



Project Name: Menangle Road Camden, Affordable Housing
Case ID: SSD-116982991

Applicant Details

Project Owner Info

Title	Mr
First Name	Anthony
Last name	Pizzolato
Role/Position	Manger, Planning
Phone	0476158325
Email	anthony.pizzolato@homes.nsw.gov.au
Address	72 and 82-86 Menangle Road
	Camden , New South Wales, 2570 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	Minister Administering the Housing Act 2001
ABN	36433875185

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Katrina	Burley
Phone	Email	Role/Position
0403418187	katrina.burley@fpdplanning.com	Associate Planner

Address

PO Box H219 Australia Square
Sydney, New South Wales 1215
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Menangle Road Camden, Affordable Housing
Industry	Residential & Commercial
Development Type	Residential
Estimated Development Cost (excl GST)	AUD70,397,417.00
Indicative Operation Jobs	30
Indicative Construction Jobs	380
Number of Occupants	140
Number of Dwellings	95
Number of Apartments	95
Number of Rooms	143
Gross Floor Area (GFA) sqm	7,184

Description of the Development/Infrastructure
Residential flat development comprising of 95 social and affordable homes across both sites. This includes communal open space and supporting infrastructure.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Residential development at 72 & 82-86 Menangle Road, Camden
Site Address (Street number and name)	72 & 82-86 Menangle Road, Camden
Site Co-ordinates - Latitude	-34.063309
Site Co-ordinates - Longitude	150.694

Local Government Area

Local Government	District Name	Region Name	Primary Region
Camden	Western City District	Sydney	

Lot and DP

Lot and DP
73/21405, 74/21405, 75/21405, 76/21405, 77/21405, 86/21405, 1/24039, 2/24039, 3/24039

Site Area

What is the total site area for your development?
Site Area sqm
7,184

Landowners Consent

Is Landowner's consent required?

No

Reason Landowner's consent is not required

- ☒The applicant is the owner of the land to which the development application relates
- ☒The development is proposed to be undertaken by a public authority and relevant notices have been issued.
- ☐The development is set out in section 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to *State Environmental Planning Policy (Planning Systems) 2021* and is not in a state conservation reserved area under the *National Parks and Wildlife Act 1974* and relevant notices have been issued.
- ☐The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment and relevant notices have been issued.

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The development is captured by Schedule 1, Clause 26 of the Planning Systems SEPP.
The development is carried out by or behalf of the Minister administering the Housing Act, has an estimated development cost of more than \$30 million (EDC \$76 million) and results in more than 75 dwellings (95 dwellings).

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 26 - Housing development carried out by public authorities

Permissibility of Proposal

Wholly Prohibited

Are you proposing to rezone any land as part of your application?

Yes

Describe the permissibility of the proposal under relevant environmental planning instruments

The application seeks to rezone land from SP2 to R3 Medium Density Residential and introduce site-specific hight and FSR controls under the Camden LEP.

HDA EOI Number

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades

- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?^{*}

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?^{*}

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?^{*}

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?^{*}

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?^{*}

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?^{*}

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?^{*}

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?^{*}

No

Is the development [BASIX optional development](#)?^{*}

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?^{*}

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?^{*}

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?^{*}

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?^{*}

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?^{*}

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?^{*}

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?^{*}

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?^{*}

No

A mining lease under the [Mining Act 1992](#)?^{*}

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?^{*}

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?^{*}

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
8596	PIA	Michael File

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Site plan
File Name	Appendix AC - Connecting with Country Report
File Name	Appendix AB - SDRP Advice Letter
File Name	Appendix AA - Estimated Development Cost Report
File Name	Appendix AA - EDC Report_CONFIDENTIAL
File Name	Appendix Z - Site Survey
File Name	Appendix Y - Infrastructure Report
File Name	Appendix X - Operational Waste Management Plan
File Name	Appendix W - Remediation Action Plan
File Name	Appendix V - Detailed Site Investigation
File Name	Appendix U - Preliminary Site Investigation
File Name	Appendix T - Geotechnical Investigation
File Name	Appendix S - Noise Impact Assessment
File Name	Appendix R - Community and Social Needs Analysis
File Name	Appendix Q - Consultation Report
File Name	Appendix P - BDAR Waiver
File Name	Appendix O - BDAR Waiver Request
File Name	Appendix N - Statement of Heritage Impact
File Name	Appendix M - Aboriginal Heritage DD Report
File Name	Appendix M - Aboriginal Heritage DD Report_REDACTED
File Name	Appendix L - BASIX Report
File Name	Appendix K - ESD Report
File Name	Appendix J - Integrated Water Management Plan
File Name	Appendix I - Transport Impact Assessment
File Name	Appendix H - Arboricultural Impact Assessment
File Name	Appendix G - Landscape Plans
File Name	Appendix F - Architectural Plans
File Name	Appendix E - Design Report
File Name	Appendix D - Mitigation Measures Table
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix B - SEARs Response Table
File Name	Appendix A - Rezoning Report
File Name	Environmental Impact Statement