



LANDCOM GLENFIELD RELEASE AREA - AFFORDABLE HOUSING PROJECT – LOT 12

Scoping Report



Scoping Report

Affordable Housing Project – Landcom Glenfield Release Area
Proposed Lot 12 in DA-85/2025/DA-CD

Prepared for



By



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1 Introduction

GLN Planning Pty Ltd has been commissioned by Landcom (the **Proponent**) as a Crown authority to prepare this Scoping Report for consideration by the Department of Planning, Housing and Infrastructure (**DPHI**). This Scoping Report has been prepared to support an application for Industry Specific Secretary's Environmental Assessment Requirements (**SEARs**) for the preparation of a State Significant Development Application (**SSDA**) in relation to an in-fill affordable housing development. The development is located on proposed Lot 12 in pre-allocated plan number (**PPN**) Deposited Plan (**DP**) 1319177 which sits within Lot 2 in DP 1293342, Roy Watts Road, Glenfield (the **Site**). The Site forms part of the first stage of subdivision within Landcom's Glenfield Release Area.

The proposal represents the first built form Development Application (**DA**) within Landcom's Glenfield Release Area and will provide affordable rental dwellings to be managed by a Community Housing Provider. The proposal will seek consent for an eight storey in-fill affordable housing development with 9,182.5m² of residential GFA. The proposed works include the following:

- Site preparation and excavation works;
- Construction of an 8 storey residential flat building, accommodating:
 - 120 affordable housing units consisting of:
 - 51 x 1 bed units
 - 57 x 2 bed units
 - 12 x 3 bed units
 - Basement car park accommodating 70 spaces;
- Indoor and outdoor communal open space;
- Associated landscaping; and
- Connections to new lead-in infrastructure (delivered as part of a Concept DA).

The objectives of the Proposal are to deliver a well-located affordable housing development within Landcom's Glenfield Release Area which has been thoughtfully designed to minimise environmental impacts, ensure long-term sustainability and provide high-quality accommodation for future residents. The project will provide long term affordable housing to be managed by a community housing provider.

This Scoping Report has been prepared in accordance with the *State Significant Development Guidelines – Preparing a Scoping Report* which forms part of the *State Significant Development Guidelines*.

The proposed development is categorised as State Significant Development (**SSD**) pursuant to clause 2.6 and Schedule 1, Section 26 of the *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)* as it meets the applicable thresholds which include:

- Development on behalf of Landcom that –
 - Has an estimated development cost of more than \$30 million, or
 - Will result in more than 75 dwellings, and
- At least 50% of the gross floor area of the development will be utilised for the purposes of affordable housing.



The purpose of this Scoping Report is to provide information to DPHI to support a request for the issuing of SEARs for this SSDA.

1.1 Applicant

The applicant for this application is Landcom. The applicant details are listed in **Table 1**.

Table 1 Applicant details

Applicant	Landcom
Address	Level 14, 60 Station Street, Parramatta, NSW, 2150
ABN	79 268 260 688

1.2 Background

The Site is located within the Glenfield to Macarthur Urban Renewal Corridor and forms part of the Glenfield Precinct which is traversed by the T8 Airport and South Railway Line. The Glenfield Precinct was rezoned through an amendment to *Campbelltown Local Environmental Plan 2015 (LEP)* on 16 July 2021 by (the then) Department of Planning, Industry and Environment which was supported by the Glenfield Place Strategy and Structure Plan (**Figure 1**). The Precinct was identified to provide:

- 7,000 new dwellings including 5% affordable housing (within an identified area)
- 2,900 new jobs
- 32ha of public open space including shared community playing fields.



Source: Department of Planning, Industry and Environment

Figure 1 Existing Glenfield Precinct Structure Plan



The Precinct is largely split into two parts; the established area of Glenfield being land to the east of the railway line and land west of Glenfield Station and railway line.

In April 2024, Landcom settled with the Department of Education and Office of Strategic Lands on the acquisition for the residue land around Hurlstone Agricultural High School (**HAHS**). This land, forming part of the western extent of the Glenfield Precinct, will be developed as Landcom's Glenfield Release Area and excludes the existing land owned by the Department of Education – refer to Figure 2.

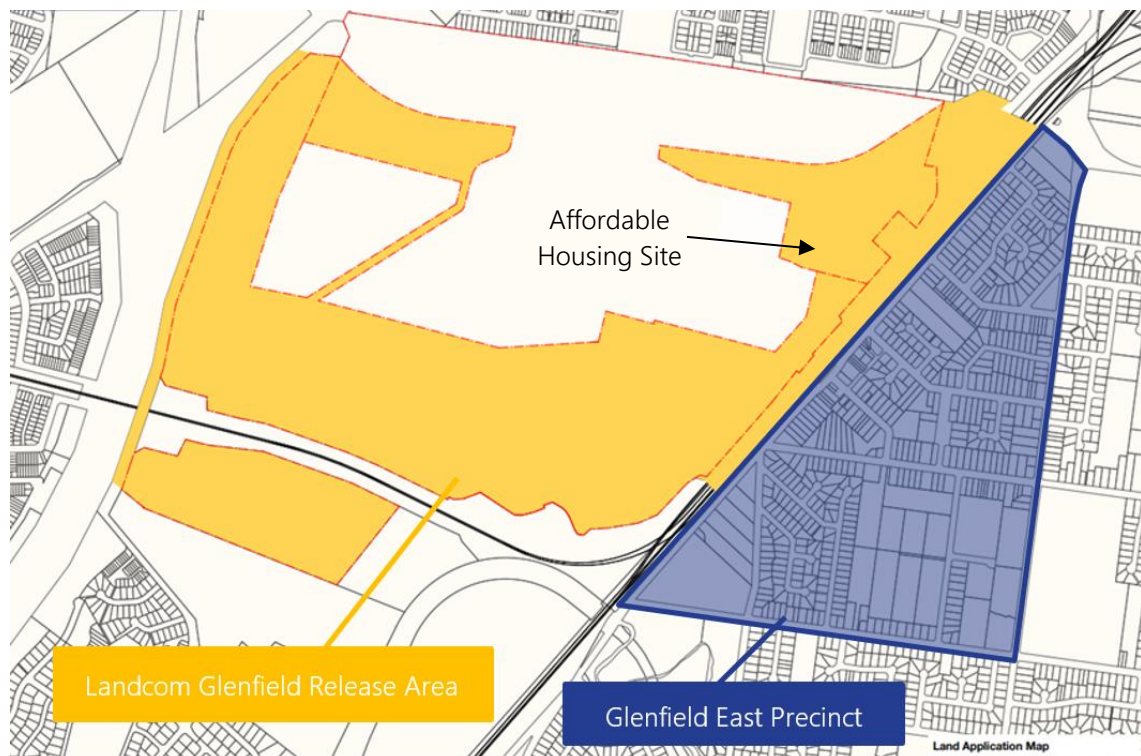


Figure 2 Landcom's Glenfield Release Area

Based on the adopted Final Glenfield Place Strategy for the Glenfield Precinct, Landcom's Glenfield Release Area was identified to provide 3,964 dwellings and 57,667m² of retail and commercial floor area.

Since the State-led rezoning, a proponent-led planning proposal and various Development Applications (**DAs**) have been submitted to facilitate the redevelopment of Landcom's Glenfield Release Area. The various applications are outlined in more detail below.

1.2.1 Planning Proposal

In October 2025, Landcom submitted a Planning Proposal under DPHIs *Prioritising rezonings that deliver social and affordable housing* pathway to rezone part of the Glenfield Precinct relating to Landcom's Glenfield Release Area. The overarching intent of the Planning Proposal is to increase the total housing capacity within Landcom's Glenfield Release Area from 3,964 dwellings to 5,200 dwellings. It also seeks to increase the affordable housing component from 5% of the mapped town



centre area to 10% of all dwellings within the precinct. This equates to approximately 520 affordable housing dwellings to be delivered within the Precinct compared to the existing provisions which would only result in around 189 dwellings. This project will assist in delivering part of the 520 affordable housing dwellings.

The Planning Proposal seeks to amend the LEP to facilitate a suite of detailed built form controls which will facilitate the following:

- An increase in the total number of dwellings from 3,964 to 5,200 dwellings.
- An increase in affordable housing from 5% of dwellings in a defined area to 10% of dwellings across the precinct.
- A general increase in density across the precinct, with more significant density retained within the town centre near the Station and controls that enable a new secondary local centre to support the immediate neighbourhood at the western end of the Site.
- Improved distribution of open space areas to increase walkability within the precinct.

While the Planning Proposal includes the Site, the only key change under the Planning Proposal relating to the Site, relates to an amendment to the affordable housing clause under Campbelltown LEP 2015. The amendment proposes to increase the number of affordable housing dwellings delivered within Landcom's Glenfield Release Area and enables the delivery of these dwellings within consolidated buildings.

No changes are proposed under the Planning Proposal that would amend the planning controls (i.e. zoning, FSR, building heights, etc) that were considered under the Concept Development Application as outlined within **Section 1.2.2**.

The Planning Proposal is currently pre-exhibition phase and under assessment by the DPHI.

1.2.2 Concept Development Application

On the 22 January 2025, Landcom submitted a Concept Development Application (**CDA**) 85/2025/DA-CD which seeks to establish the key built form parameters for the Site, including the building envelopes. The application is currently under assessment and will be determined by the Western City Planning Panel by the end of 2025.

The application seeks consent for the following works:

- Concept approval that includes the general arrangement of future roads, defining future development lots and land to be dedicated as open space and drainage; stormwater treatment works. The allocation of a maximum FSR to each future development lot.
- Stage 1 DA works, to be delivered in stages, including earthworks, construction and dedication of roads, installation of services, tree removal, treatment of stormwater, subdivision to create six development lots and 1 residue lot for open space, conservation and drainage to be dedicated at a later stage of the CDA.

The CDA will ultimately accommodate around 478 dwellings and provide 9.23 ha in future open space / conservation land.

The Site is identified as proposed lot 12 in PPN DP 1319177 as illustrated within **Figure 3**.



Source: Beveridge Williams

Figure 3 Draft Subdivision Plan - Proposed Lot 12 within PPN DP 1319177

Under section 4.24(4) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* it states:

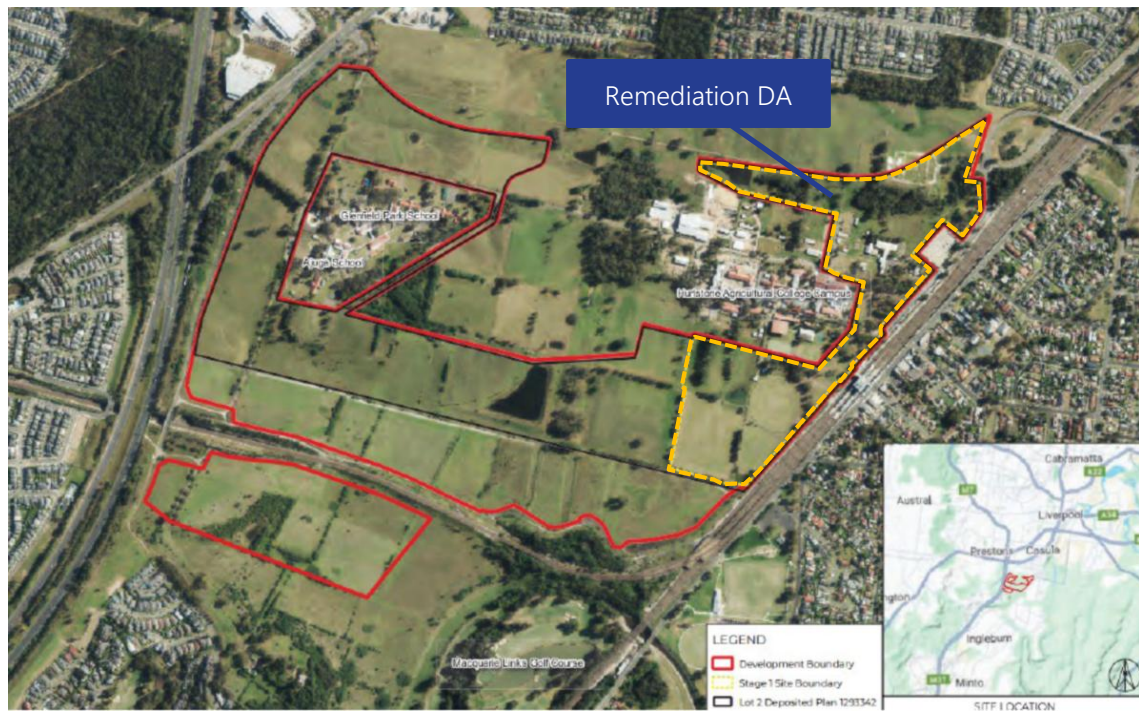
'While any consent granted on the determination of a concept development application for a site remains in force, the determination of any further development application in respect of the site cannot be inconsistent with the consent for the concept proposals for the development of the site.'

The Concept Plan sets out the maximum building height and FSR, among other things, to guide the future development of this proposed affordable housing development which this application must not be inconsistent with.

1.2.3 Remediation Development Application

On 7 November 2024, DA-2713/2024/DA-CW was approved which granted consent to the remediation of land, demolition and tree removal. This DA facilitates the remediation of the Site and the wider area to ensure it is suitable for residential uses – refer to **Figure 4**.

The remediation works are currently underway and scheduled to be completed in mid 2026.



Source: CPS Pty Ltd - Statement of Environmental Effects

Figure 4 **Extent of remediation DA under 2713/2024/DA-CW**

In a regional context, the Site is 9km from Liverpool CBD, 17km from Campbelltown CBD and 40km from Sydney CBD which are all accessible by public transport directly from Glenfield Station. It is at the northern extent of the Glenfield to Macarthur Urban Renewal Corridor identified in the Western City District Plan – refer to **Figure 5**.



Figure 5 **Location of Landcom's Glenfield Release Area in a Regional Context**



2.1 Site Description and Existing Development

The Site occupies the north eastern portion of Lot 2 in DP 1293342. It is referred to as proposed Lot 12 in PPN DP 1319177 to be created under CDA 85/2025/DA-CD (refer to **Figure 3**). It is accessible off Roy Watts Road and will have an area of 3,436m² and a frontage to Roy Watts Road of around 55m.

Once subdivided, the Site will be bound by Roy Watts Road to the south, Water Street to the east and a service laneway to the west. To the north, the Site will share a property boundary with proposed lot 11. The Site is regular in shape with chamfered splay corners in the south east and south west of the site.

The site slopes toward a minor tributary in the north-east which runs through the RE1 Public Recreation and C2 Environmental Conservation zoned land. It then drains under a culvert in Railway Parade (west) towards Glenfield Creek.

The Site contains existing educational buildings and scattered trees which have been approved for demolition and removal.

2.2 Surrounding Development

There are a variety of uses surrounding the Site and other lots forming part of the Concept DA which have been outlined below.

- The north is a minor tributary which is zoned part RE1 Public Recreation and part C2 Environmental Conservation. This tributary ultimately drains to Glenfield Creek under Railway Parade to the north west. Further north is open grassland containing an overhead electrical transmission line with existing residential dwellings beyond that.
- Immediately east is an existing multi-storey commuter car park which is accessed off Railway Parade. These assets are both currently owned by the Transport Asset Management (**TAM**) entity being a state-owned corporation of the Government of New South Wales established under the *Transport Administration Act 1988*. Beyond the railway line is the established residential area of Glenfield and existing town centre.
- To the south is Roy Watts Road with Glenfield Railway Station beyond that. Part of Roy Watts Road will be upgraded as part of the Concept DA forming the southern perimeter road to the Site.
- To the west and south west is HAHS along with Ajuga School, Campbell Park House School and Glenfield Park School beyond. These existing educational establishments are owned by the Department of Education with boarding facilities also provided within HAHS.



Source: Landchecker (7 September 2025)

Figure 6 **Aerial Photo Showing the Site and Surrounding Area**



3 Strategic Context

This section describes the proposal alignment with the applicable strategic planning policies. It is envisaged that the future Environmental Impact Statement will further address the proposal's strategic merit.

3.1 Greater Sydney Region Plan: A Metropolis of Three Cities

The *Greater Sydney Region Plan: A Metropolis of Three Cities* (**the Region Plan**) sets out the vision of three cities being well connected where residents live within 30 minutes of employment, education and health facilities. The Plan outlines directions and objectives to achieve its vision, which is focused on infrastructure, liveability, productivity, sustainability.

The Region Plan situates the Site within the Western City District. Within the Western City District, the Site occupies the northern end of the Glenfield to Macarthur Urban Renewal Corridor which is designated to emerge as a growing area in southwest Sydney. It is earmarked to support new land release areas, transport infrastructure, housing and urban renewal.

To facilitate the growth of the Glenfield to Macarthur Urban Renewal Corridor, Glenfield has been identified as a growth area and the Precinct rezoned in July 2021. This rezoning was implemented to enable up to 7,000 homes, 2,900 jobs and open space. The rezoning identified the need for both new and augmented infrastructure to support this increased growth.

The Region Plan anticipates that 725,000 additional homes will be required by 2036 to meet the demand for housing based on anticipated population growth. It identifies the need to concentrate new jobs and housing within 30-minutes of strategic centres. The Proposal aligns with the Greater Sydney Regional Plan as it will provide for increased housing supply including affordable housing in a well-located area which supports the vision of a 30-minute city.

The Region Plan also nominates the objective to ensure housing is more diverse and affordable. The proposal is entirely consistent with this objective in that it will facilitate the provision of affordable housing that offers greater choice with respect to housing typologies in a well located area.

3.2 Our Greater Sydney: Western City District Plan

Our Greater Sydney: Western City District Plan (**District Plan**) is a 20-year plan to manage growth in the context of economic, social, and environmental matters to implement the objectives of the Greater Sydney Region Plan. The intent of the District Plan is to implement the overarching objectives of the Region Plan and inform local strategic planning statements which guide future development across the District.

The District Plan identifies that the Western Sydney Airport and the North South rail Link will act as a catalyst for significant economic growth. In this context, it identifies the aspiration to implement a number of planning initiatives to effectively integrate land use, transport and infrastructure along north-south transport corridors including the Greater Macarthur Growth Area.

The District Plan establishes five housing market demand areas within the Western District which are suitable for contributing to the District's housing targets. This includes the South West Housing



Market which contains the Greater Macarthur Growth Area. Glenfield forms part of the Greater Macarthur Growth Area and is therefore ideally suited for accommodation housing.

The District Plan contains strategic directions, planning properties and associated actions which seek to implement the objectives nominated by the Region Plan. The proposal is consistent with the following key priorities:

- **Planning Priority W3** – *Providing services and social infrastructure to meet people's changing needs*
 - The proposal seeks to deliver affordable housing within Landcom's Glenfield Release Area which is earmarked to support social infrastructure. This social infrastructure includes medical centres, community facilities, child care uses as detailed within the Social Infrastructure Report submitted with the Planning Proposal. In this regard, Landcom will coordinate the provision of housing and social infrastructure to meet the demands of the growing community.
- **Planning Priority W5** – *Providing housing supply, choice and affordability with access to jobs, services and public transport*
 - The proposal will provide 100% affordable housing which will be managed by a CHP. The mix of 1, 2 and 3 bedroom units will provide greater housing choice for the Campbelltown LGA and therefore aligns with this priority. The Site is well positioned in close proximity to Glenfield Railway Station with future bus routes to also provide transport linkages to the wider area.
- **Planning Priority W6** – *Creating and renewing great places and local centres, and respecting the District's heritage.*
 - The proposal will facilitate the urban renewal of an under-utilised site that is earmarked by the planning controls framework to support high density residential housing. The proposal provides a residential land use and density that is consistent with the land use controls and commensurate with the site's proximity to public transport.
- **Planning Priority W7** – *Establishing the land use and transport structure to deliver a liveable productive and sustainable Western Parkland City*
 - The Site is in close proximity to Glenfield Railway Station and will be supported by local pedestrian and cycleway paths to link the Site. This is consistent with this priority of establishing an integrated strategy which is focused on creating 30 minute cities using transport as a catalyst for urban development and supports sustainable future growth.

3.3 NSW Housing Strategy: Housing 2021

The *NSW Housing Strategy: Housing 2021* was released in March 2021 to establish a long-term (20 year) strategy for achieving improved housing outcomes across NSW. High density housing and affordable housing were identified as important housing typologies and as necessary for improving housing diversity.

The Planning Proposal relating to Landcom's Glenfield Release Area will provide for 10% of the Precinct as affordable housing equating to approximately 520 dwellings. These dwellings will be delivered in close proximity to Glenfield Railway Station. The proposed development will deliver 120



affordable housing dwellings within a high density residential flat building. This will contribute to the overall 520 affordable housing dwellings earmarked for Landcom’s Glenfield Release Area.

3.4 Campbelltown Local Strategic Planning Statement

The *Campbelltown Local Strategic Planning Statement (LSPS)* outlines the strategic vision for the Campbelltown LGA until 2040. It establishes the planning priorities and responds to the Region Plan and the District Plan.

Planning Priority 1 – Creating a great place to live, work, play and visit.

The LGA is experiencing significant population growth which generates a demand for new communities within greenfield areas and housing options, including high density development which promotes improved liveability outcomes. The proposal will deliver a high-density residential development that achieves a high standard of residential amenity.

As part of the CDA, an Urban Design Report (**UDR**) was prepared by Hill Thalys and Urban Projects Pty Ltd which supported the application. The UDR undertook a comprehensive analysis of the constraints and opportunities identifying key physical and environmental factors along with contextual factors including both Aboriginal and European heritage which influenced the design of the CDA development.

The desired future character for the residential flat buildings includes a maximum FSR for each superlot that has been tested to ensure an appropriate scale that enables appropriate solar access; a focus on a limited palette of durable and climatically responsible materials; limits to step/inset/junctions in a building facade to reduce potential weakness for waterproofing and thermal performance in extreme weather; and use of facade depth and thresholds to generate scale responses, to provide privacy and modulate climatic responses to differing orientations.

The design of the proposed residential flat building is consistent with the desired future character of the CDA.

Planning Priority 2 – Creating high quality, diverse housing

Glenfield is identified as an urban renewal area which will support housing that contributes to meeting the dwelling targets for the Campbelltown LGA. The proposed residential flat building will increase diversity in the Campbelltown LGA where 77% of dwelling types are detached dwellings with households predominately comprised of single (19.8%) and two person households (28%). This demonstrates there is a misalignment between the type of housing stock available within the LGA and the household sizes and needs of residents living within them.

The proposed building will contribute towards diversity within the LGA and will be 100% affordable housing for people on very low, low or moderate incomes.

Planning Priority 8 – Adapting to climate change and building resilience

The proposal will incorporate best practice Water Sensitive Urban Design initiatives to filter urban stormwater run-off. In addition, the proposal will incorporate comprehensive landscaping which will assist in promoting sustainability objectives and mitigating urban heat impacts. The design of the residential flat building maximises natural ventilation, solar access, exceeds the proportion of deep soil zone landscaping and provides usable spaces for residents to connect.



Landcom has undertaken a Climate and Community Resilience Assessment (AECOM 2025) to understand the key shocks and stresses for Landcom's Glenfield Release Area. The actions from this assessment will be considered as part of the Ecological Sustainable Development strategy for the Affordable Housing development.

The project will seek to align with the 4 star Green Star rating from the Green Building Council of Australia. Landcom also has a number of stretch targets which will be considered in the design of the building, including around the use of low carbon materials, thermal comfort, onsite electricity production, operational waste and material toxicity.

Planning Priority 11 – Striving for increased local employment

The LSPS identifies the objective to foster the growth of Campbelltown LGA's economy by supporting its local industries and attracting investment. The achievement of these objectives requires the creation and retention of employment and urban services lands. The Site is designated by the Glenfield Place Strategy coupled with the suite of controls under the CDA of which identify the Site as suitable for supporting high density residential development. Additionally, the proposal will deliver affordable housing in proximity to jobs, allowing residents to access employment opportunities closer to homes.

Planning Priority 14 – Ensuring infrastructure aligns with growth.

The proposal will increase the supply of housing within an identified growth area that is earmarked to be redeveloped with supporting infrastructure. The wider Precinct makes provision for local schools, community and health facilities and extensive open space in proximity to the transport infrastructure consisting of Glenfield Railway Station and bus services.

Glenfield to Macarthur Urban Renewal Corridor Strategy

The Glenfield to *Macarthur Urban Renewal Corridor Strategy* establishes the strategic planning framework to guide future development and infrastructure delivery throughout the corridor. It is based on the principles of providing greater connectivity and strengthening existing centres to create vibrant well-connected and accessible areas where people can work and live. The strategy prioritises the delivery of transit-orientated development and concentrates the greatest densities around train stations to foster the integration of housing, employment and infrastructure.

The strategy situates the Site within the Glenfield Precinct. The associated structure plan identifies the Site as suitable for supporting a range of building heights, with increased heights located closest to the station to maximise pedestrian activity and trade for local commercial uses. The proposal is consistent with the structure plan in that it will deliver a high density development in proximity to Glenfield Station. As such, the proposal will foster the principles of transit-orientated development.

Glenfield Place Strategy

The *Glenfield Place Strategy* and associated planning control amendments aim to facilitate up to 7,000 new homes and 2,900 new jobs. It generally concentrates high density housing around Glenfield station and playing fields. Lower density housing is concentrated at the western end of the



Precinct and on the southern side of the railway line. The strategy is informed by a set of guiding urban design principles, including:

- Respecting heritage
- A well-designed place
- A green place
- Deliver affordable and diverse housing
- Create opportunities for new jobs
- An accessible place

Of relevance to this application is the Urban Design Principle to deliver affordable and diverse housing. The strategy identifies the need to provide 5% affordable housing which will be increased under the Planning Proposal to 10%. This will ultimately facilitate the provision of 520 new homes that will provide affordable housing within proximity to public transport. Higher density development is proposed to be provided in proximity to Glenfield Railway Station. The proposal is entirely consistent with this Urban Design Principle as the entirety of the dwelling yield relates to affordable housing which will be delivered in proximity to Glenfield Railway Station and the future town centre.

3.7 Future Transport Strategy

The *Future Transport Strategy* aims to create a modern, connected and sustainable transport network, focusing on 30-minute cities and 15 minute neighbourhoods which prioritise public transport.

The site is located within Landcom's Glenfield Release Area which is serviced by Glenfield Railway Station. The station provides connects to broader Sydney and will further benefit from the South West Rail Link which will facilitate connectivity to Western Sydney Airport. The proposal will provide housing in proximity to the station which will assist in meeting the strategy's aspiration to achieve a 30-minute city.

3.8 Staying Ahead: State Infrastructure Strategy 2022-2042

The Strategy identifies the need to deliver more housing, jobs, amenities and services in locations where there is spare capacity in existing and planned infrastructure. The proposal seeks to increase the supply of housing and density around Glenfield Railway Station which provides connects to greater Sydney.

3.9 Demographic need

The Campbelltown LGA is predominately characterised by detached dwellings representing around 77% of all dwelling types¹ as illustrated within **Figure 7**. Around 80% of all dwellings within Campbelltown LGA are comprised of 3 or more bedrooms. Comparatively, one and two-bedroom

¹ ABS Census 2021 – Dwelling type

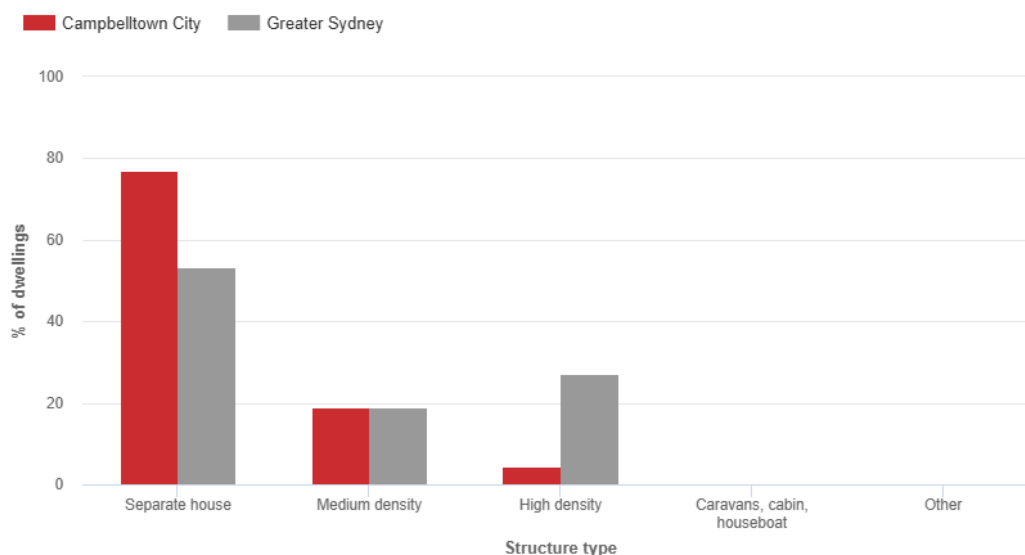


dwellings represent 2.2% and 12.6% respectively, whilst household sizes are predominately comprised of single (19.8%) and two person households (28%) – refer to **Figure 8**.

The Campbelltown Local Strategic Planning Statement (2020) reported 124 affordable housing dwellings in Campbelltown whilst current and predicted demand was estimated to be in the order of 20% of the community. Census data indicates 15% of Campbelltown households are in housing stress. Further, Housing NSW identifies that there are 1,669 applicants on the waitlist for housing and 390 applicants are on the priority waitlist. Expected waitlist times for a studio, 1 bedroom, 2 bedroom or 3 bedroom is currently 5 to 10 years with the expected wait time for a 4+ bedroom around 10+ years.

The proposed building will contribute towards housing diversity within the LGA and will be 100% affordable housing for households on very low, low or moderate incomes.

Dwelling structure, 2021



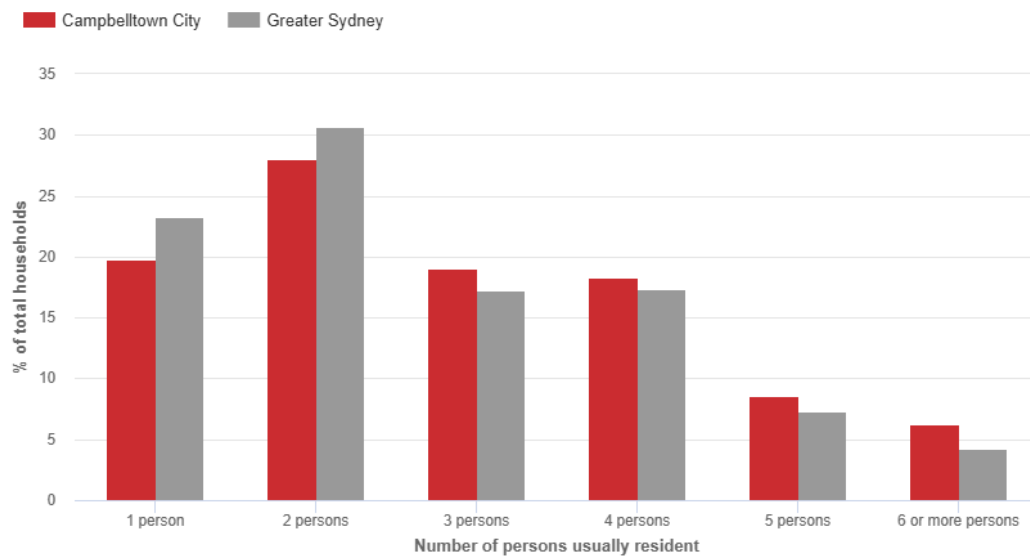
Source: Australian Bureau of Statistics, [Census of Population and Housing](#), 2021 (Enumerated data). Compiled and presented in profile.id by [.id](#) (informed decisions).

Source: id.profile

Figure 7 Dwelling types – 2021



Household size, 2021



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data). Compiled and presented in profile.id by .id (informed decisions).

Source: id.profile

Figure 8 **Household size – 2021**

4 Summary of the Proposal

4.1 Affordable Housing

Landcom has a target to deliver 10% affordable housing across all precinct projects. This development represents the first built form DA within Landcom’s Glenfield Release Area and will provide the first 120 affordable housing dwellings of the 520 committed.

A Community Housing Provider (**CHP**) will be appointed to this project in early 2026 and will ultimately own and manage the building, which will be 100% affordable housing. Landcom’s definition of Affordable Housing is: *Sub-market rental housing for a mix of very low, low or moderate-income households in accordance with the rent setting provisions of the NSW Affordable Housing Ministerial Guidelines.*

Based on the 2025/26 update to the Guidelines, the below table provides an extract of the maximum household income bands per household type.

Table 2 Maximum household income bands per household type

Household type	Very low	Low	Moderate
Single	\$36,000	\$57,600	\$86,400
Single + 1	\$46,800	\$74,900	\$112,300
Single + 2	\$57,600	\$92,200	\$138,200
Single + 3	\$68,400	\$109,500	\$164,100
Couple	\$54,000	\$86,400	\$129,600
Couple + 1	\$64,800	\$103,700	\$155,500
Couple + 2	\$75,600	\$121,000	\$181,400
Couple + 3	\$86,400	\$138,300	\$207,300

Source: NSW Affordable Housing Ministerial Guidelines: Income eligibility limits for affordable housing 2025/2026

In early 2026, Landcom, in partnership with the CHP for the project, will be making an application to Housing Australia for the Round 3 Housing Australia Future Fund (**HAFF**). If successful, the Glenfield project will be eligible for an ongoing availability payment and concessional loan which will enable long term subsidised rental housing.

Clause 8.4 of the Campbelltown LEP requires that 5% GFA be delivered as affordable housing within the mapped areas of the Glenfield Precinct (generally around the town centre). As per the Planning Proposal, submitted to DPHI in October 2025, Landcom proposes to increase the delivery of

affordable housing to 10% of the Precinct (520 dwellings) to be delivered in nominated areas across Landcom's Glenfield Release Area close to public transport.

The approach to consolidating affordable housing on nominated sites is deemed beneficial for the following reasons:

- Enables buildings to be designed specifically for CHP requirements, with consideration of liveable and adaptable design, and long term operational and maintenance requirements.
- Compared to a mixed approach of private and affordable dwellings, a 100% affordable housing building will have reduced operational costs in terms of management and may not need to be strata titled.
- Enables Affordable Housing to be delivered on well-located sites close to public transport, future shops, schools.
- Enables the entire building to be divested to a CHP, to be managed as Affordable Housing in the long term. Growing the CHP sector will enable the long term recycling of capital to ultimately deliver additional affordable housing.
- The CHP sector, and Housing Australia, are interested in achieving scale in their portfolio in order to attract investment partners for the delivery of more affordable housing.

4.2 Development overview

The SSDA will seek consent for the redevelopment of the site for an eight storey residential flat building with 9,182m² of residential affordable housing GFA.

The proposal development includes the following:

- Site preparation and excavation works;
- Construction of an 8 storey residential flat building, accommodating:
 - 120 affordable housing units consisting of:
 - 51 x 1 bed units
 - 57 x 2 bed units
 - 12 x 3 bed units
 - Car park accommodating 70 spaces;
- Indoor and outdoor communal open space;
- Associated landscaping; and
- Connection to new lead-in infrastructure being delivered under 85/2025/DA-CD.

Preliminary plans for the proposed development have been prepared by Hill Thalys Architecture + Urban Design Projects and are submitted with this Scoping Report. A summary of the key project metrics is outlined within in **Table 3**.



Table 3 Summary of Proposed Development

Component	Proposed
Site area	3,436m ²
Land use	Residential flat building to be used for affordable housing
Gross Floor Area	9,182.5m ²
Total FSR	1:2.67 (Maximum FSR permitted = 1:3.14)
Height of Building	26.09m (Maximum building height permitted = 28m)
Storey Height	8
Number of Dwellings	120
Dwelling Mix	• 1 bed – 51 units (42%) • 2 bed – 57 units (48%) • 3 bed – 12 units (10%)
Affordable Housing	100% (120 units)
Car parking	70 spaces including 12 accessible
Solar Access	64% (77 units)
Cross Ventilation	86% (103 units)
Universal design	100% minimum Silver Level Liveable Housing
Adaptable units	10%

The indicative plans prepared by Hill Thalys Architecture + Urban Design Projects are shown in **Figure 9** to **Figure 12**.



Source: Hill Thalix Architecture + Urban Projects (3/9/25)

Figure 9 Indicative Ground Floor Layout



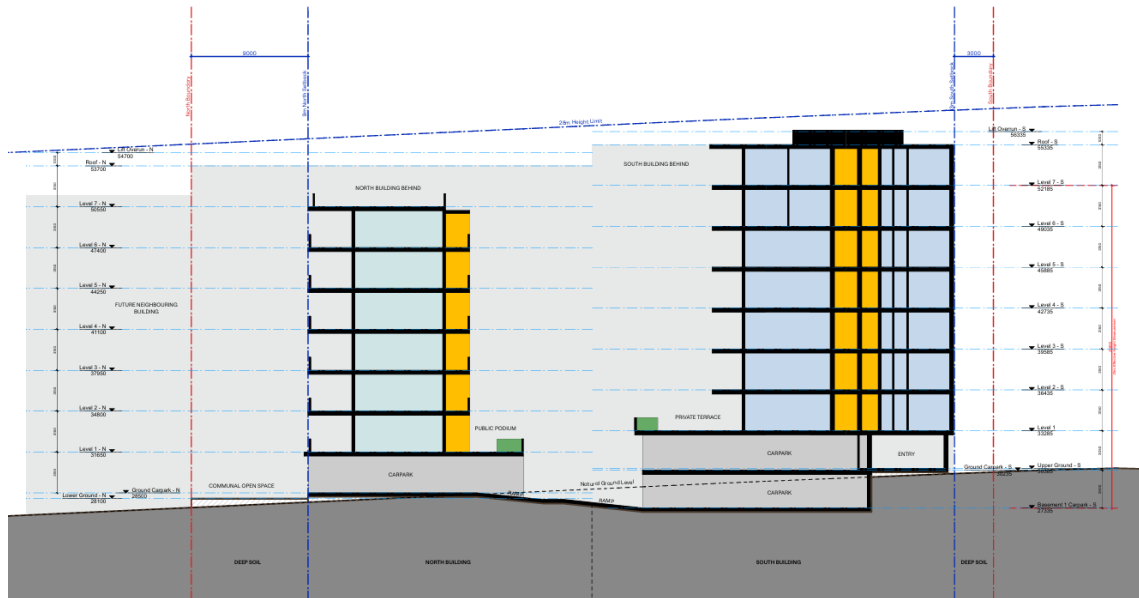
Source: Hill Thalix Architecture + Urban Projects (3/9/25)

Figure 10 Typical Levels 2 – 3 Layout



Source: Hill Thalix Architecture + Urban Projects (3/9/25)

Figure 11 Level 7 and Location of Communal Space



Source: Hill Thalys Architecture + Urban Projects (3/9/25)

Figure 12 **Section View**



5 Statutory Context

This section provides an overview of the key statutory requirements to be considered in relation to the Proposal.

5.1 Summary of Key Statutory Planning Policies

The key legislative requirements and environmental planning instruments (**EPIs**) applying to the proposed development are set out within **Table 4**. The development and accompanying EIS will detail how the development satisfies each of these requirements in detail.

Table 4 Key Statutory Requirements for Consideration

Matter	Response
Power to grant consent	The proposed development is classified as SSD pursuant to clause 2.6 of the Planning Systems SEPP as set out in Schedule 1, Section 26 of the Planning Systems SEPP. In this regard, development carried out by or on behalf of Landcom that satisfies the criteria below is deemed State Significant. - Development on behalf of Landcom that - - Has an estimated development cost of more than \$30 million, or - Will result in more than 75 dwellings, and - At least 50% of the gross floor area of the development will be used for the purposes of affordable housing. The Minister (or Delegate) is the consent authority that will formally determine this SSD application.
Permissibility	The Site is zoned R4 High Density Residential under the LEP. Residential flat buildings are permissible with consent with the use of the building for affordable housing permitted under the <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP).
Other approvals	The following approvals and/or referrals will be required in order to permit the proposed development: <i>Roads Act 1993</i> (including Section 138 approvals - as relevant, subject to further design development)
Pre-conditions to exercising the power to grant consent	<i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>.
Mandatory matters for consideration	<i>Environmental Protection and Biodiversity Conservation Act 1999</i> - The EPBC Act 1999 is the national framework for the protection of the environment in Australia. It provides for the conservation and protection of biodiversity and natural and cultural places and heritage. The Site is predominantly classified as 'urban capable land' under the Cumberland Plain Conservation Plan (CPCP) which was endorsed as a



Matter	Response
	vehicle to satisfy the requirements of this legislation if relevant to the land. • <i>Biodiversity Conservation Act 2016</i> – The BC Act requires consideration as to whether the proposal is likely to significantly affect threatened species or ecological communities. The CPCP was prepared to meet the requirements for strategic biodiversity certification under the BC Act. The CPCP identifies that the site is Certified Urban Capable Land and is therefore biodiversity certified. The SSDA will be accompanied by a letter identifying the Site as biodiversity certified and compliance with the CPCP. • Rural Fires Act 1997 – The parent lot is currently mapped as bushfire prone. Bushfire impacts have been considered under the CDA. The EIS will outline the relevant bushfire considerations relating to this Site. • <i>Environmental Planning and Assessment Act 1979</i> – The EP&A Act 1979 provides a comprehensive framework for environmental planning and assessment in NSW. It sets out the requirements relating to the assessment of development applications. – The proposal will be assessed pursuant to the provisions contained in Part 4 of the EP&A Act 1979. • <i>Environmental Planning and Assessment Regulation 2021</i> – Section 35 sets out the requirements for development applications in certain areas of Sydney. The Site is identified as forming part of the Glenfield Precinct. Section 35(2)(f) specifies that a person must not apply for development consent to carry out works unless the application is accompanied by an assessment of the consistency of the development with the relevant plan. The site is identified as forming part of the Glenfield Precinct on the <i>Locality and Site Identification Map</i> under the LEP. An assessment of consistency will be provided with the SSDA. • <i>SEPP (Housing) 2021</i> – Chapter 2 Affordable Housing and Chapter 4 Design of residential apartment development • SEPP (Biodiversity and Conservation) 2021 – Chapter 2 Vegetation in non-rural areas and Chapter 4 Koala habitat protection 2021 • <i>SEPP (Transport and Infrastructure) 2021</i> – Division 15 Railways (depending on when the subdivision is registered) • <i>SEPP (Resilience and Hazards) 2021</i> – Chapter 4 Remediation of land • <i>SEPP (Planning Systems) 2021</i>



Matter	Response
	– The approval pathway under this SEPP will be detailed within the EIS. • <i>SEPP (Sustainable Buildings) 2022</i> • <i>Campbelltown Local Environmental Plan 2015</i> – Relevant development standards and provisions applicable to this SSD application will be detailed as part of the EIS. • Concept DA (85/2025/DA-CD) – Any proposal subject to a Concept DA must not be inconsistent while a CDA remains in force for the Site. Therefore, this proposed development must be consistent with the CDA. In particular, the CDA sets the maximum building heights and FSR for the Site among other things. • Campbelltown (Sustainable City) DCP – While DCPs do not apply to SSD applications as set out under section 2.10 of the Planning System SEPP, the Campbelltown (Sustainable City) DCP will be considered where it is not inconsistent with the Concept DA and as relevant to guide this proposed development.

5.2 Concept Plan

Landcom lodged a CDA on the 22 January 2025 which establishes the key development controls for the site, including the building envelopes for the proposed affordable housing development. The application is currently under assessment and will be determined by the Western City Planning Panel before the end of 2025. This development standards and controls approved under this application prevail over the requirements of the LEP and DCP.

The table below sets out the key planning and urban design parameters for the Site as nominated under the CDA and associated urban design framework, the LEP and the Apartment Design Guide (ADG).

Table 5 Summary of key planning matters

Item	Requirement
Land Zoning	R4 High Density Residential
Building Height	28m
Anticipated Storeys	• 8 storey building along eastern edge • 6 storey element at the western interface • At-grade / open parking below
Maximum FSR	3.14:1
Vehicular Access	Access permitted from western boundary only (refer to Figure 14).
Setbacks	• North (shared boundary): The building may abut the neighbouring building along a maximum of 40% of the shared boundary. Other relevant distances for



Item	Requirement
	habitable and non-habitable rooms shall be setback as nominated by Objective 2F and 3F-1 of the ADG. • South (Roy Watts Road): 3m • East (Water Street): 3m • West (Laneway): 3m
Articulation Zones	• 450mm zone permitted within setback but only for building elements that do not provide floor space. • Southern and eastern boundaries shall strongly define the street wall. • Development along western edge to provide a discontinuous edge of articulated ends of building separated by courtyards along these frontages. Refer to Figure 15 for further detail.
Deep Soil	Minimum 15% deep soil, as shown in Figure 15. <i>(Note: deep soil is to be calculated as a percentage of the whole site area and may include front garden areas where they are a minimum of 3m, full deep soil and not impeded by basements, footing/retaining structures, fire escapes or service zones).</i>
Bushfire Protection	Minimum construction standard of BAL 12.5

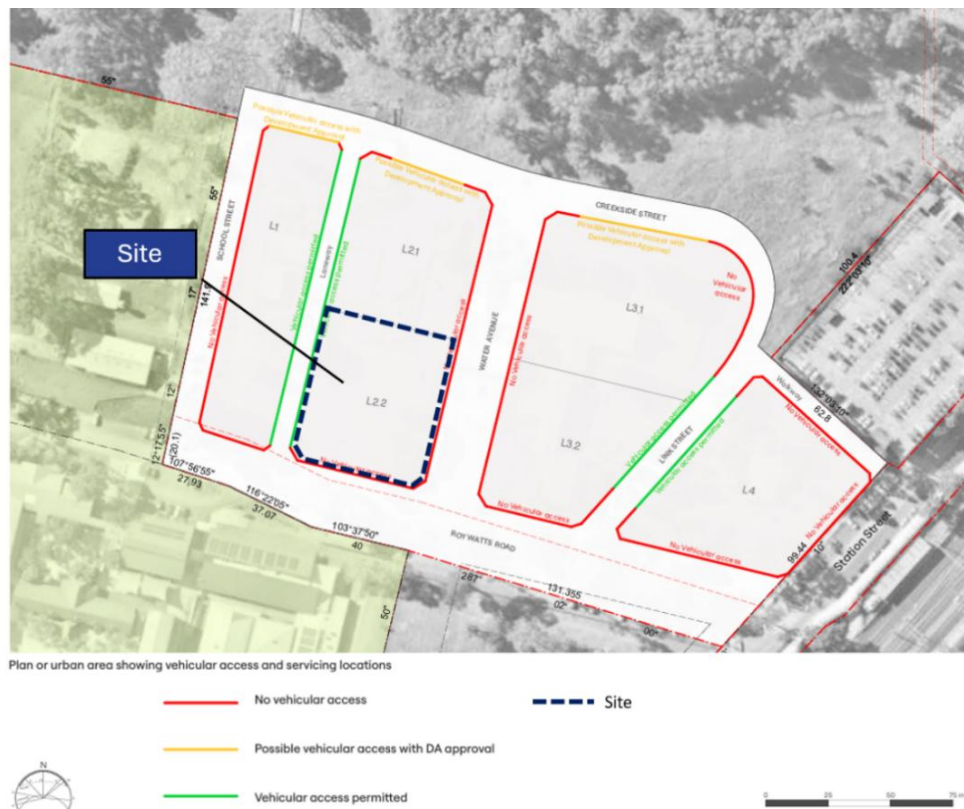
The EIS will include a detailed assessment of the proposal against the requirements of the Concept Plan.

The subdivision works under CDA 85/2025/DA-CD are anticipated to be underway when this application for affordable housing is lodged with DPHI. Landcom will be seeking a Grampian arrangement to be able to undertaken early works prior to the servicing and registration of Lot 12 as set out in **Section 7.12**.



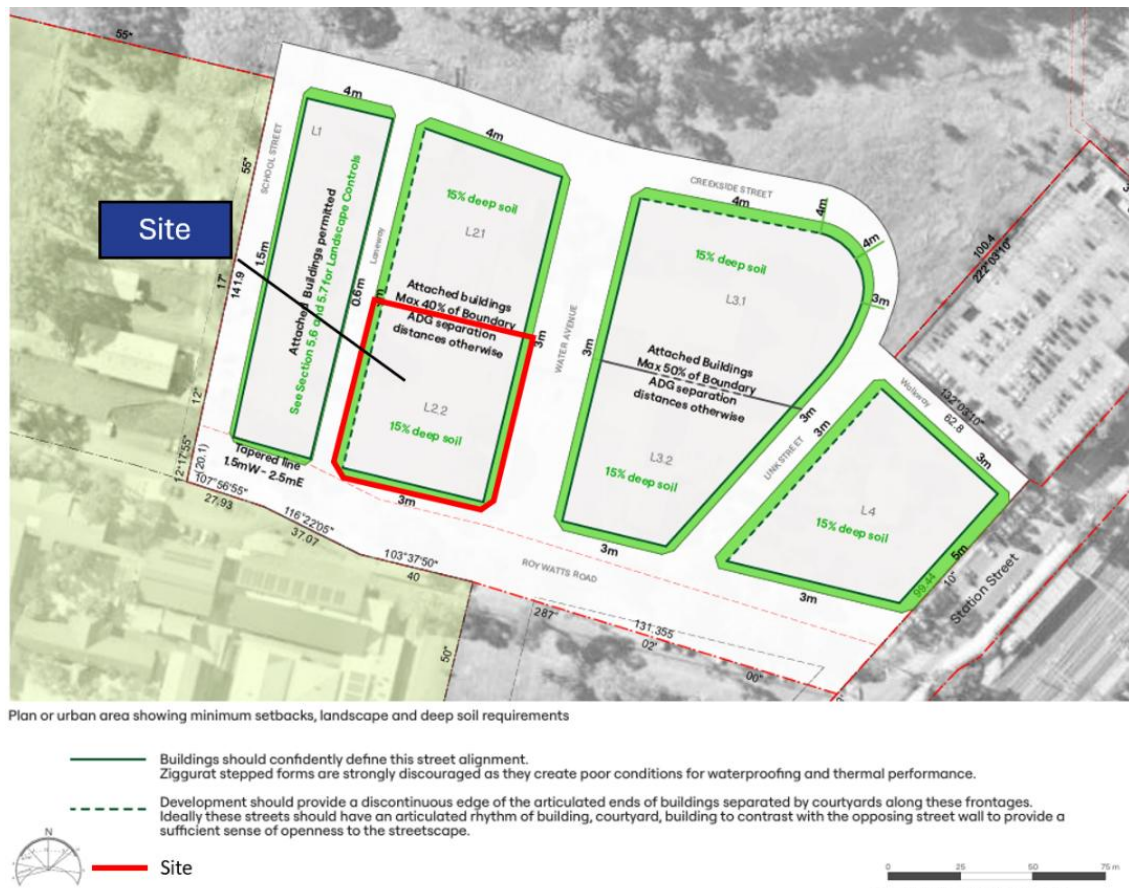
Source: Hill Thalys Architecture + Urban Design Projects

Figure 13 Maximum Permitted Height (28m)



Source: Hill Thalys Architecture + Urban Design Projects

Figure 14 Vehicular Access Arrangements



Source: Hill Thalix Architecture + Urban Design Projects

Figure 15 Deep Soil and Street Wall Requirements



6 Community Engagement

Landcom is preparing a communication and engagement plan for the project that will identify the key stakeholders to be consulted for the project, including DPHI, Campbelltown City Council, HAHS, and the State Member of Parliament. Consultation with relevant stakeholders will be carried out in accordance with the DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (2021).

The Community engagement activities are planned to include:

- Letterbox drop and Electronic Direct Mail (EDM) for a project newsletter
- Dedicated Landcom webpage about the Project,
- Social media promotion,
- A pop up session in December 2025, alongside the public exhibition of the Planning Proposal for Landcom's Glenfield Urban Renewal Precinct.

The Proponent continues to engage with Campbelltown City Council (**Council**) as part of the Concept Development Application (DA 85/2025/DA-CD) and the recently submitted Planning Proposal, which are both relevant to the proposed development. Landcom is currently arranging a pre-lodgement meeting with Council for November 2025 to provide an overview of the Glenfield Affordable Housing project and obtain early feedback on specific design and engineering matters including:

- kerbside collection of waste,
- the assumptions for the stormwater design,

A Walk on Country with Indigenous Stakeholders has been scheduled for late October 2025. The outcomes of this, as well as the research from the Connecting with Country Consultant will be integrated into the architectural and landscape design.

In December 2025 the project will be presented at the State Design Review Panel, the outcomes of which will be addressed in the SSDA.

The consultation process, the findings and the proponent's response will be included in the SSDA package and be in line with the SEARS requirements.



7 Proposed Assessment of Impacts

A summary of the relevant matters and potential impacts relating to the proposed development that are to be addressed in detail within or accompanying the Environmental Impact Statement (**EIS**) are outlined below.

A summary has also been provided within Section 7.1 outlining how Landcom intend to address each of the SEARs requirements.

7.1 Summary response to SEARs

The table below outlines the way in which Landcom intend to response to the SEARs requirements. This has been provided for DPHI to provide any relevant feedback on prior to preparing the EIS.

Table 6 Summary responses to SEARs

SEARs requirement	Proposed method to addressing
Statutory context	To be addressed within EIS
Estimated Development Cost	EDC Report to be submitted
Contributions and Public Benefit	To be addressed within EIS
Engagement	Engagement Report to be prepared by Landcom
Design Quality	Consideration by the State Design Review Panel in December 2025 and addressed by Architect, as necessary
Built form and Urban Design	To be addressed by architect
Environmental Amenity	To be addressed by architect
Visual Impact	To be addressed by architect (the development will be below the maximum permitted height of buildings)
Transport	Traffic Impact Assessment to be submitted
Noise and vibration	Noise and vibration impact assessment to be submitted
Water Management	Concept Stormwater Plan to be submitted. Water quality and quantity were addressed through the Concept DA that applies to the Site. Engineer to provide an overview of what has previously been approved to address this. Consultation with Campbelltown City Council is being undertaken to obtain their written endorsement on the approach to stormwater design and will be submitted as part of the EIS package.
Ground and Groundwater Conditions	Geotechnical report/letter to be submitted which confirms suitability of the Site based on previous testing undertaken.
Contamination	The site will be validated as suitable for residential development prior to the commencement of subdivision works under CDA 1 (DA



SEARs requirement	Proposed method to addressing
	85/2025/DA-CD), including Future Lot 12. Copies of the relevant contamination and remediation reports will be submitted.
Tree and Landscaping	Landscaping Plan to be submitted
Ecological Sensitive Development	ESD Report and BASIX Certificates to be submitted
Biodiversity	Letter to be submitted from ecologist to confirm the Site is biodiversity certified and demonstrating consistency with the certification.
Waste Management	Waste Management Plan to be submitted
Social Impact	Social Impact will be considered as part of the EIS. A separate SIA is not proposed.
Flood risk	NA
Bush Fire Risk	A Bushfire Assessment Report is being prepared and will be submitted with the EIS package.
Aboriginal Cultural Heritage	Aboriginal Cultural Heritage was considered as part of the Concept DA. The Site is identified as having low archaeological potential. No further consideration is required.
Statement of Heritage Impact	A Statement of Heritage Impact Report was submitted with the Concept DA and Stage 1 works which will be relied upon for this application. It concluded that the future structure on the Site would be acceptable in relation to the adjoining built heritage.
Public Space	NA
Hazards and Risks	NA

7.2 Built Form and Urban Design

The EIS will demonstrate that the Site is suitable for the proposed built form including the bulk and scale of development. Whilst the proposal will result in an FSR that is greater than that permitted under the LEP, the built form density has been tested as part of the Concept DA with the proposed building remaining consistent with the CDA which establishes a maximum FSR of 3.14:1 for the Site. The building is considered to represent a suitable outcome for the Site given it provides minimal environmental impacts to the surrounding locality with respect to overshadowing and visual appearance within street. In addition, it complies with key numerical requirements which govern the bulk and scale, including the maximum building height, FSR and minimum setback requirements. The EIS will provide a detailed assessment of these matters and where relevant nominate suitable mitigation measures.

The design of the proposal will also consider any feedback received from the State Design Review Panel meeting along with the comments received internally from Landcom's Design Review Panel to ensure the building positively contributes to the streetscape through high-quality building design and articulation.



7.3 Traffic, parking and access

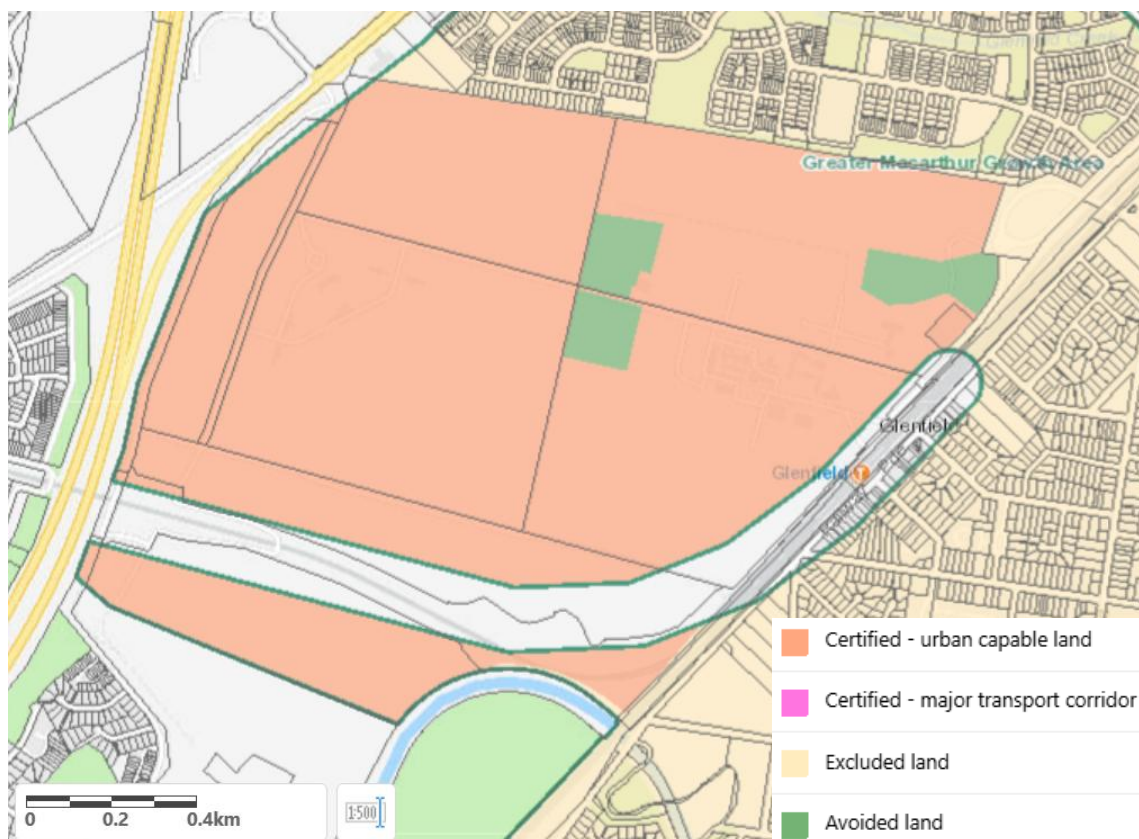
The Site is located within a walking catchment of Glenfield Railway Station. The anticipated level of traffic generation is commensurate with the overall density identified for the Precinct which is guided by the FSR and height controls that apply to the site under the approved CDA.

The EIS will be informed by a Traffic Impact Assessment. This report will confirm if traffic mitigation measures are required to support the proposal and assess the parking (vehicle and bicycle) rates to be delivered along with the vehicle access arrangements. It is not envisaged that the proposed density and apartment yield will necessitate the need for road upgrades and that any traffic generation can be supported by the surrounding road network.

7.4 Biodiversity

The Site is classified as ‘urban capable land’ under the CPCP with tree removal approved over the Site. The CPCP is a large scale strategic conservation project which supports the delivery of housing and infrastructure while protecting important biodiversity, including threatened plants and animals in Western Sydney. Under Part 8 of the *Biodiversity Conservation Act 2016*, the Minister for Environment and Heritage made an order conferring biodiversity certification on the CPCP.

A letter outlining the biodiversity certification over the Site and the consistency with the CPCP will be prepared as part of the proposal.



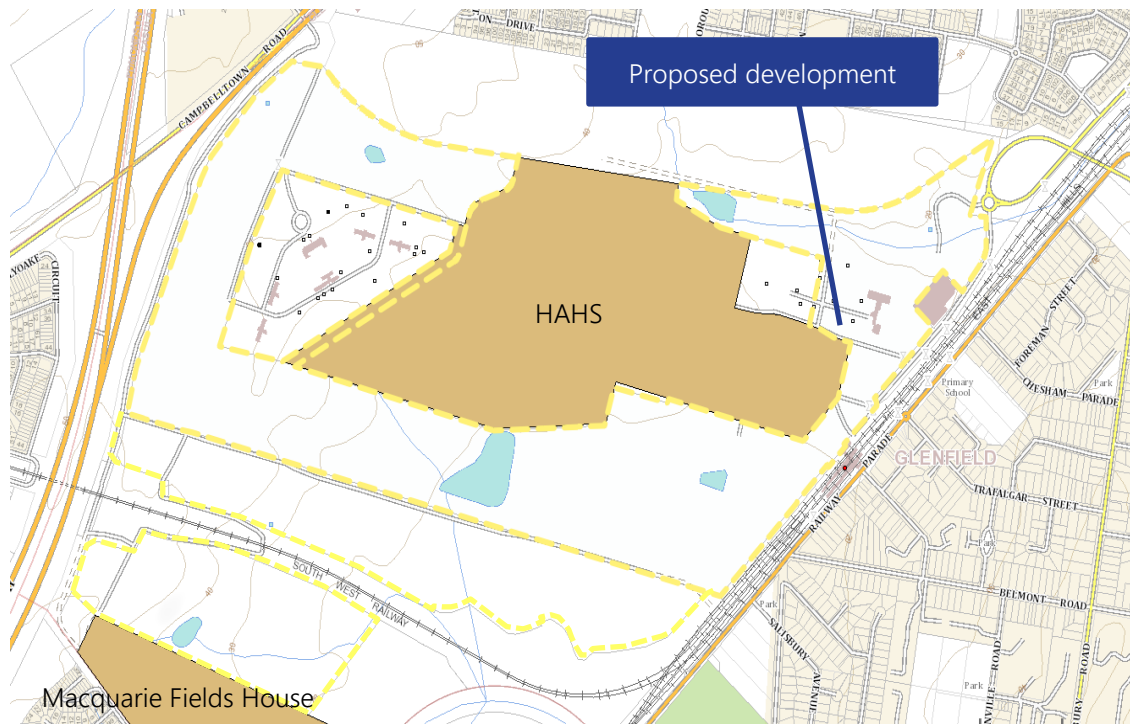
Source: Planning Portal and Hill Thalys Architecture + Urban Design Projects

Figure 16 Urban Capable Land



7.5 Heritage

The Site is in proximity to HAHS which is mapped as a local heritage item. Further southward lies Macquarie Fields House which is a State heritage listed item. A Statement of Heritage Impact was submitted with the CDA. This report states “the proposed Concept DA and Stage 1 works involving civil works (roads, drainage basins), tree removal, service installation and subdivision will enable the future built form over this precinct. It is the conclusion of this SOHI that the future structures across the development footprint of the Concept DA and Stage 1 works will be acceptable in relation to the adjoining built heritage”.



Source: Planning Portal

Figure 17 Heritage map (Landcom’s Glenfield Release Area shown yellow)

7.6 Residential Amenity

The EIS will be accompanied by detailed architectural analysis which provides an assessment of the proposal against the requirements of the *Apartment Design Guide*. The assessment will evaluate the proposal’s compliance with the key residential amenity standards pertaining to solar access, natural cross ventilation, overshadowing, communal open space, minimum internal unit areas, and deep soil.

7.7 Overshadowing

Overshadowing diagrams will accompany the proposal and will evaluate whether the scheme provides acceptable overshadowing impacts to nearby developments. The assessment will consider whether the impacts affect sensitive land uses such as residential land uses and associated habitable space areas. In considering these overshadowing impacts, the assessment will determine whether the proposed density will reduce solar access to these developments.

7.8 Ecological Sustainable Development

The Proposal will provide an outlined of the Environmental Sustainable Development (**ESD**) framework including relevant BASIX and NatHERS ratings and establish ESD principles that support the Proposal.

7.9 Waste collection

The Proposal will provide a Waste Management Plan which sets out the waste storage and collection requirements.

The storage of waste will be on-site within designated waste rooms that provide for the sorting of garbage. Waste collection by Council is proposed to be undertaken within the adjoining service laneway to the west of the site which will be one way. In this regard, it is anticipated that a designated area will be provided within the laneway for Council's garbage trucks to park while garbage bins are emptied.



Source: Hill Thalys Architecture + Urban Design Projects (Issue 8/10/25)

Figure 18 Waste collection



The waste proposal provides a positive outcome noting the Site benefits from a service laneway along the western boundary and that the location of the proposed collection along the laneway limits impacts on the design of the building, reduces the sterilisation of the ground floor for waste collection which occurs infrequently and provides an accessible location for garbage trucks with limited manoeuvring required to access the area.

7.10 Stormwater

Water quality and quantity in relation to stormwater drainage will be provided for as part of the development and detailed within a Stormwater Concept Plan and Report that accompanies the development.

The EIS will include a detailed assessment of the proposed development's ecologically sustainable development (**ESD**) principles. The proposal will be accompanied by a BASIX Certificate and an assessment as to whether the proposal achieves the requirements of *SEPP (Sustainable Buildings) 2022*.

7.11 Indicative timeline

Date	Tasks
October / November 2025	Landcom Design Review Panel as well as informal consultation with Council on the design.
December 2025	State Design Review Panel
December 2026	Community Consultation – including pop up stall (undertaken at the same time as community consultation on Landcom's Glenfield Planning Proposal)
February 2026	SSDA package submitted to DPHI for Test of Adequacy
March 2026	Formal lodgment of SSDA with DPHI
April 2026	Public exhibition of SSDA
May-July 2026	Review and response to submissions and update to SSDA package
August 2026	DPHI Assessment
September 2026	Determination

7.12 Staging and delivery

Landcom will be seeking to deliver the Affordable Housing project in parallel with finalising the subdivision works under DA 85/2025/DA-CD.

Landcom has received legal advice that a Grampian style condition could be included in the consent for the subject SSDA to enable commencement of early works, such as excavation and piling prior to proposed Lot 12 having road access and/or being serviced. Once proposed Lot 12 is serviced by

a road and the required enabling civil and utility infrastructure, above ground construction can commence.

The timing of lot registration will not inhibit the commencement of construction works, subject to the above conditions. The Occupational Certificate will not be able to be issued until proposed Lot 12 under PPN DP 1319177 is registered.

The consent conditions would need to have consideration of Clause 7.10 of Campbelltown LEP:

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,*
- (b) the supply of electricity,*
- (c) the disposal and management of sewage,*
- (d) stormwater drainage or on-site conservation,*
- (e) suitable road and vehicular access,*
- (f) telecommunication services,*
- (g) the supply of natural gas.*

To demonstrate that 'adequate arrangements have been made to make that infrastructure available when it is required', Landcom will provide an updated program of the subdivision works (from DA 85/2025/DA-CD) and the SSDA Affordable Housing development and provide evidence of the how the delivery of each of these projects will work in parallel.



8 Conclusions

The purpose of this Scoping Report is to request a Scoping Meeting to facilitate the preparation of an EIS in relation to an SSDA for an In-fill Affordable Housing Development within Landcom's Urban Release Area. The proposal meets the requirements for SSD under the Planning Systems SEPP.

The proposal will facilitate the delivery of an affordable housing development on a site designated as suitable for accommodating high density residential development. The proponent is committed to working with key stakeholders, including State government agencies and Council to deliver a high-quality development which addresses the growing demand for affordable housing within the area.

The Scoping Report provides a description of the proposed development, its compliance with key environmental planning instruments, and contextualises the site within the applicable strategic planning framework. The report also demonstrates that the site and surrounds have the capacity to support the proposed density.

The EIS will demonstrate how the proposal is suitable for the site and potential environmental impacts that can be appropriately mitigated, minimised or managed to avoid any unacceptable impacts.

We trust that the information detailed in this report is sufficient to enable the DPHI to attend a Scoping Meeting with the proponent and provide any necessary feedback to facilitate the preparation of the EIS.



9 Glossary

Abbreviation	
CDA	Concept Development Application
BDAR	Biodiversity Assessment Development Report
Council	Campbelltown City Council
CPCP	Cumberland Plain Conservation Plan
CPCP	Cumberland Plain Conservation Plan
DA	Development Application
District Plan	Our Greater Sydney: Western City District Plan
DP	Deposited Plan
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPI	Environmental Planning Instrument
HAHU	Hurlstone Agricultural High School
Housing SEPP	<i>State Environmental Planning Policy (Housing) 2021</i>
LEP	<i>Campbelltown Local Environmental Plan 2015</i>
ESD	Environmental Sustainable Development
HAHS	Hurlstone Agricultural High School
LGA	Local Government Area
LSPS	<i>Campbelltown Local Strategic Planning Statement</i>
Planning Systems SEPP	<i>State Environmental Planning Policy (Planning Systems) 2021</i>
PPN	Pre-allocated plan number
RAP	Remedial Action Plan
Region Plan	Greater Sydney Region Plan: A Metropolis of Three Cities
SSD	State Significant Development
SSDA	State Significant Development Application



Abbreviation	
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
TAM	Transport Asset Management
The Proponent	Landcom
The Site	Lot 12 in PPN DP 1319177 forming part of Lot 2 in DP 1293342, Roy Watts Road, Glenfield
UDR	Urban Design Report
URA	Glenfield Urban Renewal Area

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