



**THE HILLS**  
Sydney's Garden Shire

**THE HILLS SHIRE COUNCIL**  
3 Columbia Court, Baulkham Hills NSW 2153  
PO Box 7064, Baulkham Hills BC 1755  
ABN 25 034 494 656 | DX 9966 Norwest

15 April 2024

Team Leader – Key Sites Assessment  
Department of Planning, Housing & Industry  
4 Parramatta Square,  
12 Darcy Street,  
PARRAMATTA NSW 2124

Your Ref: SSD-9653 Mod-4

Dear James,

**Comments on Section 4.55(2) Modification Application Concept Plan for a mixed use  
development within the Hills Showground Station Precinct  
3 Andalusian Way, Castle Hill**

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I write to you in response to the exhibition notice on the Major Projects Planning Portal in relation to the proposed Section 4.55(2) modification application to a Concept Plan for a mixed use development within the Hills Showground Station Precinct.

On 1 December 2024, a meeting was held with the Applicant to discuss the built form development proposal for the Hills Showground East Precinct. All planning matters raised in these notes are required to be addressed as part of the built form development application. Refer Attachment 1 for pre lodgement notes. It is noted that the Department of Planning, Housing and Industry is the consent authority and will assess whether the further increase height is supported under the subject modification application for the Concept Development Application and whether the proposal is considered to be substantially the same development as the original approval.

Should you have any questions, please contact me at [cdugan@thehills.nsw.gov.au](mailto:cdugan@thehills.nsw.gov.au) or 9843 0334.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'C Dugan', with a large, sweeping flourish at the end.

Cynthia Dugan  
**PRINCIPAL CO-ORDINATOR – DEVELOPMENT ASSESSMENTS**

## Attachment 1:



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# DEVELOPMENT ASSESSMENT PRE-LODGEMENT MEETING NOTES 32/2024/PRE – 1 December 2023

APPLICANT:	Deicorp Project Showground East Pty Ltd
CONTACT:	pchauhan@deicorp.com.au
PROPERTY:	Lot 56 DP 1253217, 3 Andalusian Way, CASTLE HILL
ZONING:	Zone R1 General Residential Zone SP2 Infrastructure
SITE AREA:	28220.00
SUBJECT:	Staged construction of the Showground Precinct East within the Hills Showground Station Precinct, comprising: Residential towers (3-16 Storey) over three lots; construction of 873 apartments and associated basement parking; infrastructure upgrades, landscaping, civil and stormwater works; and stratum subdivision
OFFICERS IN ATTENDANCE:	Cynthia Dugan (Principal Coordinator – Development Assessment) Kristy Chedid (Town Planner) Rashard Abboud (Senior Subdivision Engineer) Monita Golebiowski (Subdivision Engineer) Michael Lathlean (Manager – Asset Management, Roads and Parks) Rodney Pavitt (Principal Coordinator – Traffic & Roads Management) Tony Napoli (Principal Coordinator – Transport Plan & Project Design Services) Hans Smit (Senior Landscape Architect) Sophie Kim (Landscape Assessment Officer) Peter Tennant (Senior Resource Recovery Program Officer)

### **PROPOSAL:**

The purpose of the meeting was for the Applicant, Deicorp Project Showground East Pty Ltd to consult with Council staff prior to submitting a Built Form State Significant Development Application to the NSW Department of Planning and Environment for determination.

- The proposal is for the staged construction of the Showground Precinct East within the Hills Showground Station Precinct Concept Development Application approved by the Department of Planning and Environment under SSD-9653
- The development will comprise of residential towers (3-16 Storey) over three lots.
- Construction of 873 apartments and associated basement parking.

- Infrastructure upgrades, landscaping, civil and stormwater work, and stratum subdivision as approved under 988/2022/JPZ.

#### **PLANNING:**

- The subject site is zoned R1 General Residential. The proposed residential flat buildings are permitted with consent in the R1 General Residential zone.
- The site is subject to the provisions of Part 9 – Showground Station Precinct of LEP 2019.
- The maximum height of building permitted under The Hills LEP 2019 is 52m.
- Any proposed variation to the height of building control is to be supported by a suitable written justification in accordance with Clause 4.6 of the Hills LEP 2019. Any variation report is to be prepared in accordance with the new Clause 4.6 reforms which has come into effect on 1 November 2023.
- The proposal must demonstrate compliance with Clause 5.21 Flood Planning under The Hills LEP 2019.
- Any development application will need to satisfy Clause 9.5 Design Excellence of The Hills LEP 2019. In particular, the development application will require review by the State Government's Design Review Panel and their findings will need to be taken into consideration in determining whether the proposal exhibits design excellence.
- Ensure that adequate amenity is provided for future occupants of the site including compliance with the provisions under SEPP 65 and the Apartment Design Guide. In particular, ensure adequate solar access is provided to the communal open space areas in accordance with the ADG design criteria.
- Ensure that balconies serving units in Building B provide usable private open space areas e.g. B-1005 and B-1007 comprise narrow balconies with limited useable private open space.
- Ensure appropriate amenity and solar access is provided for all ground floor units i.e. no subterranean units.
- Ensure all windows are double glazed to provide appropriate acoustic mitigation measures to future events within the Showground site.

#### **TRAFFIC AND ROADS:**

- The Development Application should clearly demonstrate how the proposed 90 degree bend in the new road will accommodate the turning path of an Austroads Class 4 and/or Class 5 vehicle that are most likely to be the largest sized vehicles that will use the road to service the new developments.

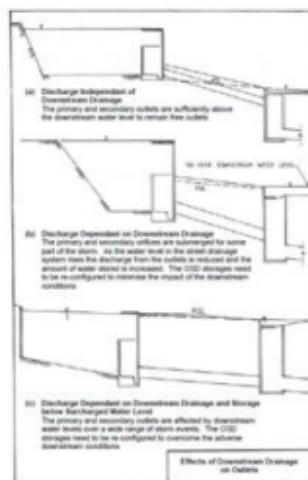
**ENGINEERING:****Survey plan/general:**

- A detailed survey plan providing 0.5m contours, spot levels, stormwater easements, and drainage structures is required with the application. Survey details must be extended outside the development sites. The survey levels must be based on Australian Height Datum (AHD) prepared by a registered surveyor.
- The whole development will need to be design in accordance Council's design guidelines subdivision/developments dated Sep 2011, and relevant Council's DCP with respect to civil, stormwater and traffic, and access.
- The proposed development shall be consistent with the approved master plan and the approved subdivision development DA/988/2022/JPZ.
- It is assumed the proposed development will be relying on the infrastructure that will be created under the parent/underlying DA/988/2022/JPZ.
- The development will need to comply with the existing and proposed restriction on title.
- It is unclear how the public road under DA/988/2022/JPZ will be constructed but not dedicated as a public road. Unclear about the future staging of the building form DA with respect to the future lots under DA/988/2022/JPZ.

**Stormwater:**

- A stormwater plan shall be prepared and submitted with the application to demonstrate how the stormwater is managed from the site and the lawful/legal point of discharge as per section 4.4 of Council's design guidelines subdivision/developments dated Sep 2011.
- An OSD is required for this site as per UPRCT catchment requirements and the OSD Parameters. Refer to the attached excel spreadsheet calculation for the Hawkesbury River Catchment. Please submit the completed excel spreadsheet with the stormwater plan as part of the DA submission documents.
- No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site.
- Water Sensitive Urban Design Measures (WSUD) are required as part of this development and must meet the water quality targets below.
  - 90% reduction in the annual average load of gross pollutants
  - 85% reduction in the annual average load of total suspended solids
  - 65% reduction in the annual average load of total phosphorous
  - 45% reduction in the annual average load of total nitrogen.
  - MUSIC model shall be submitted with the development application.
- OSD shall be located within common area and not on private land/unit/area.

- Overflow from the OSD shall be directed away from the building or private land/unit/area.
- OSD shall be located outside the building envelope (i.e. OSD will not be permitted under a habitable area).
- Minor and major flows shall comply with Council's design guidelines subdivision/developments dated Sep 2011.
- OSD/rainwater tank and water quality chamber shall be located on a common area and access to the OSD shall be made from a common area without going through private land. Similarly, OSD/rainwater tank and water quality chamber shall not be located underneath habitable area.
- Submerge outlet will be assessed once the revised civil/stormwater plans are received. However, it appears that the OSD is impacted by "Effects of Downstream Drainage on Outlets" which is not supported. The OSD configuration shall be redesigned. Please refer to Figure 6.3 of the On-site Stormwater Detention R3, of the Handbook Upper Parramatta River Catchment Trust, and the snapshots below:



Options "B and C" will not be supported, therefore, ensure the depth of the OSD is reduced and Options "B and C" are avoided.

With respect to the above, if the OSD outlet is impacted by drowned/submerge condition then the second column shall be used. Hence, the calculation will need to be revised.

- Cross catchment will not be permitted. Please check with the catchment plan approved under DA/988/2022/JPZ.
- Where the site drains to the regional basin, an OSD will not be required but the

capacity of the existing stormwater system into which stormwater from the development discharges must be checked/ analysed. Should the existing stormwater pipes found to be undersized and does not have capacity to cater for the additional flow from this development then the stormwater pipes shall be upgraded to cater for the additional flow from all contributing catchments to the legal point of discharge. Unclear whether this requirement is consent with conditions of DA/988/2022/JPZ.

Traffic:

- A traffic report will be required addressing sight distance, driveways, ramps, circulation aisles, car park areas, clearance heights etc.
- Details are to be provided for expected longest vehicle type that will access the driveway/basement (e.g. MRV/HRV).
- Carpark layout driveways, and aisles are to be designed according to the relevant Australian Standards. AS/NZS 2890.1:2004, AS 2890.2-2002 and AS/NZS 2890.6:2009. All dimensions are to be clearly labelled on the plans. Plans should also clearly identify if they are dedicated to visitor or staff. All dimensions are to be detailed on the plan including the parking spaces relevant to the user classification.
- A cross section plan of all ramps will need to be provided on plan; it must detail the gradient and the rate of grade change compliance with the relevant Australian Standards.
- Submit swept turning paths demonstrating the required manoeuvring in order for longest vehicle to enter and leave the site in a forward direction.
- The driveway width must be designed to facilitate expected longest vehicle type and a B99 car pass each other simultaneously (i.e. maintaining two-way traffic flow).
- A turning bay will need to be provided within the basement visitors parking.
- Sight distance shall comply with figures 3.2 and 3.3 of AS2890.1:2004.
- Stopping Sight Distance (SSD) and Safe Intersection Stopping Distance (SISD) based on Austroads Guide to Road Design Part 4A shall be considered for longest vehicle accessing the basements and the road intersection, and longest vehicle accessing the basements with the bend of the future road.
- The driveway for the building shall be located away from the road intersection (i.e. more than 6m away from kerb tangent) to ensure that the HRV will not cross the centreline of the road to access the site.



Geotechnical Report:

- Groundwater assessment is required. The assessment shall cover the groundwater take during construction and the ongoing groundwater take post construction. There is an exemption issued by NRAR, reference is made to the link below:  
[Groundwater WAL exemptions for 3ML and Botany Sands | NSW Dept of Natural Resources Access Regulator](#)
- Should the groundwater take be determined to be more than 3ML/year, then either the basement shall be designed and constructed as tanked basement, or concurrence from NSW water.

Flooding:

- The development shall be design in accordance with Part C, Section 6 – Flood Controlled Land.
- Flood Impact Assessment report (including modelling) prepared by a suitably accredited in flood engineering must analyse the pre and post development flood behaviour using appropriate modelling. This shall be a combination of TUFLOW noting the existing modelling has been prepare using TUFLOW. The report must also include the extent of pre and post development flood extent, flood hazard and flood risks, the impact and the mitigation measures based on the detailed site survey prepared on Australian Height Datum (AHD) by a registered surveyor.
- For a copy of the model or flood information you need to contact Council's Waterways and Stormwater team. Mr Anisul Huq, Council's Floodplains Systems Engineer, can be contacted on 9843 0464 or via his e-mail: [ahuq@thehills.nsw.gov.au](mailto:ahuq@thehills.nsw.gov.au). It is strongly recommended to liaise with Council's Stormwater and Waterways Management team about the flooding requirements and the Tuflow model prior to the commencement of the design of the RFB.
- Should any earth works be required to achieve the development and/ or infrastructure facilities, the proposal must be supported by a detailed Flood Analysis and Impact Assessment must be prepared by a suitably accredited engineer in accordance with the Hills DCP and the Hills DCP Part C, Section 6 – Flood Controlled Land. The analysis must ensure no adverse impact on the existing flood behaviour in the locality. Similarly, no loss of flood storage will be permitted.

General comments regarding basement access under future public road. These comments are required to be provided to the subdivision engineer, in addition to any requirements imposed by council's traffic, design and property teams:

- The details of the bridge under the public road shall be provided including a cross-section and existing and design surface levels.
- Details of the separation between the public road pavement and top of the bridge shall be provided.
- Please check with the surveyor to prepare a draft subdivision plan detailing the dimension of the access bridge.
- Detailed plans for the existing and proposed services shall be provided and shall be shown on the cross-section plan.
- Draft maintenance schedule shall be prepared.

#### **RESOURCE RECOVERY:**

- The site will require on-site vehicular access and loading for waste collection.
- Vehicular access and loading must be designed in accordance with Australian Standard (AS) 2890.2 for the standard 12.5m long HRV (4.5m clear headroom).
- For developments with 400 or more apartments, vehicular access and loading should be provided via a separate service entry leading to a dedicated loading dock with at least one service bay dedicated for waste collection.
- Reversing is limited to a typical three-point turn (reverse entry into a service bay). The manoeuvre must be performed wholly on-site. Reverse exit manoeuvres from the service bay should not be proposed due to safety concerns. Turntables for residential developments will not be supported and should not be proposed.
- A swept path analysis must be submitted demonstrating all manoeuvring required for waste collection vehicles to enter and leave the site in a forward direction to collect garbage, recyclables, garden organics and cleanup waste material. The swept path analysis must demonstrate that driveways, footpath crossovers and car park aisles can accommodate two-way traffic flow between waste collection vehicles and the standard B99 passenger vehicle (AS2890.1).
- Developments of this size must propose twin chute systems that enable chute disposal of garbage and recycling. Chute openings must be on every residential floor within building corridors. A separate bin cupboard must be provided next to chute openings on every residential floor to allow for the disposal of items unsuitable for chute disposal. The cupboards must be sized to store at least a single 240 litre bin. Garbage must be compacted (automated) at a ratio of 2:1 at all chute termination points.
- Each chute termination room must contain 1 x garbage chute termination end, 1 x recycling chute termination end, 1 x 2-1100L bin linear tracks with ceiling mounted compactor for garbage and, 1 x 2-1100L bin linear tracks for recycling.



- Central bin collection room must be provided opening directly onto the truck service bay. The room must be sized to comfortably hold the total minimum number of bins associated with the development.
- Based on 873 units, each unit is to be allocated 60 litres per unit for garbage per twice weekly collection, 30 litres per unit for recycle per twice weekly collection and 12.5 per twice weekly collection. Changes to standard collection frequencies will not be considered.
- The site will have a total of:
  - 24 x 1100 litre garbage bins collected twice weekly (containing compacted garbage 2:1 ratio).
  - 24 x 1100 litre recycle bins collected twice weekly.
  - 45 x 240L FOGO bins collected twice weekly.
- A separate room or caged area for unwanted bulky goods must be provided opening directly onto the truck service bay. A minimum floor area of 4m<sup>2</sup> must be provided per 50 apartments. Floor space must be rounded up to the nearest 50 apartments for best operational outcome.
- Waste chutes must terminate in a basement bin storage room. Central bin collection rooms, bin storage rooms and truck service bays should be located on the same level. Proposals that do not incorporate this are typically unsupported. If satisfactorily demonstrated more practicable that the areas be situated on different levels, a dedicated in-shaft goods personnel hoist AS1418.8 must be provided.
- In buildings with waste chutes, bin storage rooms must contain appropriate waste infrastructure to ensure that there is enough bin capacity at the termination point of all chutes for at least 2 days' worth of garbage and recycling.
- The maximum grade acceptable for wheeling bins between bin storage rooms and central bin collection rooms is 5% (1:20). A level grade is required between central bin collection rooms and the truck service bay.
- Mechanical bin moving equipment will not be supported as an alternative for moving bins up steeper grades than 5% (1:20) or to different levels of the development. Compliant grades must be achieved between bin storage rooms and central collection rooms.
- A dedicated standard car space must be provided for the storage of mechanical bin moving equipment in buildings that require bin moving equipment.
- Architectural and landscape plans must be submitted showing all waste infrastructure including bin layouts and equipment positioning for all waste storage areas (central bin collection room, bin storage rooms and bin cupboards). Landscape plans must show the communal composting area.

- A detailed Operational Waste Management Plan must be submitted that addresses these guidelines.

#### **LANDSCAPING:**

- An Arboricultural Impact Assessment (Arborist Report) is to be prepared by a suitably qualified Australian Qualification Framework Level 5 Arborist in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites. The Arboricultural Impact Assessment is to:
  - Identify all existing trees (within the area of proposed works) on site, and on neighbouring sites in the vicinity of the site boundaries, including species, condition, height and spread;
  - Provide TPZ encroachment calculations for each tree;
  - Identify whether trees are to be removed or retained; and
  - Details of how those trees to be retained will be protected during construction.
  - Trees of high retention value are to be retained.
  - *ADG Part 40-2 Landscape design, THDCP Part B Section 5 – Residential Flat Building Clause 3.3 (a), THDCP Part B Section 5 – Residential Flat Building Clause 3.6 (c) and THDCP Part C Section 3 – Landscaping Clause 3.2*
- Provide fully detailed Landscape Plans in accordance with the *Apartment Design Guide, THDCP Part B Section 5 – Residential Flat Building, THDCP Part D Section 19 – Showground Station Precinct and THDCP Part C Section 3 – Landscaping* for the landscaping of the site prepared by a suitably qualified landscape architect or landscape designer, providing high quality landscaping and indicating:
  - Trees to be retained or removed;
  - Existing spot levels and contours;
  - Surface finishes;
  - Proposed levels;
  - Basement extents;
  - Retaining walls and planter boxes, with Top of Wall (TOW) heights for all retaining walls or planter boxes;
  - Fully detailed planting plans indicating species locations on plan and in planting schedule including name, size and quantities;
  - Use a mix of trees, shrub and groundcovers. Species are to be predominantly native species; and
  - Proposed fencing heights and materials. All fencing and retaining walls along street frontages are to be setback to allow for planting forward.

- Ensure that any planting above basement extents or on slab are in accordance with the *THDCP Part C Section 3 – Landscaping* minimum soil depth requirements where:
  - 1.2m for large trees, 1m for medium trees and 800mm for small trees;
  - 500-600mm for shrubs;
  - 300-450mm for groundcover; and
  - 200mm for turf.

Note: This is the soil depth alone and not the overall depth of the planter, and that mounding to achieve soil depth is not supported.

- A minimum of 50% of the site is to be landscaped as per *THDCP Part D Section 19 – Showground Station Precinct Clause 6.3 (1)* and *THDCP Part B Section 5 – Residential Flat Building Clause 3.6 (a)*. Please provide Landscape Area diagrams that clearly show areas of landscape area. Note that landscape areas are to have a minimum width of 2m to be included in the landscape area calculations.
  - Green roofs and in-built planter boxes on upper levels are encouraged.
    - *ADG Part 4O-1 Landscape design, ADG Part 4P-3 Planting on structures*
  - Ensure that fencing is integrated with landscaping with variations in the planting to provide an attractive street frontage. All boundary fencing/walls fronting a street are to be setback a minimum of 2 metres, to allow for landscaping.
    - *ADG Part 3C Public domain interface and THDCP Part B Section 5 – Residential Flat Building Clause 3.27 (b)*
  - Street Trees planting is to be in accordance with the *Showground Precinct Public Domain Plan* and *Showground Precinct Verge Treatment* details.
  - 'Driveways are to be screened by a minimum of two-metre-wide landscaping strip on either side.' in accordance with *THDCP Part C Section 3 – Landscaping Clause 3.12 Car Parking*.
  - 'Landscaping to side and rear boundaries should effectively screen the development' in accordance with *THDCP Part C Section 3 – Landscaping - Chapter 3.1(c)*.
  - Location of stormwater and fire egress paths are to be coordinated with landscape designs to reduce conflicts with planting.
  - Indicate the location and detail of letterboxes, fire services such as boosters and substations, and integrate into landscaping.
  - *With respect to the provision of telecommunication infrastructure, the applicant is required to investigate whether the subject site falls within the National Broadband Network's fibred area/ make an online application via the NBN website: [www.nbnco.com.au](http://www.nbnco.com.au)*
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**FURTHER MEETING REQUIRED:**

No; subject to the above items being addressed.

*Finally, it should be acknowledged that the above advice is preliminary only and is based on the information provided to date and limited research into the sites history and constraints. Any application submitted would be subject to a more thorough assessment by the Department of Planning and Environment that could potentially add to or amend the above advice.*

State Significant Development Applications must be lodged as required by the NSW Department of Planning and Environment.

**PRELODGE**



**PRINCIPAL COORDINATOR DEVELOPMENT ASSESSMENT**  
(21/12/2023)