

EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT MODIFICATION APPLICATION

Hills Showground Station Precinct-Mod-2

Application No	SSD-9653-Mod-2
Location	5-11 De Clambe Drive, 2 Mandala Parade, 3 Andalusian Way, Castle Hill
Applicant	Landcom
Council Area	The Hills Shire

Consent Authority Minister for Planning

Description of the development consent

Concept development approval for a mixed-use precinct known as Hills Showground Station Precinct, including:

- Concept subdivision, road hierarchy and precinct layout
- Maximum building envelopes ranging from 12 m to 68 m
- Maximum gross floor area (GFA) of up to 166,486 m², including up to 152,546 m² of residential accommodation and up to 13,940 m² of commercial premises
- Residential development of up to 1,620 dwellings
- Minimum 5% of all residential dwellings provided as affordable housing (for a minimum of 10 years)
- Open space and public domain areas
- Establish car and bicycle parking rates

Description of proposed modification

- Reduce the size of Precinct East park from 3,500 sqm to approximately 3,200 sqm;
- Reduce the widths of building envelopes for Buildings J and R
- Increase the maximum building height of Building J from 40 m (12 storeys) to 44 m (14 storeys)
- Changes to the design and operation of the new local street proposed for Precinct East; and
- Associated changes to the approved plans and Urban Design Guidelines to reflect the above proposed amendments.

About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning and Environment is exhibiting an application to modify the abovementioned approved State significant development (SSD). The application and accompanying documents (including the Modification report) are on exhibition from **Monday 17 January 2022** until **Monday 31 January 2022**.

You can view the documents online at www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition.

Have your say

The Department encourages online submissions, particularly during times when mobility may be impacted by COVID-19 restrictions. To have your say online, search for this project at www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition and click on 'Make a submission'. You will need to log in or create a user account.

If you cannot submit online, post or drop your submission to the address below, to arrive before the close of exhibition. If you want your personal information to be withheld before publication, please clarify this at the top of your cover letter and do not include personal details in your submission.

If you choose to send a paper-based submission, it is important that both the submission and mailing envelope are addressed to the nominated contact person below:



Please be aware that if you choose to send a paper-based submission and it is not addressed to the nominated contact person, the submission will not be received by the Department and will instead be returned to sender.

Please note that approved applications are not subject to rights of appeal by objectors in the NSW Land and Environment Court

Please include:

- your name and address, at the top of the letter only
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/DonationsandGiftDisclosure or phone 1300 305 695 to find out more).

Privacy statement: Before making your submission, read our Privacy Statement at www.planning.nsw.gov.au/privacy or call 1300 305 695 for a copy. We will publish your submission on our website in accordance with our Privacy Statement.

For more information: Contact James Groundwater on (02) 8289 6778 or 1300 305 695

Address: Director Key Sites Assessments, Planning and Assessment, Department of Planning and Environment, Locked Bag 5022, Parramatta NSW 2124.