

Camden | Consultation Report

72 & 82-86 Menangle Road, Camden

July 2026



Acknowledgement of Country

Homes NSW acknowledges the Traditional Custodians of the lands where we work and live. We celebrate the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.

We pay our respects to Elders past, present and emerging and acknowledge the Aboriginal and Torres Strait Islander people that contributed to the development of this Consultation Report.

We advise this resource may contain images, or names of deceased persons in photographs or historical content.

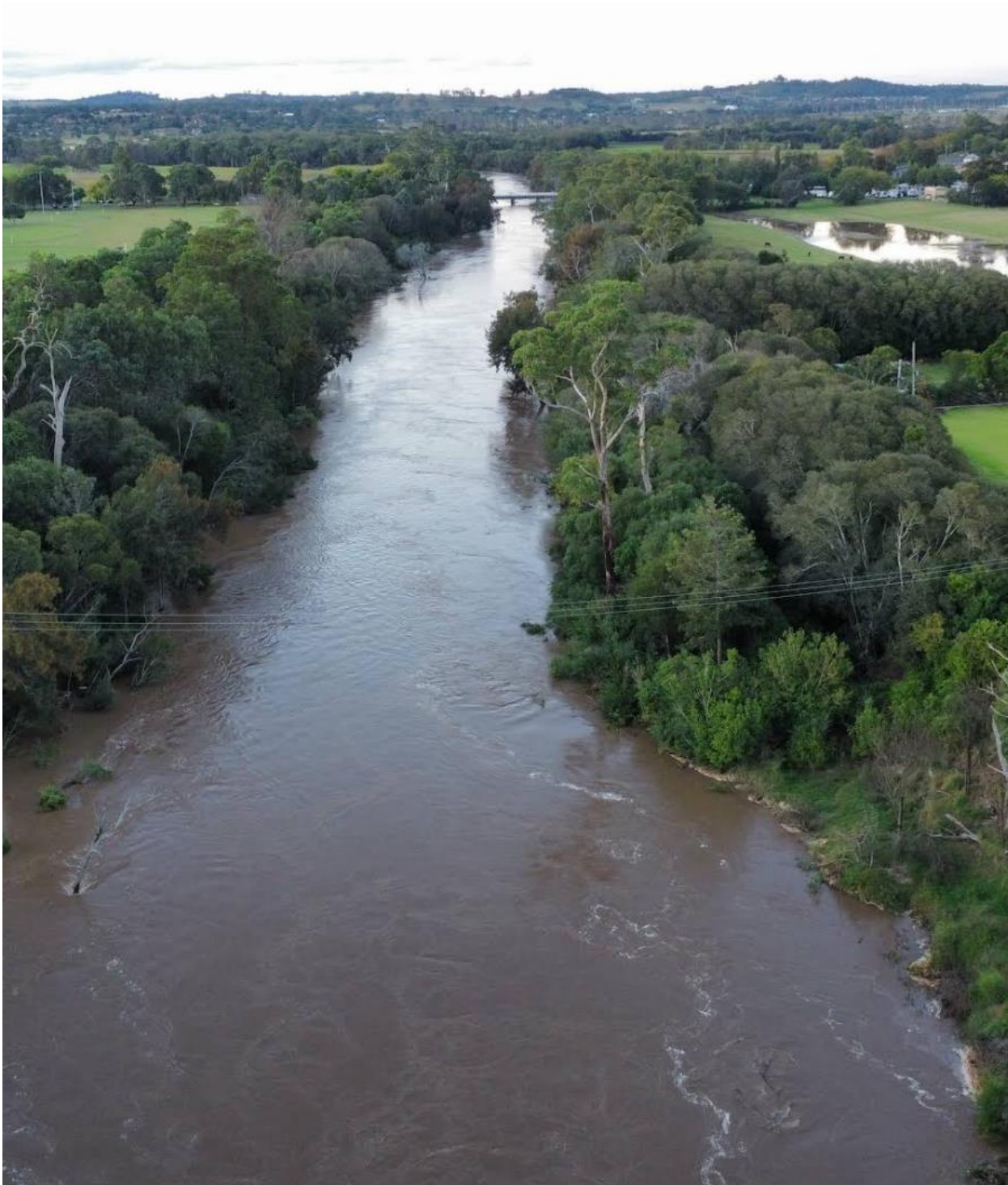


Figure 1: Little Sandy Bridge

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1

Background

1.1 Purpose of this report

This report accompanies a detailed State Significant Development Application (SSDA) (SSD-116982991) that seeks approval for construction of a new residential flat building for the purpose of affordable housing, and a concurrent Rezoning Proposal to amend the current planning controls for the site.

This report summarises the consultation and communication activities that have been undertaken in relation to the proposed development. It forms part of the Environmental Impact Statement (EIS) required for the SSDA and has been prepared in accordance with the requirements of the Department of Planning, Housing and Infrastructure (DPHI) as specified in the Secretary's Environmental Assessment Requirements (SEARs) for the project, issued on 11 May 2026.

The purpose of the consultation process was to ensure stakeholders, and the community were informed about the proposal, and ensure they had the opportunity to provide feedback prior to the submission of the SSDA and rezoning proposal.

This report summarises the engagement undertaken for this stage of the proposed development by outlining:

- The SEARs for stakeholder and community consultation.
- The consultation process undertaken, including key feedback from stakeholders.
- How feedback has been considered in the development of the SSDA.

1.2 Secretary's Environmental Assessment Requirements

The Secretary's Environmental Assessment Requirements (SEARs) for this State Significant Development was received from the Department of Planning, Housing and Infrastructure (DPHI) on 11 May 2026

An excerpt from the SEARs request can be found below:

4. Engagement

- *Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects 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.*

The engagement response to the SEARs can be found in sections 3 and 4 of this report. Engagement has been carried out in accordance with DPHI's Undertaking Engagement Guidelines for State Significant Projects.

2

The proposed development

2.1 Project context

The Camden Local Government Area (LGA) is one of the fastest growing regions in New South Wales, driven by major residential development across release areas such as Oran Park, Leppington, Gregory Hills, Catherine Field and Spring Farm. Population growth has been supported by ongoing housing delivery, interstate and overseas migration, and movement from neighbouring LGAs. This growth has resulted in a relatively young population and increasing demand for housing, transport, community infrastructure and essential services.

The Camden LGA covers approximately 200 square kilometres and includes a mix of rural, industrial, commercial, and residential land uses across. Agriculture remains an important economic and cultural contributor. The area is also influenced by nearby strategic infrastructure, including the Western Sydney International Airport, the Western Sydney Aerotropolis, which will continue to shape long-term growth and employment opportunities.

The project site is located within Camden town, the historic centre of the LGA. The town is characterised by its heritage streetscape, historic buildings and established neighbourhoods, which contribute to a strong local identity and sense of place. While Camden town does not have a train station, it is serviced by local and regional bus networks.

In contrast to the surrounding growth areas, Camden town has a smaller and more established population, with modest growth forecast. The area has an older demographic profile than the broader LGA and lower levels of cultural diversity. It also has a higher proportion of Aboriginal and Torres Strait Islander residents compared with the NSW average.

These demographic, heritage and growth characteristics informed the project's community and stakeholder engagement approach.



Figure 2 & 3: Camden through the ages

2.1.1 Housing need and social housing snapshot

- Camden LGA is experiencing rapid population growth but has low levels of social and affordable housing provision in the state.
- Social and affordable housing represents around 1.3% of all dwellings, significantly below the regional average (approximately 5%) and neighbouring LGAs including Campbelltown (8%) and Fairfield (7.3%).
- There are approximately 480 social housing dwellings in the LGA. These meet only an estimated 10–14% of eligible need, leaving many low-income households reliant on the private rental market and at risk of housing stress.
- The Camden allocation zone has more than 520 applicants on the social housing waiting list, including around 110 priority applicants. Waiting times typically range from 5 to 10 years, depending on household type.
- Aboriginal households continue to experience housing need, with around 50 general applicants and nine priority applicants recorded in the Camden allocation zone.

- Camden town currently contains 114 social housing dwellings, with a further 11 dwellings in Camden South. Existing housing stock mainly comprises detached cottages and villas built between the 1960s and 1990s, including six Aboriginal Housing Office properties.
- Rapid population growth, limited housing supply, low turnover and rising costs are driving increased demand for social, affordable and crisis housing across the LGA.

2.2 The proposed site

The Menangle Road site was identified through the NSW Government Property Audit program as surplus to NSW Health requirements. It was subsequently selected as one of ten priority sites for the delivery of new social housing.

The site's proximity to Camden Hospital, the town centre, community facilities, public transport, health services and educational facilities support its suitability for residential redevelopment. Ownership of the land was formally transferred to Homes NSW on 30 June 2025.

The site includes multiple land parcels containing several 1960s cottages, the former Camden Nurses' Quarters and a former NSW Health staff and fleet car park. The car park remained under short-term licence to NSW Health until September 2025.

The site is not affected by flooding or bushfire risk and is not located within a heritage conservation area. Existing infrastructure constraints, including a sewer main traversing the northern part of the site, have informed the design and layout of the proposed development.

The land is currently zoned SP2 Infrastructure (Hospital) under the Camden Local Environmental Plan 2010. Residential redevelopment will require rezoning to R3 Medium Density Residential through the State Significant Development pathway.

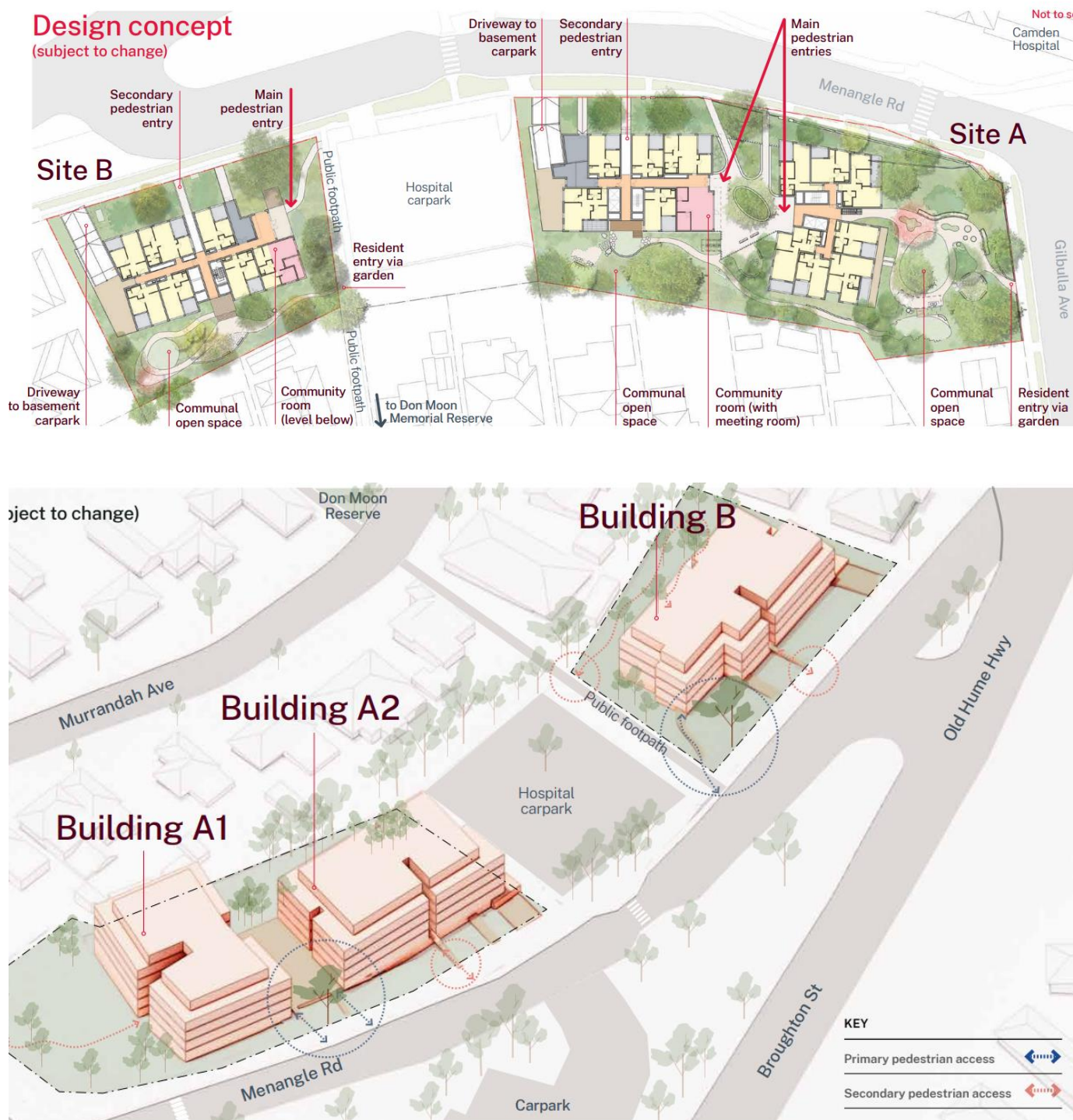
The site is within the boundaries of the Tharawal Local Aboriginal Land Council (LALC). It is not heritage listed, and no Aboriginal heritage items have been identified on or near the site to date.



Figure 4: Site location

2.3 The project scope

The proposed development comprises the construction of two residential flat buildings for the purpose of affordable housing to accommodate 95 social and affordable housing apartments, communal rooms and basement car parking including excavation, tree removal and associated landscaping and public domain works.



Figures 5 & 6: Early concept designs of the proposed development as presented at the Community Drop-In Session

3

Communication and Engagement Strategy

3.1 Communication & Engagement Plan

A Communication and Engagement Plan for the Camden project was prepared in accordance with the Undertaking Engagement Guidelines for State Significant Projects. The plan sets out the approach to engagement with all key stakeholder groups throughout the planning, design, and delivery stages of the project.

The plan identifies a series of project milestones to act as trigger points for providing appropriate and timely engagement with key stakeholder groups.

3.1.1 Project Milestones and timeline

Milestone	Proposed timings
Land transfer to Homes NSW	June 2025
Site fencing and initial investigations	December 2025
Design development	Feb – May 2026
SEARs released (public facing)	May 2026
Request for Proposal open for Tier 1 NSW Community Housing Providers (CHPs)	June 2026
Rezoning Proposal and SSDA lodged	July 2026
Public Exhibition (SSDA)	August 2026
Response to submissions	October 2026
Development partner contract award	February 2027
Demolition commencement	Late 2026
Rezoning request and SSDA determination	Late 2026/ early 2027
Construction start	Early 2028
Construction completion	Mid-2029

3.2 Engagement objectives

The following engagement objectives have been identified for this proposal:

- Make sure identified relevant stakeholders hear about proposed redevelopments directly from Homes NSW.
- Provide open, inclusive, timely, and relevant information on the proposed development to key stakeholders including neighbouring residents, businesses and the local community.
- Raise general community awareness and understanding of the project and foster community support.
- Create opportunities for stakeholders and community members to provide meaningful feedback on the proposal to help inform decision making.
- Provide clear information on the role of Homes NSW and partner organisations in delivering the project.
- Demonstrate the proposed impact of the project on the social housing waitlist in the area and highlight the positive impact of new housing for people in need.

3.3 Engagement approach

The table below outlines the engagement techniques and activities undertaken for this project and the strategic intent of each activity. Although the demographics of the local area are such that English is widely spoken at home, all public communication is prepared in plain English using simple, concise language to assist people of all ages and backgrounds to understand the intent of the engagement.

Engagement technique	Level of participation	Strategic intent
1800 Community Engagement phone line	Sharing information Consulting to collect information and insights	Respond to enquiries/ submissions.
Homes NSW email service	Sharing information Consulting to collect information/ insights	Respond to enquiries/ submissions.
Notifications	Sharing information	Update the local community on the status of the project and the potential impact to each stakeholder group. Provides details on information sources available and ways to provide feedback on the project. Notifications are distributed via post, email, or letterbox drops.
Community Pop-Up (on-site) and Drop-in Sessions	Sharing information Consulting to collect information/ insights	An opportunity for face-to-face engagement with local residents and other stakeholders at key project milestones.
Information boards	Sharing information	Showcase relevant project information at Community Drop-In Sessions. Content visually presents the project design, location, and other relevant information.
Information handouts	Sharing information	Information for attendees at Community Drop-In Sessions to take home and read or share with their networks. Content includes project scope, design developments and FAQs to answer key questions and address potential issues.
FAQs	Sharing information	Answer key stakeholder questions and address potential concerns/ issues.
Newsletters	Sharing information	Provide updates to the community and relevant stakeholders at key project milestones.
Government agencies and consultation groups	Sharing information Consulting to collect information/ insights Collaborating in decision making	Discuss and agree design intent and mitigations to address infrastructure impacts in the local area. Includes meetings, workshops, and direct correspondence throughout the project lifecycle.

4

Engagement undertaken

4.1 Engagement tracker

The following sections summarise the engagement undertaken with stakeholder groups, including:

- Government agencies
- Community and interest groups

Consultation with these groups has played a critical role in shaping the project's scope and ensuring that the development aligns with the needs of the Camden community.

4.2 Government agency consultation

Government agencies have been integral to the planning and design process of this project, providing guidance, technical input, and regulatory oversight to support the project's progression.

Key stakeholders include:

- Camden Council
- Government Architect NSW
- Sydney Water
- Transport for NSW
- Department of Planning, Housing and Infrastructure (DPHI)
- Member for Camden (Sally Quinnell)

The table below summarises the key consultation activities conducted, as required by the SEARs.

Stakeholder	Feedback topics	Outcomes
Canterbury Bankstown City Council		
Meeting 1 - Pre-briefing of Project - 25 September 2025	- General Introduction and contacts for each department. - Briefing of high-level feasibility options.	- Agreed engagement between Camden Council and Homes NSW.
Meeting 2 - Planning update - 17 February 2026	- Feedback to proposed SSDA before SDRP. - Council DCP requirements.	- Advice on built form and setbacks. - Advice on public domain infrastructure, land use and ground level interface. - References to DCP guidelines for waste and key elements.
Meeting 3 - Waste management advice - 5 March 2026	- Briefing on waste management approach and Camden Council's requirements.	- Council's kerbside collection approach outlined. - High level strategy presented and feedback provided.
- Email correspondence	- Waste Management review and iteration.	- Loading bays and waste collection rooms discussed to ensure proximity between locations.
Councillor Briefing - 16 June 2026	- Pre-lodgement presentation to councillors.	- Councillors raised concerns over scale of project and questioned why the project was not being used for Health services.

Stakeholder	Feedback topics	Outcomes
Government Architect NSW		
Government Architect Review 1 (SDRP 1) - 20 February 2026 <u>Attendees:</u> - NSW SDRP Panel Members - GANSW Design Advisor - DPHI Observers - Camden Council Observers - Homes NSW - DKO - JILA - JMP Aboriginal Consulting - FPD Planning	Design review (SDRP1) and follow up design review (SDRP2) of the following aspects of the proposed development: - Connecting with Country. - Site strategy, connectivity and landscape. - Architecture and amenity. - Sustainability, waste and water management.	- Concept design presentation. - Design considerations. - Concept feedback. - Refer architectural design report for detailed responses to SDRP1.
Government Architect Review – SDRP 2 - 01 May 2026 <u>Attendees:</u> - NSW SDRP Panel Members - GANSW Design Advisor - DPHI Observers - Camden Council Observers - Homes NSW - DKO - JILA - JMP Aboriginal Consulting - FPD Planning		- Presented design update. - Addressed key concerns. - Further coordination points (if applicable). - Refer architectural design report for detailed responses to SDRP2.
Sydney Water		
- 6 March 2026 - 29 April 2026	- Section 73 Feasibility Report - Pressure and Flow enquiry	- Section 73 Feasibility Report lodged and received via water service coordinator to Sydney Water confirming feasibility of proposal. - Received pressure and flow inquiry reports.
- 23 April 2026	- Meeting regarding proposed Zone of Influence. from 2m sewer asset within development site.	- 16m allowed ZOI viewed as appropriate with Specialist Engineering Assessment (SEA) required at detailed design.
Transport for NSW (TfNSW)		
- 09/04/2026	- Email issued to TfNSW to summarise the traffic and transport aspects of the proposed development including parking provisions, traffic generation, vehicular access and traffic impacts.	- TfNSW confirmed that the site is located some distance from the nearest classified roads. TfNSW is of the view that a consultation meeting is not required and did not provide comments at this stage.

Stakeholder	Feedback topics	Outcomes
DPHI		
- 17 December 2025	- General Introduction and contacts for each department. - Briefing of concurrent rezoning and SSDA proposal.	- Agreed engagement between DPHI & Homes NSW. - Agreed approach for concurrent rezoning and SSDA.
- 17 March 2026	- Scoping Meeting pre-Panel lodgement and SEARs request.	- Outlined project scope and strategic merit. - Agreement to submit request for State Significant Rezoning.
- 21 May 2026	- SEARs Review following issue	- Clarify requirements - Program update
- 21 May 2026 - 19 June 2026	- Issue Biodiversity Development Assessment Report (BDAR) Waiver Request.	- BDAR waiver determination/acceptance.
Member for Camden (Sally Quinnett)		
Email correspondence - 31 October 2025	- MP Briefing Pack sent via email with an invitation to attend a briefing if required.	- Project briefing provided.
Email correspondence - 16 April 2026	- Provided community notification letter and details of the Community Drop-In Session.	- MP requested consultation material be forwarded when available.
Email correspondence - 1 May 2026	- Provided material being presented at the Community Drop-In Session.	- MP's office advised a representative would attend the session.
Community Drop-In Session - 6 May 2026	- MP office representative attended the Community Drop-In Session.	- Opportunity for representative to hear community feedback firsthand and gain a deeper understanding of the project and its potential impacts.
Project meeting - 19 May 2026 Attendees: - Sally Quinnett MP - Minister Jackson representatives - Homes NSW Director Commercial & Development - Homes NSW Director Public Affairs & Engagement - Homes NSW Development Manager	- Project briefing – updated on scope, status and consultation outcomes.	- Project briefing and a summary of consultation outcomes to date provided. - MP raised concerns over scale of project.

4.3 Community Consultation

Consultation with community stakeholders has helped to provide valuable local insights, identify potential concerns, and foster support for the project.

Key community stakeholder groups include:

- Neighbours directly surrounding the site
- Camden residents (as shown in the map below)
- Local businesses (as shown in the map below)
- Local Aboriginal parties

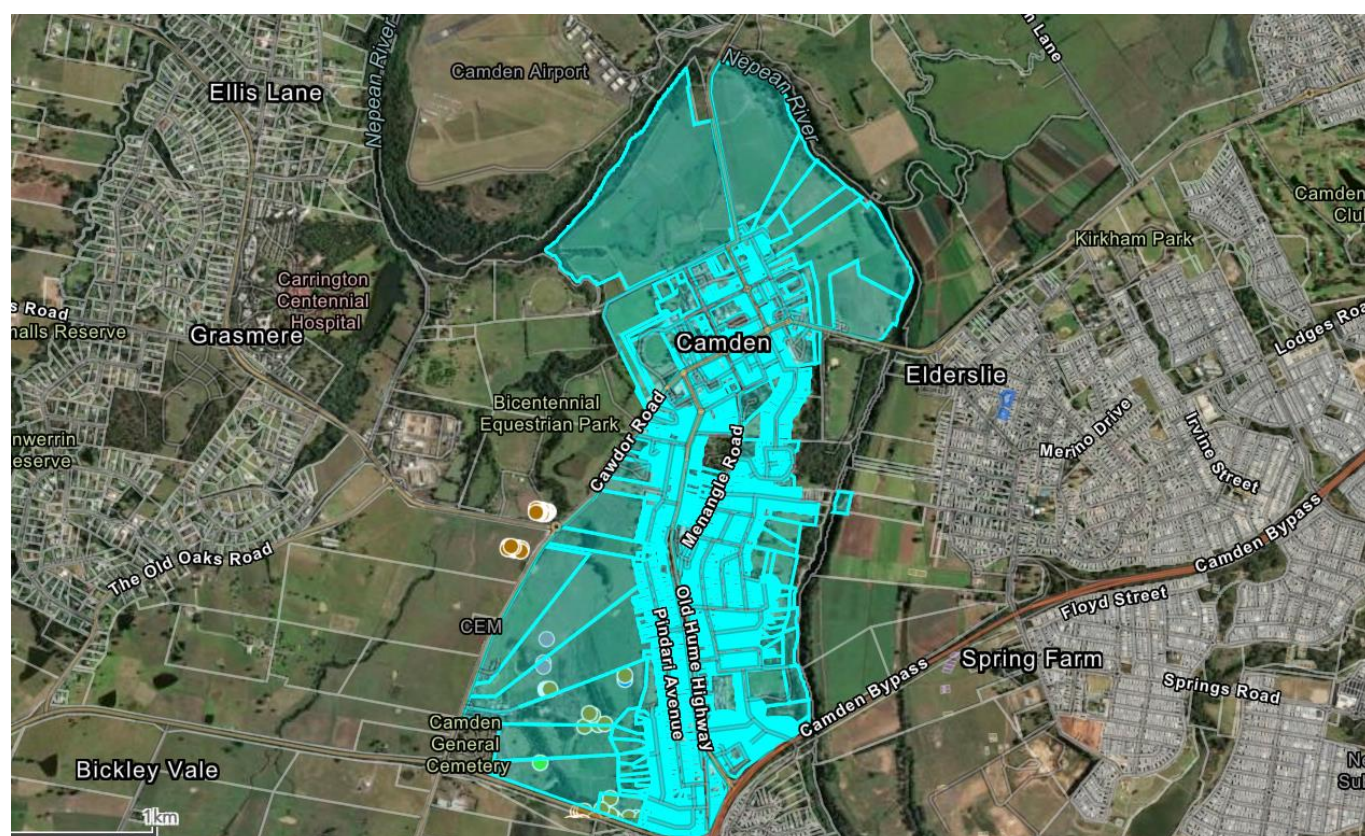


Figure 7: Scope of notification map

The table below summarises the key consultation activities undertaken with community stakeholder groups, as required by the SEARs.

Stakeholder	Activity	Outcomes
Local residents (most impacted properties)	Notification letter distributed to 150 properties - 4 November 2025. Details provided in the notification: - Transfer of land from NSW Health to Homes NSW - Upcoming site fencing and surveys - Contact details for enquiries - Invitation to Community Pop-Up session (19 November 2025)	- Residents were informed of the land transfer, upcoming site works, and opportunities to engage with the project team.
	Community Pop-Up session (on-site) - 19 November 2025 - FAQs provided outlining initial project information - Project Team available to answer questions. - Feedback forms provided - Contact details shared for further enquiries	- 35 community members attended. - Feedback received on key topics (refer to page 23). - Established early awareness and direct

Stakeholder	Activity	Outcomes
		engagement with nearby residents.
Local residents (broader Camden area – see map above)	Notification letter distributed to 2,265 properties. Details provided in the notification: - Project scope - Information on the submission process - Invitation to Community Drop-In Session (6 May 2026) - Next steps and timings	- Community awareness raised across the Camden area and stakeholders informed of opportunities to participate in consultation.
	Community Drop-In Session - 6 May 2026 (Camden Civic Centre) - Session held from 4.30pm to 7pm to ensure all community members had the chance to attend. - Attendees registered via QR code. - Information boards presenting the concept design, project scope and timeline. - Project team members available for questions and discussion. - Feedback captured through printed feedback forms and a 'Have Your Say' board. - Handouts provided with key project information, timely and FAQs.	- 156 attendees, including a representative from the local Member of Parliament's office. - 56 written feedback responses supported by recorded verbal feedback. - Detailed feedback themes identified (refer to page 23).
Local businesses	- Notification letter distributed to businesses within the mapped area.	- Businesses were informed of the proposal and given the opportunity to provide feedback (refer to page 23 for summary).
Local Aboriginal stakeholders	Walk on Country and Design Input Session - 3 March 2026 Participants included: - Aunty Glenda Chalker (Elder/ Knowledge Holder) - Aunty Kazan Brown (Elder/ Knowledge Holder) - Drew Longbottom (Dharawal and Yuin Elder and advisor) - Homes NSW project team - DKO and JILA representatives - Matt Pellow – JMP Aboriginal Consultancy	- Provided cultural knowledge and guidance to inform the project. - Identified opportunities to imbed cultural narratives and landscape elements in the design. - Supported ongoing collaboration through further design workshops.

Note: Refer to Appendices A - D for examples of communication materials issued for this project.

4.3.1 Aboriginal engagement

Homes NSW recognises the importance of meaningful and ongoing consultation with Aboriginal knowledge holders and experts. This engagement enhances understanding of the deep connection between Aboriginal peoples and the natural environment, which informs their identity, culture, language, and way of life. A clear appreciation of the Aboriginal cultural landscape is essential for developing culturally sensitive and respectful design outcomes.

4.3.1.1 Walk on Country and Design Input Session

A Walk on Country was conducted on 3 March 2026 at the project site, followed by an off-site Design Input Session at a local venue. The event was attended by Aunty Glenda Chalker, Aunty Kazan Brown, Drew Longbottom, Matt Pellow (JMP Aboriginal Consultancy) and representatives from the Homes NSW Project Team, DKO and JILA and other key stakeholders.

During the Walk on Country and Design Input Session, Elders and participants shared cultural knowledge and values about the site and its broader cultural landscape, including:

- The site is located on Dharawal and Gandangara Country, with connections to neighbouring cultural groups and landscapes.
- Water is central to Country, with the Nepean and Georges Rivers and local creeks forming part of important cultural systems and lifelines.
- Songlines and ridgelines connect the site to wider movement routes used for navigation, survival and cultural exchange.
- The area has a long history of gathering, camping, trading and social connection, including its role as a place of cultural safety.
- Natural features and vegetation, including Angophoras, hold cultural meaning and contribute to the identity of Country.
- The site reflects shared histories, including colonisation and resistance, and the importance of truth-telling in understanding place.
- Key cultural principles include Caring for Country, learning from Country, truth-telling and strengthening community connection.



Figures 8-10: Walk on Country and Design Input Session

4.5 Community Drop-In Session

A Community Drop-In Session was held on Wednesday 6 May 2026 from 4.30pm to 7pm at Camden Civic Centre. The session was promoted through a notification letter distributed to 2,267 neighbouring households and businesses. A total of 156 community members attended.

The session included:

- Information boards outlining the concept design, project scope and timeline
- Project team members available to answer questions and provide information
- Handouts for attendees to take home
- Opportunities to provide feedback through forms and a Have Your Say board

The session supported broader community awareness of the proposal and enabled the collection of detailed community feedback to inform the project.



Figure 12-15: Community Drop-In Session

4.6 Submissions received

In response to the early notification letter, the on-site Community Pop-Up, the preliminary notification letter and the Community Drop-In Session, Homes NSW received 498 submissions between November 2025 and 18 May 2026 when submissions cut off. Feedback was provided via email to CommunityEngagement@homes.nsw.gov.au and by phone on 1800 738 718.

The table below summarises the key themes that emerged through the consultation process.

Stakeholder	Feedback topics
Parking	- Existing on-street parking is already constrained and expected to worsen. - The area is car-dependent due to limited public transport. - Additional demand from visitors, carers, support workers, tradespeople and deliveries has not been addressed. - Concerns that minimum policy parking rates do not reflect Camden's car-dependent context. - Loss of nearby hospital fleet parking has contributed to local congestion. - Uncertainty regarding basement clearance heights and whether larger vehicles will need to park on street. - Request provision for safe drop-off/ pick-up areas for taxis, community transport, and deliveries.
Size & scale	- The proposal is considered inconsistent with the existing low-rise character of Camden. - It is not aligned with Camden DCP objectives for scale and streetscape. - The site is positioned on a prominent ridgeline meaning its height has impacts on the streetscape and skyline. - The proposal exceeds the 9-metre height limit under Clause 4.3 of the Camden LEP. - The site is viewed as the "gateway" or front door to Camden, increasing sensitivity to built form. - Concerns that current housing policy does not support dense single-site social housing in established low-density areas. - Objection to spot rezoning, which is seen as overriding established local planning frameworks. - Challenge to the assumption that the site meets walkability criteria under the Low and Mid-Rise Housing Policy. - Camden has should not be expected to bear more development. - Concern that approving this proposal may set a precedent for similar developments, contributing to cumulative impacts on local character. - Concern that the proposal is inconsistent with NSW sustainable transport and land-use planning principles, which generally locate higher-density developments near well serviced public transport corridors.
Traffic & access	- Suggestions that local roads around Camden Hospital are already congested during peak periods, particularly school pick up times and hospital shift changes. - Menangle Road has a single lane each way with bus route on the same road. - Concern that increased traffic will cause a risk to ambulance and access and emergency operations. - Increased traffic may impact patient access to the hospital. - Potential for significant short-term impacts during construction. - Suggestions that Menangle Road is the primary access route in and out of Camden during critical flood events. - Concerns about pedestrian safety, particularly crossing to the hospital, with requests for a formal pedestrian safety assessment.

Stakeholder	Feedback topics
Heritage impacts	- Concerns the proposal is inconsistent with Camden LEP 2010 and heritage controls. - Concern the proposed design does not fit with heritage character of the area. - Claim that the proposal conflicts with Local Strategic Planning Statement (LSPS) principles around heritage protection. - Concern that LMR policy application may conflict with heritage exclusions. - While outside of the Heritage Conservation Area, the site sits within a heritage-sensitive precinct and near several listed properties. - Expectation that the development must provide a gradual transition in height, bulk, and form to the Heritage Conservation Area, not an abrupt change. - Perception that the site sits within visual curtilage of the St John's Anglican Church. DCP Section 2.16.4 states 'Views associated with the St John's Church spire must not be compromised'. - Potential impacts on the broader Camden ridgeline. - Concern the proposal is undermining character protections under the Heritage Act 1977. - Request to consider re-use of Camden Nurses Quarters to house women experiencing domestic and family violence. - Requests for full archival recording of the Camden Nurses' Quarters. - Noting that Camden Council and the Camden Historical Society are working with Heritage NSW on a nomination to list Camden township on the State Heritage Register. Heritage NSW has acknowledged the town's state significance. - Concern that Camden Nurses Quarters will be demolished prior to final planning determinations.
Health & medical services	- Concern that there is an existing shortage of GPs and medical services in the area, with most practices not accepting new patients. - Concern that additional residents will increase demand on already constrained services, including the hospital. - Suggestions the site may be better suited for health-related uses.
Infrastructure capacity	- Concerns about limited local support services and infrastructure capacity in the area. - Perception that the proposal conflicts with NSW planning principles for sustainable communities. - Concern that development is being proposed without corresponding infrastructure investment.
Public transport	- Concerns that inadequate public transport may contribute to social isolation, particularly for elderly or vulnerable tenants. - Concerns that steep topography and limited public transport will increase car dependence. - Concerns that higher density housing is being proposed without adequate transport infrastructure.
Overshadowing	- Insufficient detail provided on overshadowing impacts on adjoining properties. - Requests for further modelling and assessment.
Privacy	- Concerns on the potential for overlooking and reduced privacy for adjoining properties. - Perception that the proposal is unfair to existing Camden residents.
Stormwater & flooding	- Existing stormwater and drainage issues already affect the area, particularly during heavy rain, with ongoing impacts on downhill properties. - Concerns that additional hard surfaces will worsen runoff and flooding. - Lack of confidence in stormwater, sewer, and water infrastructure capacity. - Concerns regarding sewer backflow risks.

Stakeholder	Feedback topics
	- Broader concerns about flood access, evacuation, and isolation risks.
Consultation & trust	- Perception of limited community consultation, particularly during earlier land transfer discussions. - Concerns about concurrent rezoning and development approval limiting community input. - Lack of communication regarding the change from an initial communicated 10 homes to a significantly larger development. - Concern regarding the NSW Government acting as proponent, policy maker, and consent authority.
Future tenants & site management	- Questions about site safety and security for vulnerable tenants. - Uncertainty regarding on-site management and maintenance responsibilities. - Questions on how waste collection be managed for a higher-density development. - Tenant allocation and profile. - Suggestion to prioritise health workers, particularly given the history of the site as a nurse's home.
Emergency services	- Concerns regarding emergency response capacity in the area. - Suggestions the Narellan Police Station operates on skeleton staff. - No local fire equipment capable of managing an emergency. - Suggestion that elderly tenants may become isolated in an emergency situation.

5

Project response to feedback

Feedback received during the consultation period has been considered in the preparation of the Environmental Impact Statement (EIS). The table below summarises the key issues that emerged and the corresponding project response.

Key issues	Project response	Status	Relevant report
Local residents			
Concern about suitability of site for social housing	There is a growing need for all types of housing across Sydney, and in particular for social and affordable housing in the Camden area. Camden is one of the fastest growing local government areas in NSW, yet social housing makes up only a small proportion of local housing supply. Homes NSW (formerly, Land and Housing Corporation) has historically not had a large footprint in Camden and has not had funding to acquire land as new growth areas have expanded. This means that Homes NSW has not been able to grow social housing supply through redevelopment (as it does in other areas). Around 550 households are waiting for social housing in the area, with some facing wait times of 5 to 10 years. The proposal would help address this need by delivering new, accessible, social and affordable homes on government-owned land close to Camden town centre. Homes NSW acquired the site through the Government Property Framework (GPF), after NSW Health made a decision to divest the site. The GPF is a NSW Government policy to identify opportunities for improved strategic use of Government-owned property, in particular for increasing housing supply. Questions about the sale of the site, and future plans for hospital and health services, should be directed to NSW Health.	Issue resolved – response provided in the EIS.	Section 2 (Strategic Context) and 6.17 (Social Impact) of the EIS
Proposed size and scale and consistency with current planning controls	The proposal includes building heights of up to 22.5 metres and 18 metres, which is below the maximum potential height of 22.75 metres that could be pursued by a private developer if the site were sold on the open market. The site is currently zoned SP2 Infrastructure (Hospital) under the <i>Camden Local Environmental Plan 2010</i>. To enable residential development, the site would need to be rezoned to R3 Medium Density Residential. Homes NSW has therefore lodged a concurrent rezoning proposal and State Significant	Issue resolved – response provided in the EIS.	Section 2 (Strategic Context) and Section 4 (Statutory Context) and 6.1 (Built Form and Urban Design) of the EIS

Key issues	Project response	Status	Relevant report
	Development Application (SSDA) with the Department of Planning, Housing and Infrastructure (DPHI). As the site is within 800 metres of Camden town centre, an R3 zoning would make it subject to the NSW Government's Low and Mid-Rise Housing Policy. These planning controls permit building heights of up to 17.5 metres and a higher floor space ratio (FSR), which determines the amount of building floor area permitted on a site relative to its size. The proposal may also apply the 30% affordable housing bonus provisions available under the Housing SEPP, which allows additional building height of up to 22.75 metres. The current proposal does not seek to utilise the maximum allowable height or floor space ratio under these provisions. The proposed size, scale and layout of the buildings have been carefully designed to respond to the site's planning context, surrounding environment and physical constraints, while delivering much-needed social and affordable housing. These considerations include the site's topography, existing vegetation, surrounding residential character and proximity to Camden town centre. While concerns were raised about building height and scale, the taller of the proposed buildings replaces an existing three-storey building with a ridged roof that is already noticeably higher than the surrounding residential context. The proposed built form presents as 3 and 4 storeys to Menangle Road, with upper levels set back to reduce visual bulk. The higher building has been positioned towards the northern end of the site opposite the taller hospital buildings. It is designed as two separate flat buildings with a shared basement and communal open space between the buildings to allow for clear sight lines and the retention of existing trees. The southern building steps down in height to respond to the lower neighbouring built form to the south. Landscaped street setbacks, deep soil zones and substantial planting along frontages will further integrate the		

Key issues	Project response	Status	Relevant report
	development with its surrounding context. The proposal has been designed to respond to both the existing and future character of the area. It recognises that surrounding land may redevelop over time for higher-density residential uses and has been planned to maintain an appropriate relationship with neighbouring properties while delivering much-needed social and affordable housing in a well-located area.		
Visual impact to surrounding streetscape	The design has been prepared to respond to the surrounding streetscape and contribute positively to the local area, while delivering much-needed social and affordable housing. The proposal includes contemporary housing within a landscaped setting comprising significant areas of communal open space, gardens and extensive tree planting. Homes NSW's modern social housing developments are thoughtfully designed by architects to a high standard, creating built environments that are both visually appealing and well-integrated into the community. Our new housing developments prioritise design excellence, with facades and landscaping that are sympathetic to the neighbourhood, demonstrating that social housing can be both functional and architecturally beautiful. Around 50 per cent of the site is proposed as communal open space with large areas of deep soil landscaping. This includes gardens, pathways, seating areas and tree planting, providing shade, improving amenity and supporting biodiversity. These landscaped areas are intended to soften the appearance of the development and contribute to the local streetscape character. A publicly accessible seating area is also proposed at the northern end of the site on Menangle Road, providing an area of rest for pedestrians and hospital users. Following community consultation, façade treatments have been refined, roof overhang has been removed to lessen the perceived bulk of the building and balconies and facades have been simplified.	Issue resolved – response provided in the EIS and supporting technical documents.	• Section 3.3 (Built Form and Layout) and 6.1-6.6 in the EIS • Design Report

Key issues	Project response	Status	Relevant report
	The proposal has been designed to integrate with the surrounding neighbourhood and will not be visually distinguishable from a private residential development. A range of design measures have been incorporated to reduce perceived bulk and scale, including: • breaking the development into three building forms • stepping back upper levels • articulating building facades • using varied materials and facade treatments Extensive landscaping and tree planting are also proposed to soften the built form and reinforce Camden's established garden character.		
Proposal alignment with NSW housing strategies promoting mixed and distributed social housing	The proposal supports NSW Government priorities to increase housing supply and deliver more social and affordable housing on government-owned land. The proposal is consistent with the Camden Local Strategic Planning Statement and the Camden Local Housing Strategy, both of which identify a need for additional social and affordable housing, greater housing diversity and improved housing affordability. These strategies recognise that demand for social and affordable housing in Camden exceeds supply.	Issue resolved - response provided in the EIS.	• Section 2.3 (Strategic Planning Context) of the EIS
Parking impacts	The proposal includes 46 on-site parking spaces, in line with the requirements of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). It is expected that the parking provision is sufficient to cater for the anticipated demand for the following reasons: • Social (and affordable) housing typically yields lower car ownership rates and depends more on other forms of transport day-to-day. This is reflected in the Housing SEPP's parking requirements for affordable housing. • Moreover, the site is within an accessible area (according to the legislative definition) and is therefore required to be assessed against the relevant infill affordable housing parking provision in accessible areas (refer to Section 3.3 of the Traffic Impact Assessment).	Issue resolved – response provided in the EIS and supporting technical documents. The proposal aligns to the parking rates specified in the Housing SEPP.	• Section 6.8.2 (Parking) of the EIS • Transport Impact Assessment

Key issues	Project response	Status	Relevant report
	- The site is situated next to two bus stops (one in each direction) that serve five bus routes. This means that future residents will be serviced by buses with an average 10-minute frequency. - Many social and affordable housing residents in the Camden area are older people, with lower rates of car ownership than the broader community. - The provision of 91 bicycle parking spaces significantly exceeds the requirement of 32 spaces that would be required in accordance with the Camden DCP (a rate of one bicycle parking space for every three apartments). The provision of bicycle parking will encourage cycling for local trips and support more active modes of transport. The basement carpark is designed to accommodate larger vehicles, including delivery vans and SUVs. Direct lift access is provided from the basement car park for set-down and pick-up. Additional visitor parking has been provided in each building.		
Bicycle storage provision	Secure bicycle parking and storage is proposed for residents and visitors, with more than 90 bicycle spaces included to support active transport.	Issue resolved – response provided in the EIS and supporting technical documents. An over provision of bicycle parking is provided.	- Section 6.8.2 (Parking) of the EIS - Transport Impact Assessment
Traffic impacts	An independent Traffic Impact Assessment (TIA) is being prepared as part of the planning process. It assesses potential impacts on traffic, parking, access and the surrounding road network. Traffic modelling indicates the development is expected to generate up to 12 vehicle trips per hour during peak morning and afternoon periods. Given this low level of additional traffic, impacts on the surrounding road network are expected to be minor. Vehicle access will be provided via Menangle Road, connecting to the	Issue resolved – response provided in the EIS and supporting technical documents.	- Section 6.8.3 (Traffic Generation) of the EIS - Transport Impact Assessment

Key issues	Project response	Status	Relevant report
	broader road network through local roads and the Old Hume Highway. Access to Camden Hospital will be maintained, including for emergency vehicles, staff, patients, and visitors.		
Pedestrian safety	The development is expected to generate a small number of additional active and public transport trips (around 12 per hour in peak periods). Existing pedestrian infrastructure is considered sufficient to accommodate this demand. A Construction Traffic Management Plan (CTMP) will be prepared prior to construction. The CTMP will set out how construction traffic, pedestrian safety and emergency access will be managed during construction.	Issue resolved – response provided in the EIS and supporting technical documents.	- Section 6.8 (Traffic & Transport) of the EIS - Transport Impact Assessment
Change from previously announced delivery of 10 homes on site	Earlier references to the site delivering around 10 homes were based on preliminary desktop investigations of a smaller, disconnected portion of the site. This initial concept did not include all of the lots and was prepared before detailed planning and technical studies were completed. Further investigations have confirmed the proper boundaries of the site, and the number of homes it can accommodate while meeting planning, design and technical requirements. The proposal has been developed to make more effective use of government-owned land and help address the growing need for social and affordable housing in the Camden area.	Issue resolved – The 10 units corresponded to a different site area and lot configuration.	Consultation Report (this report)
Concerns the development doesn't respect Camden's heritage character	A Heritage Impact Assessment has been prepared as part of the SSDA which assesses potential impacts of the proposal on nearby heritage items and the broader heritage context. It will be publicly exhibited with the planning application. The site is not heritage listed, but is located near heritage items, including Camden Hospital, the Menangle Road Mural and Wishing Well, the Corner Shop and the Camden Town Centre Heritage Conservation Area. The development will not directly impact any of these heritage items. The design responds to Camden's established heritage character and	Issue resolved – response provided in the EIS and supporting technical documents.	- Section 6.12 (Environmental Heritage) of the EIS - Statement of Heritage Impact

Key issues	Project response	Status	Relevant report
	village identity while delivering new housing. Design measures include: • generous building setbacks and landscaping • retention of significant trees where possible • additional planting and open space • building layouts responding to site topography • use of materials that reflect the local character. Brick in two tones has been selected as the primary building material, reflecting Camden's long history of masonry buildings. This is complemented by metal balustrades and window hood details that reference details of the existing Nurses' Quarters.		
Protection of views to and from St John's Anglican Church spire	A Heritage Impact Assessment has considered the potential visual impacts of the proposal on nearby heritage items, including St John's Anglican Church. The assessment found that impacts on the church's heritage significance and landmark qualities would be minimal due to the distance between the site and the church, as well as existing buildings, vegetation and local topography. Views from St John's Anglican Church towards the development are not affected. The church will continue to be experienced as a prominent local landmark within its landscaped setting.	Issue resolved – response provided in the EIS and supporting technical documents. St John's Church cannot be viewed from the site and the site cannot be viewed from St John's Church.	• Section 6.12 (Environmental Heritage) of the EIS • Statement of Heritage Impact
Future tenants & site management	The proposal includes a mix of social and affordable housing. Social housing is provided to eligible households with the greatest housing need. This includes older people, people with disability, people impacted by domestic and family violence, and individuals and families on very low incomes. Affordable housing supports low to moderate income households who may be unable to access suitable housing in the private rental market. This can include key local workers who provide important services to the local community such as hospital staff. Homes NSW intends to partner with a registered not-for-profit Community	Issue Ongoing – Homes NSW will work with the appointed CHP.	• Engagement Report (this report)

Key issues	Project response	Status	Relevant report
	Housing Provider (CHP) to deliver and manage the development. The CHP will be responsible for tenancy management, property maintenance and day-to-day operations. This includes ensuring the development is well run, safe and supports a positive, thriving resident community. The CHP will provide residents with a clear point of contact and help connect them with local services and support. They will also be responsible for the ongoing care and maintenance of the building and surrounding outdoor spaces. The community will be notified once a CHP has been appointed.		
Urban heat and environmental impacts	The design includes significant landscaping, deep soil planting and increased tree cover to reduce urban heat and improve the natural environment. Existing mature trees are retained where possible, and additional planting is proposed across the site to increase shade and cooling. The reduction of hard surfaces increases permeable areas and supports improved stormwater infiltration. The development also includes sustainability measures, including: • natural cross ventilation and daylight access to apartments • natural ventilation to common areas and the basement car park where feasible • rooftop solar panels • water-sensitive urban design measures to manage and reuse stormwater These measures aim to improve comfort, reduce energy use and support more sustainable living.	Issue resolved – response provided in the EIS and supporting technical documents.	• Section 6.6 (Trees and Landscaping) of the EIS • Design Report
Resident and community safety	Safety has been a key consideration in the design of the development. The proposal includes secure building access, site fencing, well-lit pathways and communal areas, clear sightlines throughout the site and CCTV monitoring of shared spaces. Landscaping and building layouts have also been designed to support natural surveillance and create safe, welcoming environments for residents and visitors.	Issue resolved – response provided in the EIS and supporting technical documents.	• Section 6.18 of the EIS • Design Report

Key issues	Project response	Status	Relevant report
	Homes NSW and the appointed CHP will work together to ensure the development is well managed. The CHP will be responsible for tenancy and property management, will provide a clear point of contact to tenants on site and surrounding neighbours and will have processes in place to support positive community outcomes and respond to issues if they arise.		
Inadequate public transport in the area	The development is expected to generate a small number of additional active and public transport trips (around 12 per hour in peak periods). Existing public transport networks are considered sufficient to accommodate this demand. A bus stop is located directly outside the site on Menangle Road, with regular services to Camden, Campbelltown, Narellan, Picton, and surrounding areas. Services operate at frequent intervals, with additional connections available from Camden town centre.	Issue resolved – response provided in the EIS and supporting technical documents. There are multiple bus routes accessible from a bus stop directly opposite the site.	• Section 6.8 (Traffic and Transport) of the EIS • Transport Impact Assessment
Shadowing/ solar access concerns	The design has been developed to minimise overshadowing impacts while providing additional social and affordable housing. A comprehensive overshadowing analysis has been undertaken as part of the SSDA to assess impacts on surrounding properties, including during mid-winter when shadows are at their greatest. Design measures to reduce overshadowing include: • stepping back upper levels • reducing the height of the southern building • orienting and separating buildings to respond to surrounding properties Increasing the setback of the northern-most building (Building A1) from the eastern boundary was explored, however testing demonstrated that a wider built form set further from the boundary would result in greater overshadowing than the currently proposed, more compact design. Additionally, this option would reduce the extent of the northern communal open space and present a more imposing built form when viewed from Menangle Road and Gilbulla Avenue.	Issue resolved - response provided in the EIS and supporting technical documents.	• Section 6.4 (Environmental Amenity) of the EIS • Design Report

Key issues	Project response	Status	Relevant report
Privacy concerns	Privacy has been a key consideration in the design of the development. Buildings are set back a minimum of six metres from adjoining properties, with greater setbacks in some locations. These setbacks provide space for landscaping and reduce opportunities for overlooking. The proposal has been refined following community consultation to further reduce impacts on adjoining properties and respond to concerns regarding privacy, overshadowing and amenity. Key design changes include: • Enhanced privacy screening such as louvres along the north-eastern façade to reduce overlooking towards adjoining residential properties • Reconfigured apartment layouts and balconies, with eastern-facing balconies relocated and reoriented where possible to predominantly face south or north to reduce overlooking along the eastern boundary • Additional boundary landscaping, with increased planting along the eastern boundary to provide a greater level of visual screening and privacy • Upper-level building recesses, with increased setbacks to reduce perceived bulk and scale and assist in reducing overlooking and overshadowing impacts • Window design modifications, including changes to window locations, sizes and sill heights to reduce direct sightlines into neighbouring private open space and habitable rooms These design refinements improve privacy outcomes for both future residents and neighbouring properties.	Issue resolved – response provided in the EIS and supporting technical documents.	• Section 6.4 (Environmental Amenity) of the EIS • Design Report
Stormwater, sewer overflow and flooding concerns	An Integrated Water Management Plan has been prepared. It outlines the proposed stormwater and wastewater design and servicing strategy for the development. The plan demonstrates compliance with the relevant drainage requirements and includes stormwater treatment and water quality measures. The report will be publicly available during the exhibition period.	Issue resolved - Stormwater, sewer and flooding impacts have been considered and addressed by a specialist consultant. The site is not mapped or	• Section 6.14 (Water Management) of the EIS • Integrated Water Management Plan (IWMP)

Key issues	Project response	Status	Relevant report
	The development is not expected to increase flood risk to surrounding properties. Stormwater and drainage assessments are being undertaken to ensure runoff is appropriately managed and the development meets relevant flood and drainage requirements. The increase in permeable surfaces and provision of approximately 50 per cent open space are expected to improve stormwater management outcomes on the site. New water and wastewater connections will be subject to Sydney Water approvals during detailed design. Preliminary investigations have not identified risks of sewer leakage or overflow associated with the proposal.	modelled as flood impacted.	
Retention of trees on site	An Arboricultural Impact Assessment has been prepared by a qualified arborist to look at how the proposal would affect trees on or near the site and to inform the design. The design prioritises the retention of significant trees where feasible. Only one tree identified as having high significance is proposed to be removed due to its location near the site access point. Most other trees proposed for removal are either invasive species or have lower ecological or landscape value. New native trees and landscaping are proposed across the site. Around 50 per cent of the site is proposed as communal open space with large areas of deep soil planting, providing opportunities for more substantial trees and landscaping. Additional trees are proposed for planting within the site along Menangle Road and Gilbulla Avenue, together with buffer planting at the rear of the site.	Issue resolved - response provided in EIS and supporting technical documents.	• Section 6.6 (Trees and Landscaping) of the EIS • Arboricultural Impact Assessment
Waste management	Waste collection will be managed from on-street loading bays on Menangle Road. This arrangement will result in the loss of approximately four on-street parking spaces across the two sites between 6am and 3pm and allows waste services to be carried out safely and efficiently.	Issue resolved - response provided in EIS and supporting technical documents. Waste management has been considered and addressed by a specialist consultant.	• Section 6.10 (Waste Management) of the EIS • Operational Waste Management Plan • Transport Impact Assessment

Key issues	Project response	Status	Relevant report
Concerns surrounding construction impacts	As with any construction project, temporary impacts may occur, including increased construction traffic, noise, dust and general construction activity. A range of measures will be implemented to minimise disruption, including: • working during approved construction hours only • managing construction vehicle movements • scheduling deliveries to reduce impacts on local roads • maintaining access to surrounding properties and services • dust and noise control measures • providing advance notice of major works and potential impacts • minimising construction impacts as much as possible A Construction Traffic Management Plan (CTMP) and Construction Environmental Management Plan (CEMP) will be prepared prior to construction. The CTMP will set out how construction traffic, pedestrian safety and emergency access will be managed during construction. It will be prepared in consultation with relevant authorities, including Transport for NSW and Camden Council. Construction workers will be required to park on-site where possible. Construction compounds, and storage areas will also be located within the site to minimise impacts on surrounding streets.	Issue ongoing - A CEMP and CTMP to be prepared as a condition of construction commencement.	• Section 6.8.5 (Construction Traffic Impacts and 6.9.2 (Construction Noise) of the EIS • Transport Impact Assessment • Noise and Vibration Assessment
Additional strain on local support services and infrastructure	The capacity of local infrastructure and services is assessed as part of the planning process. This includes health services, schools, utilities, transport and emergency services. These assessments consider how the development interacts with existing services and whether any upgrades or adjustments are required. Relevant agencies are consulted as part of this process. Based on the projected increase of approximately 132 residents, the development is expected to generate a low level of additional demand on local social infrastructure. Homes NSW intends to appoint a Community Housing Provider (CHP) to	Issue resolved - response provided in EIS and supporting technical documents. Project scale not assessed to create strain on local services.	• Section 6.17 (Social Impact) of the EIS • Community Needs Assessment

Key issues	Project response	Status	Relevant report
	deliver, manage and operate the development. The CHP will provide on-site tenancy support services, including community development activities, peer support, and other wraparound services. These services are intended to support residents and reduce reliance on existing service providers.		
Concerns regarding limited consultation	Community consultation has included public information sessions, project notifications and opportunities to provide feedback during the planning process. Consultation activities are outlined on Page 18-19 of this report. Feedback received from the community has helped inform and refine the design.	Issue resolved – Response provided in the EIS and this document (Engagement Report). Multiple opportunities for consultation have been provided throughout the project's design development.	• Section 5 (Engagement) of the EIS • Pages 18-19 of this document (Engagement Report)
How will Camden Nurses' Quarters be remembered?	A photographic archival recording will be completed prior to demolition in accordance with Heritage Council guidelines to document the existing buildings and their historical significance. The proposed design will include elements that reference the Camden Nurses' Quarters. Two commemorative plaques will be retained and preserved. The existing low brick wall along Gilbulla Avenue and Menangle Road will be retained and restored to recognise the site's history. We will continue to explore ways to acknowledge the site's history with community input as the project progresses.	Issue ongoing – Response provided in the EIS and technical studies. Archival Study and preservation of plaques included as conditions of Part 5 approval for demolition to be managed by Homes NSW.	• Section 3.3 (Built Form and Layout) and 6.2 (Design Quality) of the EIS. • Design Report

6

Planned future engagement

6.1 Planned future engagement activities

In preparing the Rezoning Proposal and State Significant Development Application (SSDA) for the Camden development, the project team has fulfilled the consultation requirements outlined in the SEARs. This report demonstrates how Homes NSW has engaged with stakeholders and how feedback has informed the planning and design of the proposal.

Homes NSW will continue to engage with stakeholders during the public exhibition period and throughout future stages of the project, including development and construction, if the development is approved. The appointed Community Housing Provider (CHP) partner will support this ongoing engagement.

Ongoing communication and engagement will focus on:

- Maintaining open and accessible communication channels, including a dedicated phone line and email.
- Reviewing and responding to all issues raised during the SSDA exhibition period.
- Working with the appointed CHP partner to support ongoing engagement during future stages of the project.
- Providing regular project updates through notifications, newsletters, and FAQs.
- Holding community information sessions at key project milestones as needed, in accessible locations.
- Continuing engagement with Aboriginal stakeholders and knowledge holders to inform design, including planting strategies and interpretive elements.

The table below outlines key project milestones and planned engagement activities.

Milestone	Date	Planned Engagement Activities
Part 5 approval (demolition)	July 2026	Notify DPHI and key stakeholders of approval and next steps.
SSDA lodgement	July 2026	Inform stakeholders that the SSDA has been lodged and outline the exhibition process.
Public Exhibition	August 2026	DPHI manages public exhibition; stakeholders informed of how to view the application and provide submissions.
Response to submissions	October 2026	Review and respond to submissions received during public exhibition; provide updates to stakeholders on outcomes and changes where relevant.
Development partner contract award	February 2027	Notify stakeholders of the appointed development partner.
Demolition commencement	Late 2026/early 2027	Notify community of demolition works, timing and site impacts.
Rezoning and SSDA determination	Late 2026/early 2027	Communicate determination outcome and next steps.
Construction start	Early 2028	Provide information on construction timing, traffic and parking management.
Construction delivery stages	2028	Ongoing updates via newsletters, notifications, and site communications; manage enquiries.
Construction nearing completion	Early 2029	Update community on progress and outline handover and operational arrangements.
Construction completion	Mid-2029	Communicate project completion and provide information on CHP services and community support programs.

7

Appendices

7.1 Appendix A: Early engagement notification letter



Ref: D25/3062376
4 November 2025

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed redevelopment at 70-78 and 84-86 Menangle Road, Camden.

Dear Resident(s),

I am writing to you from Homes NSW about a proposed housing redevelopment at 70-78 and 84-86 Menangle Road, Camden.

The proposed redevelopment site, which includes the former Camden Nurses Quarters, was previously owned by the NSW Ministry of Health. Following a comprehensive statewide audit of government land, the site was identified as suitable for the delivery of much-needed social and affordable housing.

The transfer of the land to Homes NSW was completed on 30 June 2025, and early planning work is now underway. Over the coming months, Homes NSW will fence off the site and begin preparations for the demolition of existing buildings.

We will continue to keep the community informed as planning progresses and will undertake broader community engagement once a preliminary design is available.

We want to hear from you

Homes NSW is seeking early feedback from the community to help shape the design of the new development. We welcome your thoughts on local factors or ideas that could be considered as planning progresses.

If you are of Aboriginal or Torres Strait Islander heritage, we would particularly like to hear your ideas on how cultural heritage can be considered in the design and delivery of the project.

How to give feedback

We invite you to contact the Homes NSW Community Engagement Team via phone: **1800 738 718** (voicemail) or email: CommunityEngagement@homes.nsw.gov.au.

You are also invited to attend a community pop-up event on Wednesday 19 November 2025, from 12.30pm to 2pm at the project site, to meet the project team, ask questions and share your feedback in person.

We look forward to hearing from you.

Allison Maher

**Manager Community Engagement
Homes NSW**

7.2 Appendix B: Preliminary Notification Letter



Ref: D26/645464

April 2026

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed redevelopment at 70-78 and 82-86 Menangle Road, Camden.

Dear Resident(s),

I am writing to you from Homes NSW to inform you about a proposed housing development at 70-78 and 82-86 Menangle Road, Camden, which aims to deliver much-needed social and affordable housing in the area.

The proposed redevelopment

Homes NSW is proposing to build a new housing development comprising approximately 95 high-quality social and affordable homes across three buildings.

- Northern site: Two buildings connected by a shared basement, with five storeys fronting Menangle Road and six storeys at the rear.
- Southern site: One building with four storeys fronting Menangle Road and five storeys at the rear.

The proposed development will also feature communal rooms for residents of the new development, basement car parking, internal lifts and landscaping across the site.

More information about the proposed redevelopment is available on the project webpage. Visit nsw.gov.au and search for *Camden redevelopment project*.

We would like to hear from you

We are seeking your feedback and advice on anything you think will help inform the design for the new development, along with any other important local factors.

If you are of Aboriginal or Torres Strait Islander heritage, we would particularly like to hear your ideas on how to ensure cultural heritage is respectfully considered in the design and delivery of this project.

We will consider all suggestions to help inform the next phase of the project, which will focus on developing the detailed design.

How to give feedback

We invite you to contact the Homes NSW Community Engagement Team via phone: 1800 738 718 (voicemail) or email: CommunityEngagement@homes.nsw.gov.au.

Please provide your feedback **by Friday 15 May 2026** to give us enough time to consider it. You will receive confirmation that your feedback has been received.

You are also invited to attend a **Community Drop-In Session on Wednesday 6 May 2026** to meet the project team, provide feedback and ask questions about the project (details are available on the following page).

Next steps and future opportunities to provide feedback

Following the Community Drop-In Session, the project team will finalise and submit a concurrent Rezoning and State Significant Development Application (SSDA) for this project.

After the SSDA is lodged with the Department of Planning, Housing and Infrastructure (DPHI) later this year, it will be placed on public exhibition on the DPHI website, and the community will have the opportunity to make submissions directly to DPHI at that time.

Homes NSW is currently going through the process of selecting a Community Housing Provider to act as a future delivery partner and property manager for the proposed development. We will notify the community as soon as the successful partner has been secured.

Community Drop-In Session – Wednesday 6 May 2026

You are invited to attend a Community Drop-In Session to find out more about the proposed redevelopment, the project timeline, and the next steps. You will be able to speak with the project team to provide feedback and ask questions about the project:

- Date:** Wednesday 6 May 2026
- Time:** 4.30pm – 7.00pm
- Venue:** Camden Civic Centre (image below)
31 John Street, Camden
- Parking:** Free parking is available on site
- RSVP:** To assist with planning, we ask that you register to attend this session by scanning the QR code on the right.



Image: Community Drop-In Session location - Camden Civic Centre

7.3 Appendix C: Information boards displayed at the Community Drop-In Session

What is social and affordable housing?

Social and affordable housing are types of rental housing for members of the community who cannot meet their housing needs in the private rental market.

What is social housing?
Social housing is government subsidised, long-term rental housing for people in need. It is managed by a housing provider. Social housing is very unlikely to be able to afford private rental accommodation.

What is affordable housing?
Affordable housing is rental housing available to very low to moderate income households. It is often for those households who are also in need of other basic living costs such as food, clothing, transport, energy, medical care, and education.

Affordable housing is managed more like a private rental property, but there are eligibility criteria and the managers are mostly not for profit community housing providers (CHPs). Households do not have to be eligible for social housing to apply for affordable housing. Affordable housing may also be eligible for social housing, but this will be determined by the relevant housing provider.

Camden social housing tenant demographics

- 90% Senior households (Approximately 40% of tenants in the area are senior or elderly)
- 86% Family category (Approximately 40% of tenants in the area live alone)
- 73% Capacity to work (Only 20% of households in the area have a current work capacity)

Project timeline

What has happened so far?
Homes NSW is currently going through the process of selecting a Community Housing Provider (CHP) to act as a future delivery partner and property manager for the proposed development.

The project team has been undertaking geotechnical, environmental and site surveys in preparation for submitting the Planning Proposal for zoning and the State Significant Development Application.

Community consultation
Community consultation activities are underway. The community is invited to provide feedback and suggestions to help inform the detailed design of the project.

Public exhibition
The Rezoning and SSDA will be placed on public exhibition on the DPIH website and the community will have the opportunity to make submissions directly to DPIH at that time. A CHP partner for the project may also be announced at this time.

Rezoning and State Significant Development Application (SSDA) outcome announced
DPIH will notify Homes NSW of the outcome of the Rezoning and SSDA. The community will be notified of the decision to proceed with the project, if approved.

Demolition starts
Construction starts (subject to SSDA approval)

Construction complete

Construction starts
Surrounding residents will be notified of construction start date and contact details for enquiries throughout the construction period.

The proposed development site

70-78 and 82-86 Menangle Road, Camden

The proposed development site is located opposite Camden Hospital and includes the former Camden Nurses' Quarters.

Project overview

70-78 and 82-86 Menangle Road, Camden

The proposed redevelopment
Homes NSW is proposing to build a new housing development consisting of three buildings across the two sites:

- Northern site:** Two buildings connected by a shared basement, with 5 storeys fronting Menangle Road and 6 storeys at the rear.
- Southern site:** One building with basement carpark with 4 storeys fronting Menangle Road and 5 storeys at the rear.

The proposed development will include:

- approximately 95 new, high quality social and affordable homes
- communal rooms for residents of the new development
- basement car parking
- landscaping across the site.

A design that reflects Camden

70-78 and 82-86 Menangle Road, Camden

The material palette has been carefully selected to reflect and reinforce the established character of Camden. Brick is the primary material, directly referencing the Old Camden Nurses Quarters and the town's broader context of masonry construction. The brickwork is complemented by rendered concrete elements and finely detailed metal balustrades, which introduce texture, depth and rhythm to the facades while drawing clear cues from architectural details found in the Nurses Quarters. The buildings' colour palette takes inspiration from the Angophora tree that forms a defining feature at the entrance to Stirling St with its warm, earthy tones and climbing vines reflecting the tree's distinctive beige, rust, and terracotta bark. Together, these materials create a layered and tactile architectural expression that responds sensitively to the local context and landscape character.

Design concept

(subject to change)

Design concept
View of the proposed development looking south down Menangle Road

Proposed materials
These images reference proposed materials in the new development.

- Metal
- Brick
- Timber
- Weatherboard
- Concrete

Design concept

(subject to change)

Proposed materials
These images reference proposed materials in the new development.

- Metal
- Brick
- Timber
- Weatherboard
- Concrete

7.4 Appendix D: Handouts distributed at the Community Drop-In Session

Frequently asked questions

Why are we proposing to develop this site?

The development aims to help address the growing demand for social and affordable housing in the Camden area. The site has been selected due to its accessible location close to Camden town centre, health services and other essential community infrastructure.

Why is the Camden Nurses Quarters being demolished?

The Camden Nurses' Quarters has been unused for many years, and the building has not been maintained. While we recognise the site may hold interest for the local community, a materials risk assessment undertaken identified significant health and safety risks within the building, including asbestos, lead-based paint, synthetic mineral fibres, and structurally unstable areas. Following this assessment, the site was identified through the NSW Government land audit as suitable for redevelopment to help meet local housing needs.

Why is social and affordable housing being proposed for this site?

Camden is one of the fastest growing local government areas in NSW. Despite this growth, only around 1.3 per cent of homes in the Camden LGA are social or affordable housing, compared with a regional average of around 5 per cent. There are currently around 550 people on the social housing waiting list in the Camden allocation zone, with typical waiting

times of five to ten years. Providing more social and affordable homes is a priority to help support people who need access to affordable housing, including key workers.

What is the quality of homes being delivered?

The development will deliver high-quality, contemporary homes with landscaped gardens, sensitively designed to respond to the character of the neighbourhood and make a positive contribution to the existing streetscape.

Who will develop and manage this housing development?

Homes NSW is seeking to partner with a Community Housing Provider (CHP) to deliver and manage the development. The community will be notified as soon as a CHP has been appointed.

Will car parking be provided in the new development?

Yes. The development will include basement car parking designed in accordance with the State Environmental Planning Policy (Housing) 2021 (Housing SEPP), which sets out car parking requirements. As not all residents will own or use a car, the allocation of parking spaces will be based on need.

How will the development affect traffic in the area?

An independent Traffic Impact Assessment will be prepared as part of the planning process to

assess potential traffic impacts. The assessment will be submitted as part of the State Significant Development Application (SSDA) and will be available to view on the Department of Planning, Housing and Infrastructure (DPHI) website during public exhibition.

How will construction impacts be managed?

During construction, traffic movements, construction noise and road access will be carefully managed to minimise disruption to nearby residents. A detailed Construction Traffic Management Plan will be prepared and approved after development consent is granted and before construction begins.

How can I provide feedback on the project?

We welcome your feedback on the proposal, including any local considerations that could help inform the design.

You can contact the Homes NSW Community Engagement Team on Phone: 1800 738 718 (voicemail) or Email: CommunityEngagement@homes.nsw.gov.au.

Please provide your feedback by Friday 15 May 2026 so it can be considered as part of the next phase of the project, which will focus on developing the detailed design.

Once the SSDA is lodged later this year, it will be publicly exhibited on the DPHI website, and you will have the opportunity to make a formal submission at that time.



For more information about Homes NSW www.nsw.gov.au/homes-nsw

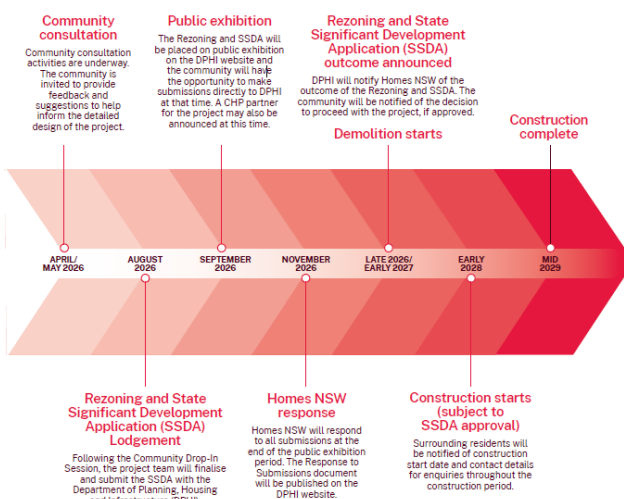
Homes
NSW

Project timeline

What has happened so far?

Homes NSW is currently going through the process of selecting a Community Housing Provider (CHP) to act as a future delivery partner and property manager for the proposed development.

The project team has been undertaking geotechnical, environmental and site surveys in preparation for submitting the Planning Proposal for rezoning and the State Significant Development Application.



Homes
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Project overview

70-78 and 82-86
Menangle Road, Camden

The proposed redevelopment

Homes NSW is proposing to build a new housing development consisting of three buildings across the two sites:

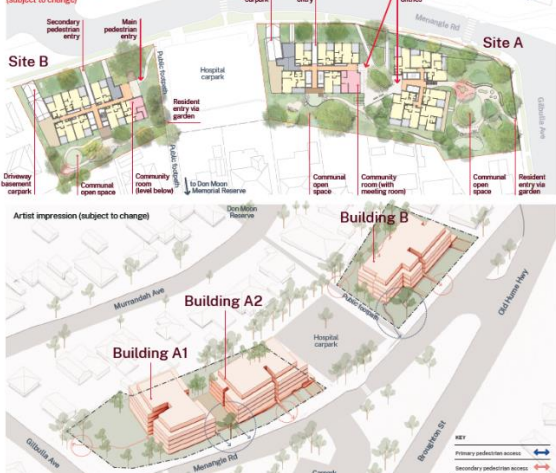
- Northern site: Two buildings connected by a shared basement, with 5 storeys fronting Menangle Road and 6 storeys at the rear.
- Southern site: One building with basement carpark with 4 storeys fronting Menangle Road and 5 storeys at the rear.

The proposed development will include:

- approximately 95 new, high quality social and affordable homes
- communal route for residents of the new development
- basement car parking
- landscaping across the site.

Design concept

(subject to change)



Homes
NSW

A design that reflects Camden

70-78 and 82-86
Menangle Road, Camden

The material palette has been carefully selected to reflect and reinforce the established character of Camden. Brick is the primary material, directly referencing the Old Camden Nurses Quarters and the town's broader context of masonry construction. The brickwork is complemented by exposed concrete elements and finely detailed metal balustrades, which introduce texture, depth and rhythm to the facades while drawing clear cues from architectural details found in the Nurses Quarters. The buildings' colour palette takes inspiration from the Angophora tree that forms a defining feature at the entrance to Building B, with warm, earthy brick and cladding tones reflecting the tree's distinctive beige, rust, and terracotta bark. Together, these materials create a layered and tactile architectural expression that responds sensitively to the local context and landscape character.

Design concept

(subject to change)

View of the proposed development looking south down Menangle Road



Proposed materials

These images reference proposed materials in the new development.



Homes
NSW

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