

13 August 2025

Mr Keith Ng
Team Leader
Affordable housing assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

By email: keith.ng@planning.nsw.gov.au

Dear Keith

Kings Hill Urban Release Area – concept development application (SSD-85368982) Response to request for additional information – updated scoping report

We refer to the department's correspondence of 10 July 2025 requesting additional information to clarify the scope, statutory context, engagement record and matters for further assessment for the above concept development application. We also thank you for your request to submit a final version of the report to assist progression to various agencies.

In accordance with that request, we have prepared and now submit a final scoping report, dated 6 August, version 1.5.2. This supersedes all previously lodged versions. The revised document can be read independently and has been prepared having regard to the *state significant development guidelines – preparing a scoping report*.

We are grateful for the comments made by the department and we note the key changes made in response to the request for additional information are as follows below. We have also provided an enclosed quick reference response table with this letter to assist with navigation of the final version changes.

- 1. Clarification of project scope** – all references to land uses not sufficiently related to in-fill affordable housing, including educational establishments, health and medical facilities, seniors housing, and cultural, recreational and tourist facilities, have been removed from the approval scope. The report now informs that a concept masterplan as part of the EIS will identify land that could accommodate such uses in the future; however, the current SSD concept proposal request does not seek consent for any of these uses. The project description now relates only to the masterplan for the staged delivery of approximately 2,500 dwellings, including a minimum of 10 per cent in-fill affordable housing, together with directly associated infrastructure. Precincts 6 and 7 are described solely as separate local DA processes, with no inclusion in the SSD concept proposal.

2. **Refinement of statutory context** – the statutory pathway has been re-written to focus on clause 15C of the Housing SEPP, clause 26A of the Planning Systems SEPP, and relevant provisions of the Environmental Planning and Assessment Act 1979. References implying broader KHURA-wide inclusion have been removed.
3. **Targeted engagement record** – the engagement section now notes that preliminary discussions have occurred with council and relevant agencies regarding planning for the Kings Hill area. This engagement has informed the proponent's understanding of local considerations while remaining at a general level appropriate for the concept proposal. Once the declaration is advanced, we will be seeking to commence the formal engagement strategy as a first step.
4. **High-level identification of matters for further assessment** – the environmental, social and infrastructure issues to be addressed in the environmental impact statement have been summarised at a proportionate, high level consistent with the guidelines. A revised scoping table has been included as Appendix A1, clearly identifying each matter and the proposed assessment approach.
5. **Draft SEARs** – the updated report includes a set of draft secretary's environmental assessment requirements for the department's consideration. These have been provided to assist in framing the final SEARs and to support early alignment between the proponent, the department and relevant agencies.

We trust the updated scoping report now provides the clarity sought and will assist the department in consulting with council and agencies prior to issuing the secretary's environmental assessment requirements.

Please contact me on 0404 00 77 00 or mdaniel@pacificplanning.com.au should you require any clarification.

Yours sincerely



Matthew Daniel
Director

1. Enclosed: RFI quick reference response table

Response to department's request for additional information

RFI request item	Location in updated scoping report v1.5.2	Summary of response
Provide a clear and concise description of the scope of the concept proposal	Section 1.3 – Project description;	The project description has been rewritten to focus solely on the concept proposal for infill affordable housing. All unrelated land uses (educational, medical, seniors housing, cultural, recreational, tourist facilities) have been removed. Scope is now defined so the report can be read independently of previous submissions.
Consider the statutory context of the concept proposal	Section 4 – Statutory context	Updated to focus specifically on applicable provisions of Division 1, Chapter 6 of the Housing SEPP, relevant clauses of the Port Stephens LEP 2013, and other applicable State and regional planning policies. References to unrelated land uses removed.
Detail any engagement already undertaken with Council, government agencies and the community	Section 5 – Engagement undertaken to date	New section summarises meetings, correspondence, and consultation specific to the concept proposal, including dates and topics of discussion with Port Stephens Council, NSW Government agencies, and community stakeholders.
Provide high level consideration of matters requiring further assessment	Section 6 – Proposed assessment of impacts; Appendix A1 – Scoping summary table	Updated assessment framework consistent with SSD Guidelines, identifying key environmental, social, and infrastructure matters. Provides a proportionate and high-level approach to be expanded in the EIS.