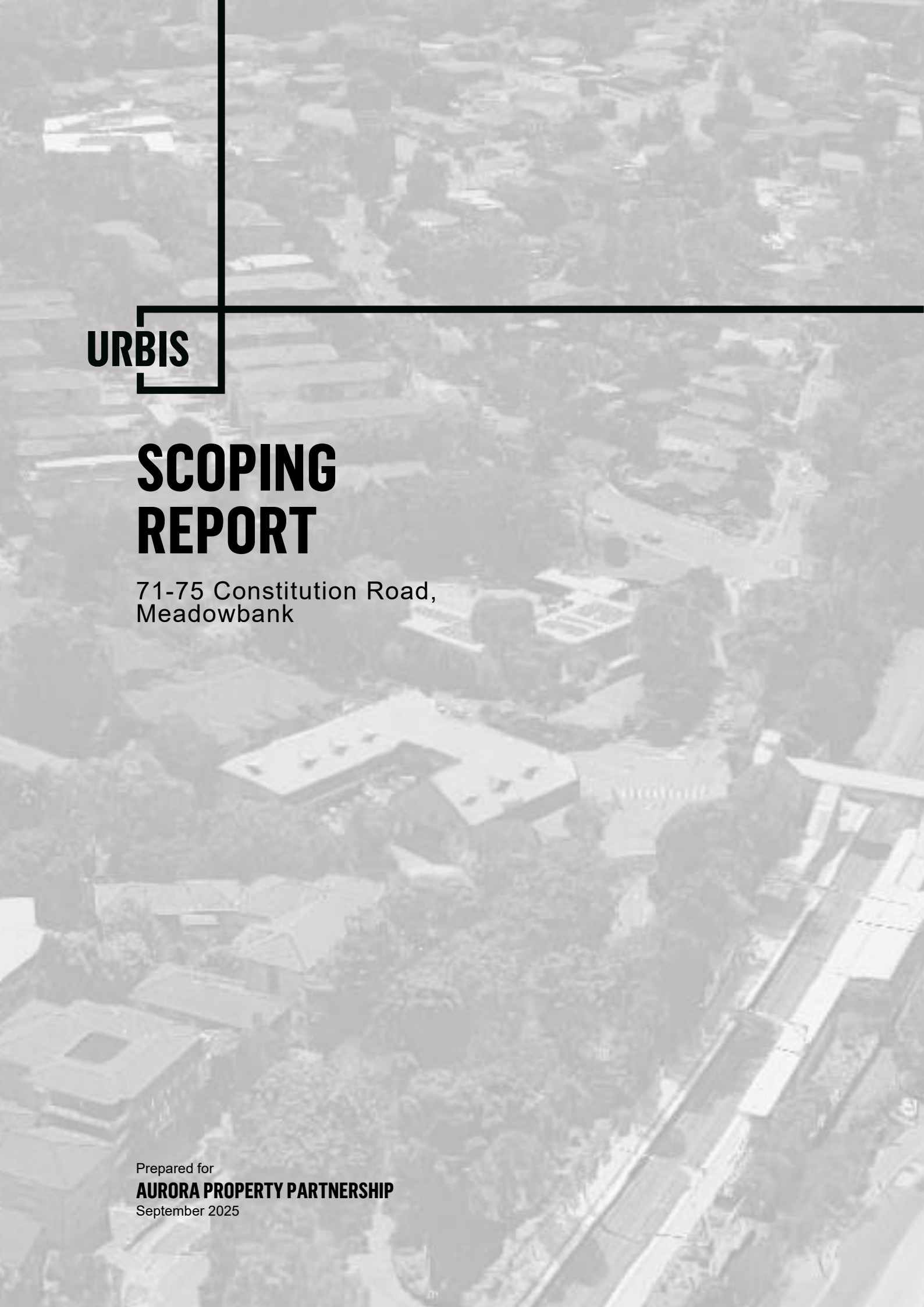




URBIS

SCOPING REPORT

71-75 Constitution Road,
Meadowbank

Prepared for

AURORA PROPERTY PARTNERSHIP

September 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Report Number	V1



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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1. INTRODUCTION

This Report has been prepared on behalf of Aurora Property Partnership (**Aurora, the Applicant**) to provide a detailed description of the proposed a mixed-use development comprising ground floor retail and residential apartments above at 71-75 Constitution Road West, West Ryde.

This report has been prepared to respond to a request to the Department of Planning, Housing and Industry (**DPHI**) for Secretary's Environmental Assessment Requirements (**SEARs**) to guide the preparation of an Environmental Impact Statement (**EIS**) that will accompany a State Significant Development Application (**SSDA**). In accordance with the Housing Delivery Authority (**HDA**) program, a separate but concurrent Planning Proposal will be submitted, which seeks to amend the *Ryde Local Environmental Plan 2014* (**Ryde LEP**).

The purpose of this Scoping Report is to:

- Describe the proposed project and concurrent amendment to planning controls;
- Identify key matters requiring assessment in the SSDA and the approach to assessing these matters;
- Identify what engagement will be carried out during the preparation of the EIS and Planning Proposal, and
- Provide a preliminary strategic and site-specific merit assessment of the concurrent planning proposal.

This Scoping Report is accompanied by a built form study prepared by Group GSA.

The following sections identify the applicant for the project and describe the site and proposed development.

1.1. APPLICANT DETAILS

Aurora Property Partnership (**Aurora**) is a related entity of Ausgrid. Aurora has identified that the site is no longer required for ongoing network purposes and as such, is suitable for repurposing. Aurora is seeking to amend the current controls to implement uses which align with the surrounding context of the site.

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

Proponent	Details
Nominated Contact	David Bulbrook Senior Property Development Manager, Aurora Brigitte Bradley, Associate Director, Urbis
Postal Address	24-28 Campbell Street, Sydney NSW 2000
ABN	26 669 822 520

1.2. SITE DESCRIPTION

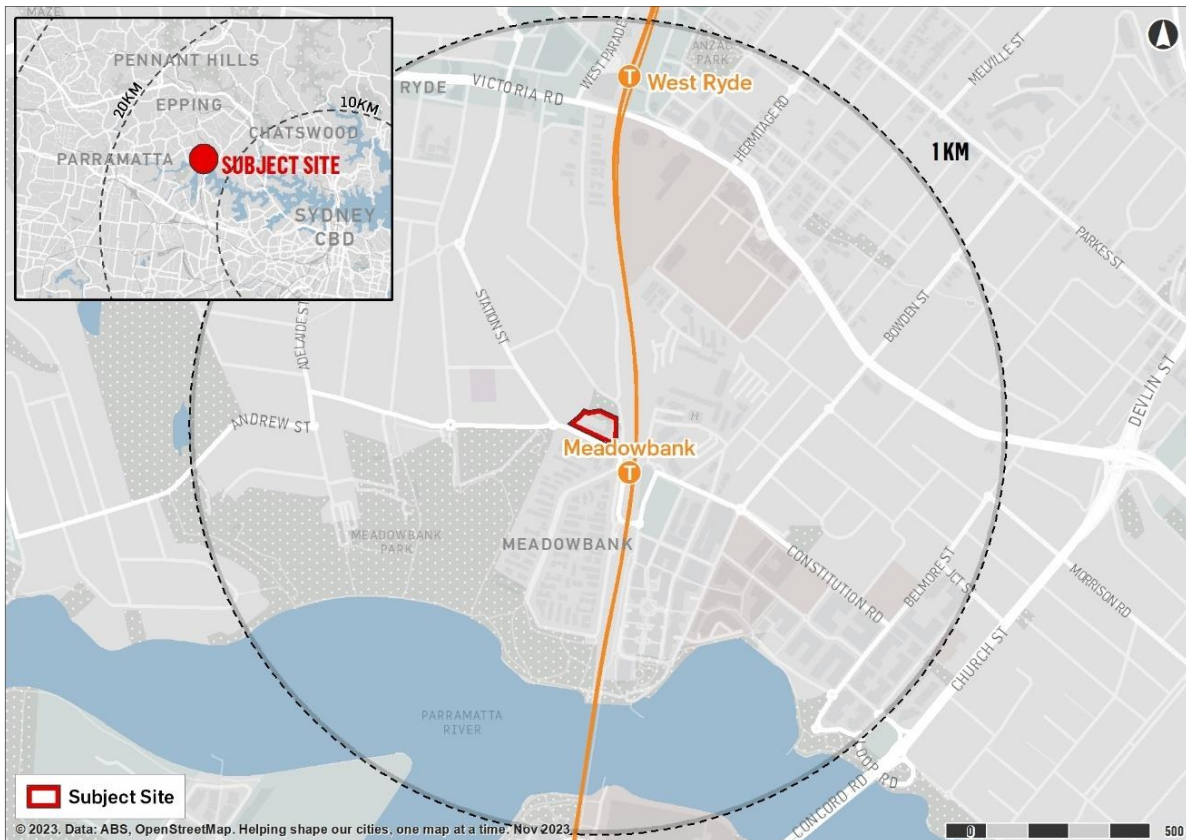
Table 2 Site and Project Overview

Matter	Description
Country	Darug Country
Street Address	71-75 Constitution Road West, West Ryde 2114
Legal Description	Lot 1 DP 549941
Site Area	5805 sqm
LGA	Ryde Council

Existing development	The site is currently used by Ausgrid as a training depot. Car parking spaces are along on the northern side of the site. Vehicular access is provided from Bank Street and Constitution Road. The Charity Creek culvert is located to the north and abuts the western part of the site.
Land Configuration	The site is an irregular-shaped allotment with an area of 5,796sqm. The site includes only one single allotment. The topography of the site is generally flat, gently sloping from high points at 8m on the east to low points at 2m on the west near Charity Creek.
Surrounding Land Use	Surrounding land uses include: ▪ Residential buildings to the north of the site, with a mix of high and low-density dwellings. The St Michael's Catholic Primary School is located 300m north-west of the site. ▪ Directly to the west lies the Meadowbank Park, which provides the local community with an important public recreational and open space area. ▪ To the south of the site, there are high-density residential buildings adjoining Meadow Crescent and Bank Street. ▪ To the east lies the Northern Line Railway and the Meadowbank Train Station. The Meadowbank TAFE College and the Meadowbank Public School sit across the railway. The Meadowbank Urban Village, comprised of high-density mixed-use buildings, lies south-east of the site across the railway line and has become one of the character features of the area.
Site Access and road network	The site is accessible from the west via Constitution Road. The site is also highly accessible by public transport, being less than 250 metres away from the Meadowbank train station and in close proximity to several bus routes and their respective stops.
Easements and Covenants	There is a registered easement for the maintenance of the stormwater channel for Charity Creek. There is an easement for electricity and other purposes affecting the whole of the land.
Services & Utilities	The site is appropriately serviced with all necessary utilities, with the opportunity to be expanded for the proposed development.
Acid Sulfate Soils	Part of the site in close proximity to Charity Creek is classified as Class 2 – Acid Sulfate Soil as per the Ryde LEP. The rest of the site is mapped as Class 5.
Contamination	The site is not listed as a notified site under the <i>Contaminated Land Management Act 1997</i> .
Stormwater and Flooding	Part of the land is considered flood-affected, particularly near Charity Creek and near the entrance at Constitution Road.
Bushfire Prone Land	The site is not mapped as Bushfire Prone Land.
Biodiversity	The site does not contain any native Plant Community Types nor it is included in the Biodiversity Values Map under the <i>Biodiversity Conservation Act 2016</i> .
Aboriginal Heritage	The site is not within 200m of any registered AHIMS site or artifact. The site has a long history of development and ground disturbance; thus, it is considered unlikely that undiscovered artifacts could be present.
European Heritage	The site is not mapped as a Local, National or World Heritage Site. The site is not in close proximity to any heritage items.

Maps of the site in its local setting and an aerial view are provided in **Figure 1** and **Figure 2** respectively.

Figure 1 Regional Setting



Source: Urbis, 2025

Figure 2 Aerial View



Source: Urbis, 2025

2. PLANNING BACKGROUND

The site lies approximately 12 kilometres west of the Sydney CBD, within a well-connected urban corridor that includes a mix of educational and mixed-use development. The site benefits from its proximity to significant surrounding centres such as Rhodes, West Ryde, Melrose Park, and Ryde Town Centre, all accessible within a 2–8 minute drive and access to additional centres via the T9 Northern train line.

The renewal of Meadowbank aligns with recent State and Council strategic policies.

2.1. WEST RYDE - MEADOWBANK RENEWAL STRATEGY

The draft West Ryde-Meadowbank Renewal Strategy was placed on public exhibition in February 2024.

A submission was prepared by Aurora in February 2024 requesting Council formally recognise the site as part of the 'Meadowbank Town Centre' in the Strategy for future rezoning and uplift to potentially allow for a mixed-use civic plaza.

The submission outlined the key attributes of the site and alignment with the objectives of the Meadowbank Town Centre:

- The site is only 30 metres from rail station entry and bus stop along Bank Street.
- It has extensive frontage to Constitution Road West and Bank Street, offering potential for a range of uses and spaces to activate the centre.
- The site occupies a prominent corner position directly opposite small convenience retail stores.
- It is located on the western side of the centre, an area in need of urban renewal and investment.
- The site adjoins Wool Way Reserve and Charity Creek, presenting opportunities to integrate with the existing green and blue grid.
- The large site area can accommodate denser urban development due to the absence of environmental constraints.
- Mature street trees on the site can be retained, allowing future development to blend with the existing street edge canopy.

Initial discussions with Council noted that were supportive of change for the site and introduction of mixed use development within the Meadowbank town centre.

2.2. MEADOWBANK LOW TO MIDE RISE HOUSING

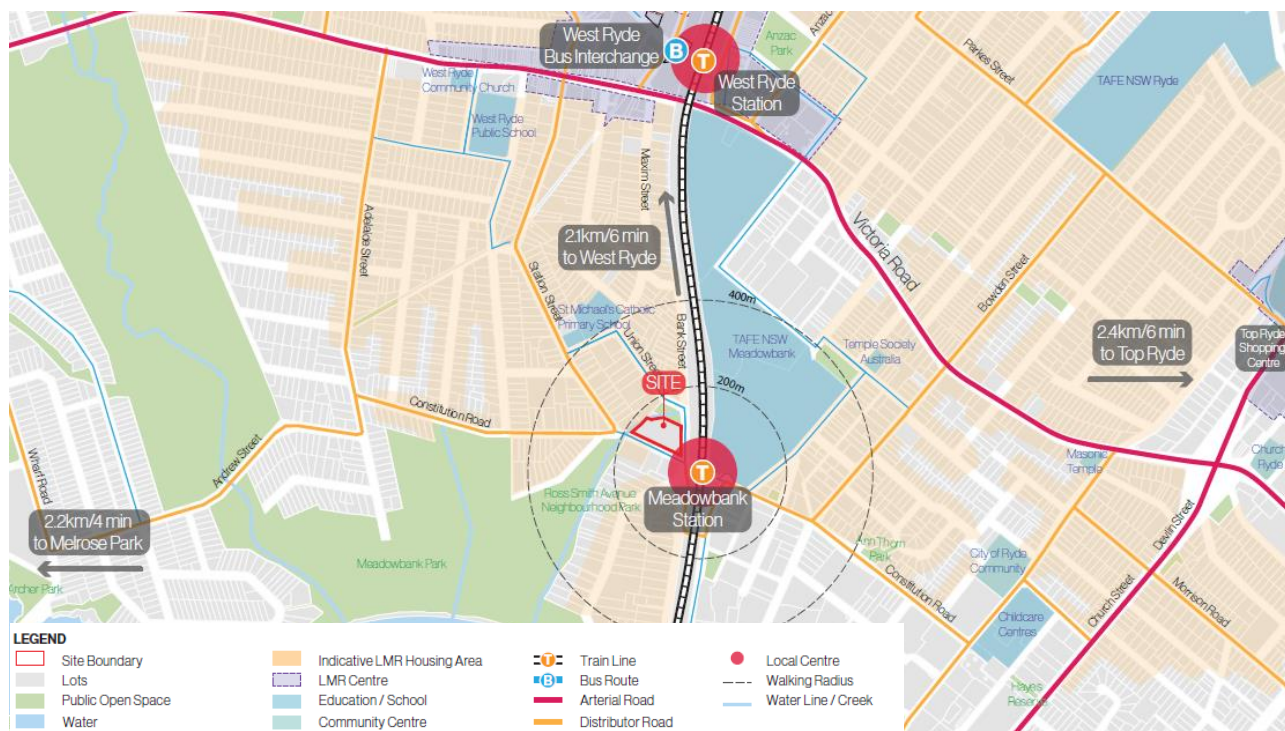
In February 2025, new planning controls were introduced via the Housing SEPP to encourage a mix of low to medium rise (**LMR**) density housing typologies close to town centres and transport options.

The site adjoins the Meadowbank station which is a **nominated LMR centre**. It should be noted that the existing site conditions surrounding the site already include a significant built-up environment, including several mid-rise buildings of up to 48 metres in height.

The following new standards for residential flat buildings + shop top housing apply in Low and Mid-Rise Housing areas in the R3 zone:

Non-discretionary development standard	0–400 m from station	400-800m from station
Height	24m (six storeys)	17.5m (four storeys)
Floor space ratio	2.2:1	1.5:1

Figure 3 LMR housing areas



Source: Group GSA

2.3. CONSULTATION WITH DPHI

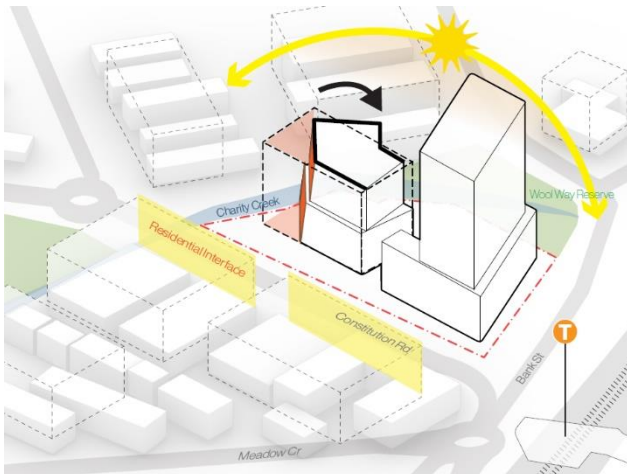
On 1 July 2025, a Scoping Meeting was held with DPHI to provide an update on the status of the proposal and likely refinements to align with Group GSA being engaged as the project architect noting that the scheme will result in increases to the height and FSR identified within the original EOI but will maintain the same proportion of affordable housing (5%).

The refined concept, developed in collaboration with Group GSA, reimagines the proposal as two distinct buildings anchored by a 4–5 storey podium that maintains the human scale at street level. The design principles, which have been based on further contextual building height analysis aim to deliver a contextual, sustainable and community-oriented outcome.

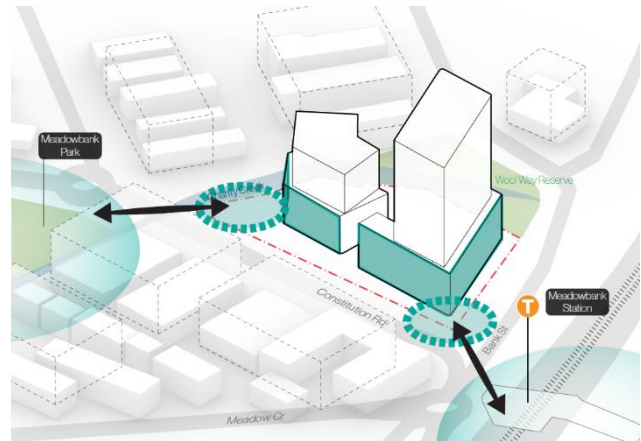
Key design principles include:

- **Optimising solar access:** refinements include stepping back the upper levels, and shifting built form away from the southern boundary to ensure neighbouring properties receive at least two hours of solar access.
- **Enhancing permeability and amenity:** introducing two separate tower forms aims to improve natural light and ventilation through increased transparency and a more open building form.
- **Strengthening pedestrian connections:** establishing legible entry points, accessible arrival spaces, and clear pedestrian and social nodes that tie into Meadowbank Park and the train station.
- **Responding to context through setbacks:** providing greater setbacks to respect mature trees, create sensitive transitions to adjoining residential areas, and enhance the overall streetscape and pedestrian experience.
- **Creating a transitional scale:** localising taller built form adjacent to the train station, breaking down massing to reflect the finer urban grain, and articulating both podium and skyline to achieve a more human-scaled environment.
- **Activating the ground plane:** introducing entry plazas to activate the site with improved public domain outcomes.
- **Delivering sustainable communal spaces:** incorporating green outdoor gardens that foster social interaction, elevate residential amenity, and contribute to a liveable, connected precinct.

Figure 4 Design Principles



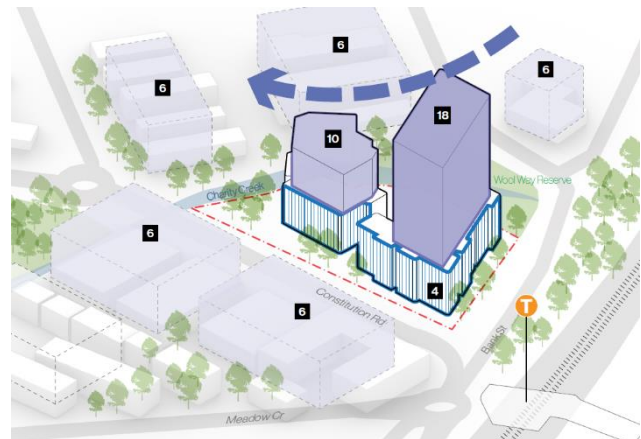
Sculpting massing to maintain solar amenity to neighbouring buildings to the south of the site.



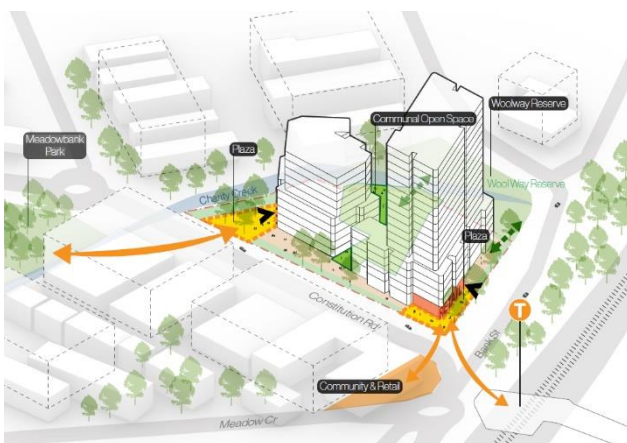
Developing clear and well-defined pedestrian and social nodes that reinforce the street edge and respond to the surrounding context of Meadowbank Park and the train station



Introducing increased setbacks to ensure a more sensitive response and integration with the surrounding context



Creating transitional scale with an articulated street wall and skyline to respond to context



Establishing an activated ground plane to strengthen the connection between the street and the community

Source: Group GSA



Delivering sustainable and liveable green communal spaces.

3. PROJECT OVERVIEW

The following sections of the report provide a comprehensive description of the proposal, including the proposed concept layout and land use activities, staging and infrastructure delivery.

3.1. PROPOSED WORKS

Development consent is sought for the following works:

- Demolition of existing structures
- Construction of a mixed-use development comprising:
 - Building A: 18 storey tower comprising a 4-5 storey podium with communal open space above the podium and 150sqm of retail premises on the corner of Bank Street and Constitution Road
 - Building B: 10 storey tower comprising a 4-5 storey podium and rooftop communal open space
 - Shared basement parking and substantial opportunities for communal open space within the ground plane.

A preliminary overview of the proposed development is provided within **Table 3**.

Table 3 Preliminary Numerical Overview of Stage 1 Works

Descriptor	Proposal	
Maximum Building Height	66 metres	
Storeys	18 storeys	
Dwellings	Building A	168 dwellings
	Building B	71 dwellings
	Total	239 dwellings (including 12 affordable housing units)
GFA	Residential	20,917 sqm
	Non-residential	150sqm
	Total	21,152 sqm
Communal open space	1,451 sqm (25%)	

Indicative plans prepared by Group GSA are included at **Appendix B** with extracts provided below.

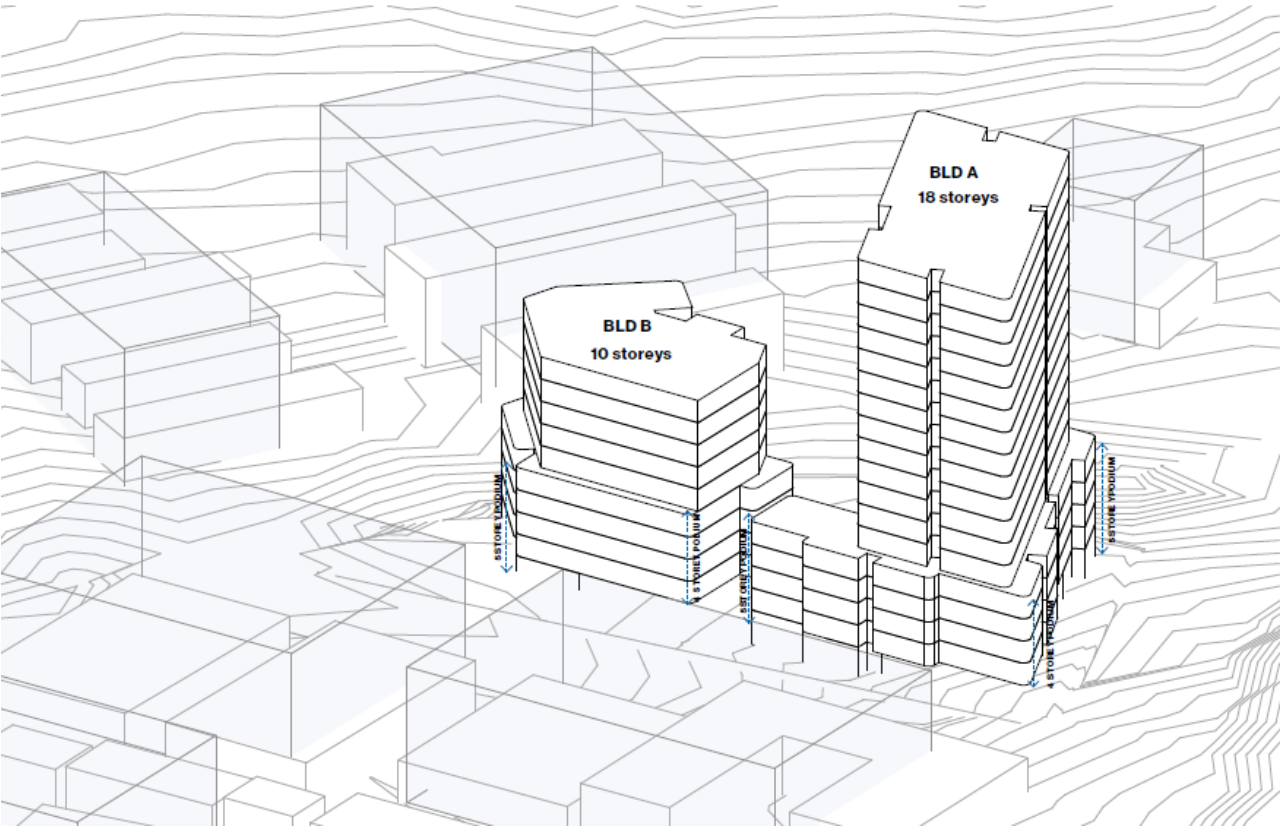
3.2. PROPOSED AMENDMENTS TO THE RYDE LOCAL ENVIRONMENTAL PLAN 2014

As part of the site selection and EOI process for the HDA, a key component of the application is to progress a Planning Proposal concurrently with the SSDA. This is consistent with Section 3.58 of the EP&A Act.

The intended outcome of the planning proposal is to establish a statutory planning framework that applies to the site. Specifically, the intended outcome of the proposal is to amend the Ryde LEP as follows:

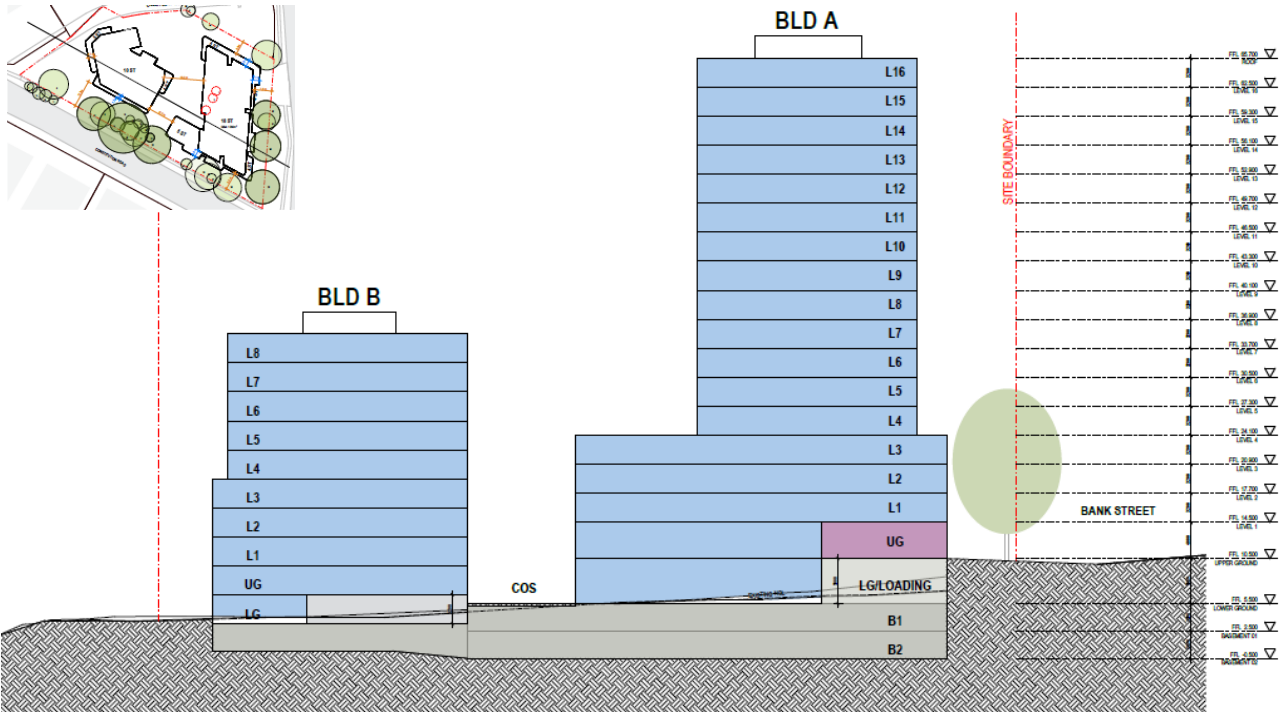
- Rezone the site from SP2 to MU1 Mixed Use to facilitate mixed-use development incorporating retail and commercial premises and residential accommodation.
- Include a maximum height of building development standard of 66 metres
- Include a floor space ratio development standard of 3.65:1

Figure 5 Indicative Massing



Source: Group GSA, 2025

Figure 6 Indicative Plan



Source: Group GSA, 2025

4. STATUTORY CONTEXT

This section of the report provides an overview of the key statutory requirements relevant to the site and the project, including:

- *Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999 (EPBC Act)*
- *NSW Biodiversity Conservation Act 2016 (B&C Act)*
- *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- *Environmental Planning Assessment Regulation 2021 (the Regulations)*
- *Heritage Act 1979 (Heritage Act)*
- *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)*
- *State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)*
- *State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)*
- *State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)*
- *Ryde Local Environmental Plan 2014 (Ryde LEP)*
- *Ryde Development Control Plan 2014 (Ryde DCP)*

4.1. STATUTORY REQUIREMENTS

The following table categorises and summarises the relevant requirements in accordance with the DPHI *State Significant Development Guidelines*.

Table 4 Identification of Statutory Requirements for the Project

Details	Comment
Power to grant approval	The HDA recommended that this project could progress under the newly established HDA approval pathway in June 2025. A recommendation has been made to the Minister for this project to be declared as SSD. The Minister (or Delegate) is the consent authority that will formally determine the SSDA.
Permissibility	A range of activities are permitted with development consent in the SP2 Infrastructure Zone, including, among others: ▪ Aquaculture ▪ Community facilities ▪ Roads ▪ The purpose shown on the <i>Land Zoning Map</i>, including any development that is ordinarily incidental or ancillary to development for that purpose, in this case, <i>Electricity generating works</i>. The proposed development, defined as <i>shop-top housing</i>, is prohibited in the SP2 zone under the Ryde LEP. Thus, a concurrent rezoning is being proposed to change the current SP2 zone to a MU1 Mixed Use zone. The rezoning will also incorporate built form development standards to a height of building to 65 metres and FSR of 3.65:1.

Other approvals	The following Acts were considered, but by virtue of the application being SSD and the nature of the proposal, no further approval is required under the following: ▪ <i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>; ▪ <i>NSW National Parks & Wildlife Act 1974</i>; ▪ <i>NSW Heritage Act 1977</i>; ▪ <i>NSW Roads Act 1993</i>; ▪ <i>NSW Water Management Act 2000</i>; ▪ <i>NSW Rural Fires Act 1997</i>; and ▪ <i>NSW Protection of the Environment Operations Act 1997</i>. No requirements for other approvals have been identified at this stage. Should an aquifer interference approval be required under s91 of the <i>Water Management Act 2000</i>, this will be applied consistently with the EIS.
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4.2. PRE-CONDITIONS

Table 5 below outlines the pre-conditions to exercising the power to grant approval which are relevant to the project.

Table 5 Pre-Conditions

Pre-conditions to Granting Consent	Comment
<i>State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)</i>	<i>State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)</i>. Pursuant s4.6 of the R&H SEPP, a consent authority must not consent to the carrying out of any development on land unless: - it has considered whether the land is contaminated, and - if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and - if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. A Preliminary Site Investigation (PSI) and any further studies required will be submitted to address the applicable provisions of the R&H SEPP. An Unexpected Finds Protocol and Hazardous Materials (HAZMAT) Survey will also be submitted before a Construction Certificate is issued if required.
<i>State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)</i>	Chapter 3 applies to the proposed development. Under section 3.4, the <i>consent</i> authority must consider whether the development will minimise the use of on-site fossil fuels as part of the goal of achieving net zero emissions. Compliance with the applicable provisions of the Sustainable Buildings SEPP will be demonstrated at lodgement, and a BASIX Certificate will be provided in relation to the residential component of the proposed development.

4.3. MANDATORY CONSIDERATIONS

Table 6 below outlines the relevant pre-conditions to exercising the power to grant approval and the section where these matters are addressed within the EIS.

Table 6 Mandatory Considerations

Statutory Reference	Mandatory Consideration
Consideration under the EP&A Act and Regulations	
Section 1.3	The relevant objects of the EP&A Act will be addressed in the EIS.
Section 4.15 (1)(a)(i) Relevant Environmental Planning Instruments (EPIs)	All relevant EPIs will be addressed in the EIS, including: ▪ Ryde LEP ▪ R&H SEPP ▪ Housing SEPP ▪ Transport and Infrastructure SEPP ▪ Planning Systems SEPP ▪ Industry and Employment SEPP ▪ Sustainable Buildings SEPP
Section 4.15 (1)(a)(iii) Development Control Plan (DCP)	Pursuant to Section 2.10 of the Planning Systems SEPP, the Ryde DCP does not technically apply to an SSD; however, the relevant controls will be considered insofar as relevant within the EIS.
Section 4.15 (1)(a)(iiia) Any Planning Agreement or Draft Planning Agreement.	There is no current Planning Agreement or Draft Planning Agreement that applies to the site of the proposed development. Should discussions with Ryde Council start during the SSDA process regarding a Planning Agreement, it will be addressed in the SSDA.
Section 4.15 (1)(a)(iv) Relevant matters prescribed by the Regulations.	The following relevant matters are applicable and will be addressed in the EIS. <i>CI 61 – Additional matters that consent authority must consider</i> <i>CI 62 - Consideration of fire safety</i> <i>CI 63 – Considerations for the erection of temporary structures</i>
Section 4.15(1)(b) Likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	The likely impacts of the development have been identified in Section 6 of this Scoping Report. These matters will be addressed as they relate to the site and the proposed development within the EIS.
Section 4.15(1)(c) Suitability of the site for the development.	An assessment of the suitability of the site will be undertaken within the EIS, including whether the proposal fits within the locality and whether the site attributes are conducive to the proposed development.
Section 4.15(1)(d) Submissions made in accordance with the Act or regulations.	Advice from DPHI, State agencies, the SDRP and Council will continue to be considered as the scheme progresses along with any public submissions that are received while the SSDA is on public exhibition.
Section 4.15(1)(2) Public Interest	The requirement for development to be in the public interest will be addressed within the EIS. Given the alignment of the project with Federal, State and the applicable strategic planning framework (refer to Section 4),

the proposed development and associated rezoning are considered to be in the public interest.

Mandatory Relevant Considerations (EPIs)

<i>Ryde Local Environmental Plan 2014 (Ryde LEP)</i>	The Ryde LEP is the principal environmental planning instrument that sets out land use zones and development controls for the site.
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)</i>	A Traffic Impact Assessment will be required as part of the EIS to demonstrate the suitability of the development with regard to its traffic impacts.
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP)</i>	Chapter 2 – Vegetation in non-rural areas will be considered within the SSDA.
<i>State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)</i>	Any signage will be required to consider the Schedule 5 criteria under the Industry & Employment SEPP. Signage details will be included in the SSDA unless it is confirmed that separate applications for signage will be submitted.
Biodiversity Conservation Act 2016, Part 7 and Part 8 (2) (BCA)	A Biodiversity Development Assessment Report (BDAR) will be prepared as part of the SSDA to address the potential impacts on local ecosystems. This report will evaluate the existing biodiversity, identify any threatened species or habitats, and propose measures to mitigate adverse effects. Should a certified BAM-accredited ecologist verify the impacts from the development to be negligible, a BDAR Waiver will be submitted in lieu of a BDAR report.
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i>	An Assessment of Significance is not required in accordance with the <i>Significant Impact Guidelines 1.1 – Matters of National Environmental Significance</i> published by the Commonwealth Department of Agriculture, Water and the Environment (DAWE).
<i>Water Management Act 2000 (WMA)</i>	Section 91 of the WMA regulates two types of activities: Controlled Activity Approvals and Aquifer Interference Approvals. While a water Use Approval, a Water Management Work Approval, or a Controlled Activity Approval (other than an aquifer interference approval) is not required for SSD, an aquifer interference approval can sometimes be necessary for specified aquifer interference activities. This will be considered in the EIS and addressed if required.
<i>Rural Fires Act 1997 (RFA)</i>	The site is not identified as bushfire-prone land, thus authorisation under s100B of the RFA is not required.
<i>Roads Act 1993 (Roads Act)</i>	Approval to undertake works within a public road reserve in accordance with Section 138 of the Roads Act is not deemed required at this stage.

Strategic Land Use Plans

Strategic Plans	The relevant strategic land use plans will be considered within the EIS and Planning Proposal.
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Development Control Plan

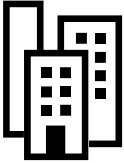
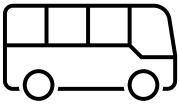
<i>Ryde Development Control Plan 2014 (Ryde DCP)</i>	Pursuant to Section 2.10 of the Planning Systems SEPP, the Ryde DCP does not technically apply to an SSD; however, the relevant controls will be considered insofar as relevant within the EIS.
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5. STRATEGIC MERIT

The proposed amendment to the Ryde LEP seeks to amend planning controls to facilitate mixed-use development in a highly accessible and desired location. The following table provides an initial assessment against the strategic drivers that support the proposed LEP amendment.

A full assessment against the Strategic Merit Criteria will be undertaken at the Planning Proposal stage.

Table 7 Initial Strategic Merit Assessment

Strategic Theme	Summary of Findings
Housing Supply 	The National Housing Accord has set a target to build 1 million new well-located homes over a five-year period by 2029. The HDA has been introduced to assist NSW in achieving its target of 314,000 new homes by 2029. The Greater Sydney Region Plan (Region Plan) and North District Plan (District Plan) highlight the importance of housing choices for quality of life and community engagement. Objectives 10 and 11 of the District Plan project significant local housing demand by 2036, noting a shortfall of 7,800 studio and one-bedroom dwellings as of 2019. Draft Ryde Local Housing Strategy 2020 (LHS) The LHS forecasts housing demand to the year 2041 and identifies the need to plan for an additional 20,000 to 22,000 dwellings to meet LGA targets under the District Plan by 2041. Thus, facilitating additional zoned land and infill development is fundamental to the delivery of Council's Housing Targets and projections. The LHS identifies Residential Flat buildings within 800m of a railway station as desired locations in which infill development and affordable housing should be proposed in order to build long-term capacity for new dwellings. Therefore, the delivery of additional housing at the site, which will be enabled by the proposed amendment to the Mosman LEP, is consistent with strategic planning priorities for housing delivery.
Locating housing at transport nodes 	The Region Plan recommends aligning new housing with regional and district infrastructure. The District Plan also supports creating walkable and cyclable communities, connecting residents to retail and transport amenities, and offering diverse and affordable housing. The proposed development leverages its location with easy access to the Meadowbank Train Station, which provides high-frequency rail services.
Increasing employment 	Priority 10 of the District Plan emphasises employment growth in strategic centres and recommends managing residential development in commercial areas by providing housing in suitable locations. This proposal aligns with the objective by increasing the housing supply, whilst also providing future employment opportunities on-site. Overall, the proposal intends to create a genuine mixed-use built mode and increase the liveability of the area.

6. COMMUNITY ENGAGEMENT

A structured and transparent approach to communications and engagement will be undertaken during the preparation of the SSDA and Planning Proposal. This will ensure that key stakeholders and the broader community are informed about the project, provided with opportunities for meaningful input, and supported in understanding the planning process.

Engagement will align with DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (March 2024) and *Community Participation Plan* (April 2024).

6.1. ENGAGEMENT APPROACH

Community engagement activities will be designed to:

- **Provide clarity** including clear and accessible information about the proposal, potential impacts, and benefits.
- **Enable early and ongoing consultation** with stakeholders including government agencies, Ryde Council, local businesses, and residents.
- **Encourage meaningful participation** ensuring feedback is considered in project planning and assessment.

6.2. ENGAGEMENT ACTIVITIES

While a detailed Communications and Engagement Strategy for this project is in the process of being prepared. The outcomes of community and stakeholder engagement will be summarised in an Engagement Outcomes Report, which will inform the EIS for the SSDA. Further engagement activities can be undertaken as the project progresses, including during the public exhibition phase when formal submissions can be made.

7. KEY ASSESSMENT ISSUES

7.1. ENVIRONMENTAL IMPACT STATEMENT

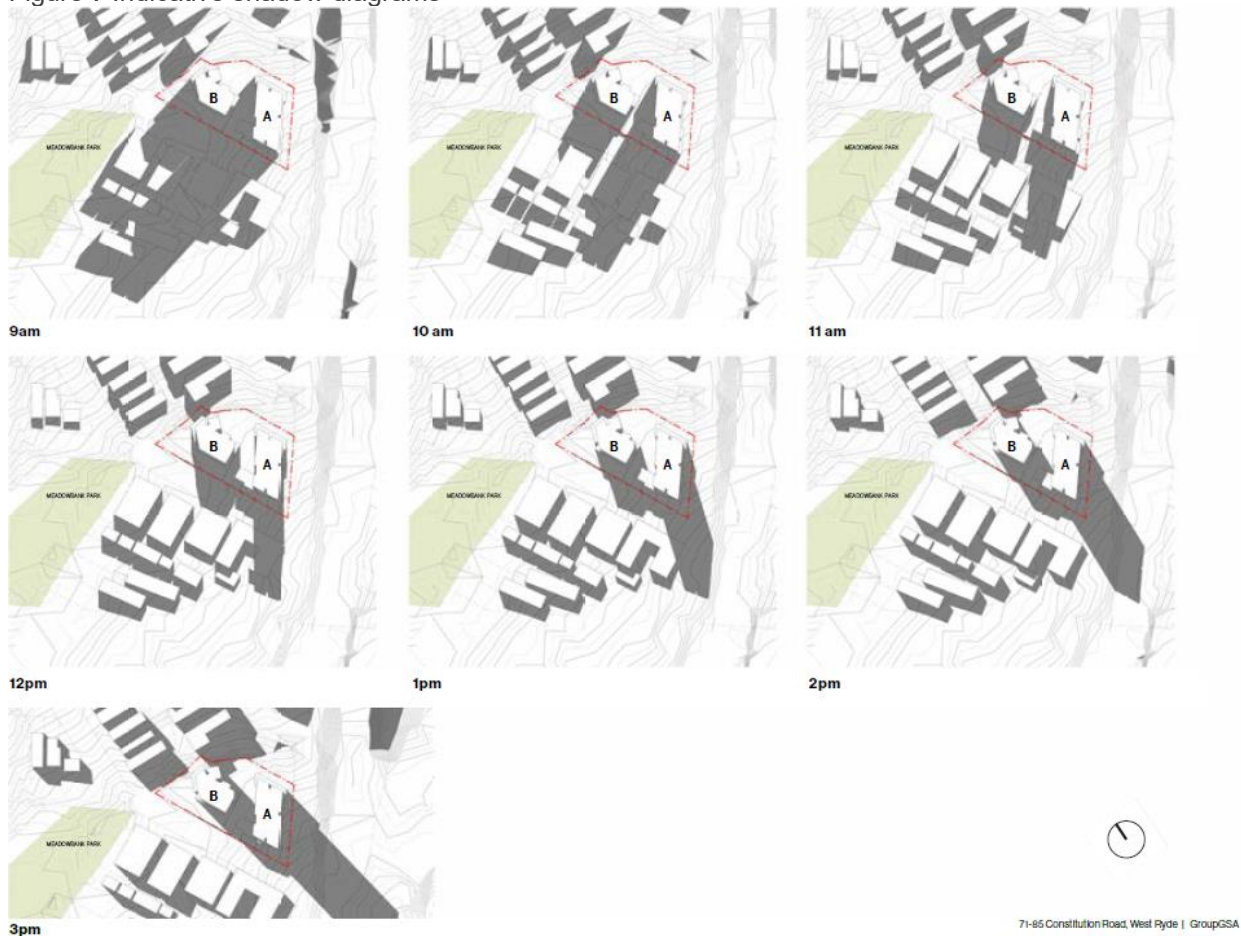
The following table outlines the key issues and impacts of the project which will be addressed in detail within the EIS. It also outlines any matters raised by the community and other stakeholders.

Table 8 Key Assessment Issues

Matter	Consideration
Connection with Country	All future development will consider the Connection to Country Framework prepared by the GANSW. The design will be informed by Country and will clearly demonstrate how the framework has been implemented and reflected in the design.
Urban Design, Public Domain and Landscaping	Group GSA has prepared a preliminary design report to support the scoping submission. The design principles have considered the sculpting massing to maintain solar amenity to neighbouring buildings to the south of the site and developing clear and well-defined pedestrian and social nodes that reinforce the street edge and respond to the surrounding context of Meadowbank Park and the train station. The SSDA documentation will build upon the work to date and will include an urban design and landscape report, demonstrating that the proposal is of a high quality and landscape-led design. The Urban Design will be informed by Country and will reflect and embed the recommendations of the appointed cultural advisor to address the Connection with Country framework. Detailed Architectural and Landscape Plans will be prepared as part of the SSDA.
ADG Compliance	The Architectural Design Report will include a complete assessment against the applicable provisions of the New South Wales <i>Apartment Design Guide (ADG)</i> and a Design Verification Statement will be prepared as part of the SSDA.
Amenity	The SSDA will need to address key environmental amenity matters to ensure the project can provide a high-quality outcome with strong liveability attributes. Key technical studies to inform the EIS will include overshadowing diagrams; noise and vibration impact assessment, visual impact assessment; and public domain and landscape strategy. The preliminary Design Report prepared by Group GSA includes indicative overshadowing of the block model. Based on this initial modelling (as illustrated in Figure 7), the proposal will have minimal impact on the surrounding properties with the majority of overshadowing falling on Constitution Road. Based on the indicative model, all residential properties are still capable of achieving 3 hours of sunlight between 9am and 3pm.

Matter	Consideration
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Figure 7 Indicative shadow diagrams



Source: Group GSA

Noise & Vibration

A Noise and Vibration Impact Assessment (**NVIA**) will accompany the assessment of noise and vibration matters in the EIS, to satisfy the Environmental Protection Authority's (**EPA**) Noise Policy for Industry, Interim Construction Noise Guideline (**ICNG**) and Road Noise Policy. Mitigation, management, and monitoring measures will be documented and implemented over the demolition, construction, and operation of the site.

The NVIA will also take into consideration predicted noise impacts from the railway line onto the development, to ensure that the amenity of the future residents is not impacted.

Visual Impact

Visual impact will be addressed within the EIS, including impacts on viewpoints and vistas as visual amenity assessment of landscaping, design and supporting works.

Access & Transport

To address the impacts of additional dwellings associated with the new built form controls, a comprehensive Transport Strategy and Transport Impact Assessment for the site will be prepared which addresses the existing constraints, opportunities, and key issues for the site. This report will identify the trip-generating potential for all proposed modes and purposes.

A Green Travel Plan may be prepared in order to reduce the number of single-occupancy car trips, promote alternative options of transport and leverage its location to the public transport system.

Matter	Consideration
Land Contamination	A Preliminary Site Investigation (PSI) will be submitted to support the assessment of the SSDA. Should potential contamination be encountered at the site, a subsequent Detailed Site Investigation (DSI) will be undertaken and a Remediation Action Plan (RAP) prepared if required.
Geotechnical	A Geotechnical Report will provide an assessment of the ground conditions of the site and any risks associated with ground stability or proposed excavation. The report will detail the findings from a desktop review of the site and borehole testing where necessary. The report will recommend appropriate temporary and permanent site support and retention measures if required. The Geotechnical Report will also assist in determining any required engineering and earthworks to achieve the proposed development outcome.
Water and Flooding	Analysis of the sites water and stormwater conditions will be included in the civil infrastructure report and plans. A Soil and Water Management Plan (SWMP) will be required alongside the completion of an Erosion and Sediment Control Plan and Stormwater Management Strategy (SMS). These will help inform further analysis of the surrounding catchment capacity on and around the site as well as any irrigation risks.
Waste	The proposed development is expected to generate waste during the demolition, construction, and operation phases. A Waste Management Plan (WMP) will be attained to determine the extent of management required and will be in accordance with waste regulatory frameworks and legislation.
Biodiversity	A Biodiversity Development Assessment Report (BDAR) will be prepared as part of the SSDA to address the potential impacts on local ecosystems. This report will evaluate the existing biodiversity, identify any threatened species or habitats, and propose measures to mitigate adverse effects. Should a certified BAM-accredited ecologist verify the impacts from the development to be negligible, a BDAR Waiver will be submitted in lieu of a BDAR report.
Tree Removal	For any tree removal required for detailed works, an Arboricultural Impact assessment will be prepared that assesses the number, location, condition and significance of trees to be removed and retained including any existing canopy coverage to be retained on-site and tree root mapping.
Heritage	It is not anticipated that a Heritage Impact Statement will be required to address the heritage items within proximity of the site (the closest being across the railway line), with impacts to be addressed within the EIS.
Aboriginal Cultural Heritage	An Aboriginal Cultural Heritage Assessment (ACHA) or Aboriginal Due Diligence Report will be prepared as part of the EIS to assess the impact of the proposed development on Aboriginal heritage items on the site. This process will require consultation with Registered Aboriginal Parties.
Social Impact & CPTED	A Social Impact Assessment (SIA) will be prepared which assess the social consequences the project, namely the impacts on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these. The SIA will address the positive and negative impacts associated with the project, as well as the measures to mitigate these impacts. The SIA will be prepared in line with the NSW Guidelines for Social Impact Assessments. A CPTED Assessment will detail how a development has been designed to reduce opportunities for crime by embedding a variety of design and place management principles into the design.
Stakeholder Engagement	An Engagement Outcomes Report will be provided as required by the SEARs. The report will outline the engagement carried out to date, the outcomes of that engagement and how it has informed the proposal. The report will provide evidence of a transparent and collaborative engagement process. This

Matter	Consideration
	document will be included in the EIS as part of the SSDA. The document will also outline: ▪ Issues raised by surrounding landowners & stakeholders. ▪ Project response to issues ▪ Proposed future community and stakeholder engagement based on the results of consultation.
ESD	An Ecologically Sustainable Development (ESD) Report will be prepared to provide a sustainability assessment development. The ESD report will provide an assessment of the building design and demonstrate ways in which the development can achieve best practice and compliance with sustainability requirements in accordance with the requirements of the Sustainable Buildings SEPP.
Utilities and Infrastructure Servicing	A Utilities and Infrastructure Servicing Report will be prepared as part of the SSDA assess the existing constraints and opportunities, associated with the concept and detailed works. This report will also assess the capacity of the relevant service infrastructure networks to service the site, impacts on the networks resulting from the proposal and identify any augmentation and servicing options proposed to support the proposal.
Building Code of Australia	A Building Code Compliance Report will be prepared for the development and will present the findings of an assessment of the proposed building against the Performance Requirements of the Deemed-to-Satisfy provisions of the Building Code of Australia (BCA). The assessment will also identify whether the development will rely on an alternative solution-based assessment.
Access	An access report will be prepared for the development to ensure that disabled access can be provided in accordance with <i>Disability Discrimination Act 1992</i> . The access report will demonstrate how access for all users is addressed through the development.

7.2. PLANNING PROPOSAL

In accordance with the HDA program, a separate but concurrent Planning Proposal will be submitted to amend the provisions of the Ryde LEP to:

- Rezone the site from SP2 Infrastructure to MU1 Mixed Use to facilitate mixed-use development incorporating retail and commercial premises and residential accommodation
- Amend the Height of Buildings map referenced in Clause 4.3 of the Ryde LEP to specify a maximum height of buildings of 66 metres
- Amend the Floor Space Ratio map referenced in Clause 4.4 of the Ryde LEP to specify a maximum floor space ratio of 3.6:1

A separate Planning Proposal Report will be submitted to support this amendment, which will be classified as a 'Standard' Planning Proposal under the LEP Making Guideline. The Planning Proposal will include a full assessment against the site-specific and strategic merit test.

8. CONCLUSION

This Scoping Report has outlined preliminary information regarding the proposed development at 71-75 Constitution Road West, West Ryde and has been prepared on behalf of Aurora Property Partnership. The report has outlined preliminary information regarding the site and proposal, identified the relevant strategic and statutory context, summarised the approach to engagement with stakeholders and, identified the scale and nature of the impacts of the project.

Pursuant to Section 4.36(3) of the EP&A Act, the Minister's State Significant Development Declaration Order 2025 (No 7) (dated 14 May 2025) declared the project at the subject site as SSD. We trust that the information detailed in this report is sufficient to enable the Secretary to issue SEARs for the preparation of an Environmental Impact Statement.

In accordance with the HDA program, a separate but concurrent Planning Proposal will be submitted, which seeks to amend the current development provisions for the portion of the site subject to the SSDA. It is expected that the planning proposal will be classified as a 'Standard' Planning Proposal under the LEP Making Guideline.

This proposal aims to transform an underutilised landholding in a prime location, providing high-quality residential accommodation, including affordable housing, and creating employment opportunities. It will invigorate the public domain, fostering a vibrant and lively community. The diverse housing typologies will enhance housing choice and meet local market demand for various household types and tenures.

We trust that the information detailed in this report is sufficient to enable the Secretary to issue SEARs for the SSDA and Study Requirements for the Planning Proposal.

DISCLAIMER

This report is dated September 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Aurora Property (**Instructing Party**) for the purpose of Request for SEARs (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

