

Development details

Application number	SSD-116982991
Project name	No.72 & No's 82-86 Menangle Road, Camden
Location	Address: 72, and 82 to 86 Menangle Road Camden Lot/DP: 73/21405, 74/21405, 75/21405, 76/21405, 77/21405, 86/21405, 1/24039, 2/24039, 3/24039 LGA: Camden Council
Applicant	Minister Administering the Housing Act 2001 (Homes NSW)
Date of issue	11 May 2026

Purpose

The purpose of the rezoning study requirements is to provide guidance to proponents on what supporting documentation will be required to support a state assessed rezoning proposal (SARP) submitted to the Department under the State Significant Rezoning Policy.

It is understood that a state significant development application (SSDA) will be prepared and submitted concurrently with the SARP. Consequently, it is anticipated that the SSDA will require a more comprehensive suite of technical study requirements, and it is not intended for the rezoning study requirements to duplicate the requirements of the Secretary's Environmental Assessment Requirements (SEARs).

The SARP must address the matters outlined in this document which include:

- Demonstrating consistency or minor inconsistency with relevant State and local strategic plans.
- Providing technical studies that outline the case for change and design considerations for future development.
- Responding to matters raised by agencies and Council.

Consultation

Applicants are encouraged to engage with the relevant planning authority prior to lodgement. Early consultation can help the proposal's alignment with strategic planning objectives and address any potential site-specific issues.

In addition, applicants should consult with relevant authorities and government agencies where:

- there is a known or potential issue that may impact the proposal, or
- consultation is required as part of the technical study requirements.

For guidance on which authorities or agencies may need to be consulted, refer to *Attachment B: Authority & Government Agency Pre-lodgement in the Local Environmental Plan Making Guideline* and *Undertaking Engagement Guidelines for State Significant Projects 2026*.

In addition to the pre-lodgement consultation, as standard, the Department will consult with Council and other key authorities and government agencies during the SARP and SSDA exhibition periods

Supporting documentation guidance

As a general guideline, supporting documentation is to:

- Be tailored according to the scale and complexity of the project and proportionate to the proposal's context and likely impacts.
- Inform and support the preparation of the proposed planning and infrastructure framework including location of uses and infrastructure as well as recommended planning controls.

Rezoning study requirements

The concurrent rezoning should be clearly described in a Rezoning Report which includes the following information.

Item	Supporting Information
1. Rezoning Proposal • Site description • Local context • Proposed development	This section must include: • the legal description of the site • relevant maps or diagrams. • full description of the proposed development.
2. Proposed Amendments • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. • Identify compliance with applicable development standards and explain any proposed changes to: ○ Land use zoning ○ Height of building limits ○ Floor space ratio ○ Minimum lot size <i>Note: Thumbnail mapping to indicate existing and proposed provisions should be considered.</i> • Provide detail of any new local provisions and confirm objectives of the clause(s), such as: ○ Provision of affordable housing ○ Site specific provisions	This section must clearly outline the specific provisions intended for inclusion in the proposed legislative changes. It should provide sufficient detail, that addresses any applicable identified matters, to inform stakeholders and decision-makers of the scope and intent of the proposal.

Concurrent Rezoning Requirements

Housing



Item	Supporting Information
- Reference the applicable Development Control Plan (DCP), if relevant - Detail applicable State and local infrastructure contributions	
3. Strategic Merit Demonstrate consistency with the: - Regional and district plan - Local strategic planning statement (LSPS) - Local housing strategy or any other relevant local strategic documents	A demonstration that the proposal aligns with the NSW strategic planning framework or current government priorities.
4. Site-Specific Merit Demonstrate that the rezoning is suitable for the site and the site is (or can be made) suitable for the resultant development having regard to: - Connecting with Country - Aboriginal cultural values and perspectives - Environmental - Flooding (if relevant) - Biodiversity (if relevant) - Contamination - Heritage - Urban Design and Amenity: - Urban design principles - Public domain and open space - Built form and shadowing - Economic: - Employment lands analysis - Social and Community Infrastructure: - Open space and community facility demand - Demographic and housing diversity projections - Infrastructure funding and delivery - Transport and accessibility - Utility services - Funding and delivery mechanisms	A demonstration that the proposal assesses the environmental, social, and economic impacts on the site and surrounding area, and demonstrates how these can be supported by existing or planned infrastructure and services.
5. Consultation	Details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be

Concurrent Rezoning Requirements

Housing



Item	Supporting Information
	undertaken in relation to the proposal.
6. Mapping and Data Where relevant provide spatial and statutory mapping to accompany the proposal: - Existing and proposed zoning maps - Height and FSR maps - Any other relevant statutory or contextual mapping <i>Note: Ensure maps comply with the department's Standard Technical Requirements for Spatial Datasets and Maps</i>	Include details of the existing and proposed maps, where relevant, to identify the effect of the proposed changes and the area to which it applies.

Environmental Impact Assessment Requirements

Content and guidance

The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and the *State Significant Development Guidelines*. The EIS must also address the issues set out below.

Relevant policies, guidelines and planning circulars can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>.

Key issues and supporting documentation

Issue and Assessment Requirements	Supporting Documentation
1. Statutory Context - Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. - Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. - Provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences. - Address the requirements of any approvals applying to the site, including any concept approval, any endorsed or draft master plan, precinct plan or any recommendation from Gateway determination. - Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification and evaluation of the project as a whole. - If affordable housing is being proposed, provide the name and ABN of the registered community housing provider that will be responsible for managing the affordable housing component, along with documentation confirming the provider's agreement to this responsibility.	<u>If required:</u> Clause 4.6 Variation Request (for any non-compliances with applicable development standards)
2. Estimated Development Cost and Employment Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.	EDC Report
3. Contributions and Public Benefit Address the requirements any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind agreement. and include details of any proposal for further material public benefit.	Address in EIS <u>If required:</u> Draft planning agreement

Concurrent Rezoning Requirements

Housing



Issue and Assessment Requirements	Supporting Documentation
Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the <i>Planning agreements – Practice note- February 2021</i>.	
4. Engagement - Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received have been considered in the design of the project. - If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.	Engagement Report
5. Design Quality - Demonstrate how the development will achieve: - design excellence in accordance with any applicable EPI provisions. - good design in accordance with the seven objectives for good design in Better Placed. - Demonstrate that the development: - has been reviewed by the State Design Review Panel (SDRP) - Recommendations of the SDRP are to be addressed prior to lodgement.	Design Review Report (where the project has been reviewed by the SDRP)
6. Built Form and Urban Design - Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI. - If relevant, provide an assessment of the development against the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the <i>Apartment Design Guide</i> (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria. - If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.	Architectural Drawings Design Report Survey Plan Schedule of Colours, Materials and Finishes Design Verification Statement
7. Environmental Amenity - Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. - Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm,	Shadow Diagrams Chapter 4 Housing SEPP Assessment (ADG)

Concurrent Rezoning Requirements

Housing



Issue and Assessment Requirements	Supporting Documentation
comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	
8. Visual Impact Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	Visual Impact Analysis
9. Transport - Provide a Transport Impact Assessment (TIA) in accordance with the processes and methodology recommended in the Guide to Transport Impact Assessment (GITA) published by TfNSW. - Provide a preliminary Construction Traffic (or Transport) Management Plan (CTMP) should be prepared as part of the TIA to mitigate any such impacts.	Transport Impact Assessment Preliminary Construction Traffic (or Transport) Management Plan
10. Noise and Vibration Provide a noise and vibration impact assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.	Noise and Vibration Impact Assessment
11. Water Management - Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater). - Demonstrate how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.	Integrated Water Management Plan
12. Ground and Groundwater Conditions - Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site and including soil erosion. - Where required provide a Groundwater Impact Assessment in accordance with relevant Groundwater Guidelines. If the proposed development is on land identified as having high salinity or acid sulfate soil potential in an EPI provide a Salinity Management Plan or Acid Sulfate Soil Management Plan that includes appropriate management measures and strategies. - Description of all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent. - Details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any	Geotechnical Assessment <u>If required:</u> Groundwater Impact Assessment Salinity Management Plan Acid Sulfate Soils Management Plan

Concurrent Rezoning Requirements

Housing



Issue and Assessment Requirements	Supporting Documentation
exemptions or exclusions to requiring approvals or licenses under the Water Management Act 2000 should be detailed by the applicant.	
13. Contamination and Remediation In accordance with Chapter 4 of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.	Preliminary Site Investigation Report <u>If required:</u> Detailed Site Investigation Remedial Action Plan Preliminary Long-term Environmental Management Plan
14. Trees and Landscaping - Provide a landscape plan, that: - details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). - provides evidence that opportunities to retain significant trees have been explored and/or inform the plan. - Provide an Arboricultural Impact assessment 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. - tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant	Landscape Plan Arboricultural Impact Assessment
15. Ecologically Sustainable Development (ESD) - Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. - Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>.	ESD Report BASIX Certificate
16. Biodiversity - Unless a waiver has been granted, provide a Biodiversity Development Assessment Report (BDAR) that assesses any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>. OR - If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed	Biodiversity Development Assessment Report or BDAR Waiver

Concurrent Rezoning Requirements

Housing



Issue and Assessment Requirements	Supporting Documentation
development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.	
17. Waste Management - Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements. - Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Waste Management Plan
18. Social Impact The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i>.	Address in EIS <u>If required:</u> Social Impact Assessment in accordance with the guidelines
19. Flood Risk - Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine; - The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans - The site access and egress routes - the potential effects of climate change, - any relevant provisions of the <i>NSW Flood Risk Management Manual</i>, and any other relevant guidelines - Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the <i>Flood Impact and Risk Assessment – Flood Risk Management Guide LU01</i>. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. - Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	<u>If required:</u> Flood Impact and Risk Assessment (FIRA)
20. Aboriginal Cultural Heritage - Where there is known, or reasonably likely, to be Aboriginal cultural heritage on or near the site demonstrate that impacts have been adequately investigated and assessed by: - Identifying that an appropriate prior planning process has already considered these impacts, e.g. a rezoning or development application, or - Providing an initial assessment of the potential impacts.	<u>If required:</u> Aboriginal Cultural Heritage Assessment Report

Concurrent Rezoning Requirements

Housing



Issue and Assessment Requirements	Supporting Documentation
If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which: - Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site. - Is prepared in accordance with relevant guidelines.	
21. Environmental Heritage Provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	Statement of Heritage Impact Archaeological Assessment (where required)
22. Hazards and Risks - If the development is affected by above ground dangerous goods storages from the surrounding developments and/or underground high-pressure dangerous goods pipelines in the vicinity of proposal location: - Report on any consultation outcomes with operators. - Consider whether the development would cause these storages non-compliance with <i>Australian Standards</i>. - Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.	<u>If required:</u> Hazard Analysis
23. Infrastructure Requirements and Utilities - In consultation with relevant service providers: - assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. - identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. - identify potential impacts to existing utility infrastructure as a result of the development. - If required, provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be coordinated, funded and delivered to facilitate the development.	Evidence of consultation with providers <u>If required:</u> Infrastructure Delivery, Management and Staging Plan