

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-57703458 Regents Park In-Fill Affordable Housing - Stage 3
Applicant	30 Auburn Road Pty Limited
Consent Authority	Minister for Planning and Public Spaces

Decision

The Director Social and Diverse Housing Assessments under delegation from the Minister for Planning and Public Space has, under section 4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to conditions.

A copy of the instrument of consent and the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

Date of decision

15 June 2026

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- all information submitted to the department during the assessment of the development application;
- the findings and recommendations in the department's assessment report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the department's assessment report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including a total capital investment of \$57,051,899, generation of 265 construction jobs and 22 operational jobs, and contributions to local and state infrastructure;
- the project is permissible with development consent, and is consistent with NSW Government policies including delivery of well-located homes to support the National Housing Accord;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards, subject to recommended conditions of consent;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the department it was placed on exhibition from 2 December 2025 until 15 December 2025 (14 days). Two public submissions were received, including one objection and one in support of the project.

The Department undertook site visit on 16 September 2025 and extensively engaged with the Applicant throughout the process.

The key issues raised by the community (including in submissions) and considered in the Department's assessment report and by the decision maker include increased traffic congestion and pressure on local infrastructure capacity. Other issues are addressed in detail in the department's assessment report.

<i>Issue</i>	<i>Consideration</i>
<i>Increased traffic congestion</i>	<i>Assessment</i> • The application includes a detailed Traffic Impact Assessment which has carried out SIDRA modelling based on ten-year background traffic growth. All intersections (except Carlingford Street/ Park Road/ Auburn Road in the AM Peak Hour) are operating with capacity. • All four stages are anticipated to generate a combined 165 vehicles in the AM peak hour and 137 vehicles in the PM peak hour periods. • An analysis of existing and future traffic conditions and intersection performance in the local road network was carried out under the original concept application and the Department concluded that it is unlikely that the proposal would have significant traffic impacts on the local road network. • Stage 3 is anticipated to generate 69 vehicles in the AM peak hour and 59 vehicles in the PM peak hour periods which is consistent with the Concept Approval. • The Department has considered the issues raised in the public submissions and the information provided by the Applicant as part of the Concept Approval and Stage 3 application. The Department is satisfied with the traffic impacts and concludes that the proposal is unlikely to have a significant impact on the local road network. <i>Recommended conditions</i> • Construction traffic will be managed through a final Construction Traffic Management Plan. • Conditions are recommended to address construction car parking and traffic flow to and from the site, and pedestrian management
<i>Pressure on local infrastructure capacity</i>	<i>Assessment</i> • The site is situated in an established urban area with readily available utility services. The concept application was also referred to various agencies, including Sydney Water, Ausgrid and TfNSW, who raised any concerns related to impacts on infrastructure capacity. <i>Recommended conditions</i> • The Department has recommended several conditions to ensure that the development does not unreasonably affect the existing infrastructure and service provider assets surrounding the site. The proposal is subject to local development contributions and the Housing Productivity Contribution which can be used to support local and State infrastructure.