



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
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17 April 2025

Director – Key Sites Assessment
Department of Planning, Industry & Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Sir/Madam

Comments on SSD-78156221 – Mixed-use development with in-fill affordable housing

Council received a request for advice on 25 March 2025 in relation to State Significant Development 78156221 for an Environmental Impact Statement (EIS) for the Mixed-use development with in-fill affordable housing at Cecil Avenue and Roger Avenue, Castle Hill.

The following comments are provided in relation to the exhibited EIS.

PLANNING

On 8 November 2024, a meeting was held with the Applicant to discuss the development proposal. These same concerns are raised in relation to the exhibited material. Refer Attachment 1. In particular, concerns remain regarding the exceedance of The Hills LEP FSR and The Hills DCP height controls and non-compliance with provision for no more than 460 dwellings under local provision 7.18 of LEP 2019. It is questioned whether in applying the height bonus, the Applicant has had regard to the definition of maximum permissible building height in the SEPP (Housing) 2021 which includes height permitted under a DCP.

From a strategic perspective, Council's Castle Hill Precinct Plan adopted June 2024 (post the introduction of affordable housing bonus provisions) reinforces no changes were envisaged for this site and others that had been subject to recent site-specific planning proposals. The density indicated in the Precinct Plan (3.5:1 for this site) is noted as inclusive of any density bonuses available within the planning framework. The Precinct Plan identifies appropriate densities and heights having regard to strategic and holistic considerations for the Precinct including built form considerations, transition of heights and the ability for adequate state and local infrastructure to service the cumulative overall growth identified. Notwithstanding the allowances of the SEPP infill affordable housing provisions, the density and built form proposed are considered beyond the capacity of the site, in terms of both the yield outcomes and wider infrastructure implications and in

a site specific context, noting the adjacent low density development and the proposed outcomes for the adjoining sites which are identified for density in the range 1.2:1 to 2:1.

HERITAGE

The properties are located within proximity to a number of heritage items broadly within the Castle Hill locality, however the following items are of particular relevance as they directly adjoin the subject site:

- 'St Paul's Cemetery' (item I61) – a locally significant item
- 'Christadelphian Church' (item I62) – a locally significant item



Figure: Subject site and location of heritage items

These items (shown in orange in Figure 1) are listed in Schedule 5 of The Hills Local Environmental Plan 2019 as items of environmental heritage.

Council's heritage inventory sheets provide the following brief statements of significance for the relevant heritage items:

- 'St Paul's Cemetery' in Castle Hill (item I61)

“Cemetery is rich in headstone sculpture and in particular in the work of two local sculptors and their simple distinctive work. It is the first burial ground in the Castle Hill Area and contains the remains of its early settlers and their descendants. Still in use and cared for by the Anglican community.”



Figure: Heritage Item I61 (1993)

- ‘Christadelphian Church’ in Castle Hill (item I62)

“Of social significance as a memorial to those members of the Castle Hill Community who served in the First World War.”



Figure: Heritage Item I62 (1994)

The Statement of Heritage Impact prepared by Weir Phillips Heritage identifies that the subject sites are within close proximity of heritage items I61 and I62. The Statement notes that the development will not result in any adverse impact to the heritage significance of the adjacent heritage items on the basis that the heritage items do not depend on the presence of the existing buildings on the subject sites for their significance, in addition to no impact anticipated to view corridors to the items.

Heritage Assessment

The proposed development is not anticipated to create significant adverse impacts to the heritage significance of items I61 and I62.

Existing view corridors to heritage item I62 are primarily from Old Northern Road. Existing view corridors to heritage item I61 are exclusively from onsite traversal given the site's significant setback from Old Northern Road. As such, the positioning of the proposed development to the rear of either site comprising the heritage items ensures that no existing view corridors to either heritage item will be compromised.

Some overshadowing is anticipated on heritage item I61, most notably in March prior to 9am, as shown in the following figure (heritage items are less impacted by overshadowing in June).



Figure: Proposed Shadows – March 9am (source: A+ Design Group)

Item I61 is a cemetery, which is not currently viewable from Old Northern Road or Cecil Avenue. It is also noted that some existing trees onsite already create shadowing on parts of the site and the shadows from the proposed development will be fast moving and will no longer affect the subject site from 11am onwards. It is also noted that the development will not substantially increase the overshadowing that could occur under the currently applicable DCP controls within Part D Section 21. It is therefore considered that the proposed overshadowing is minor in nature and will not detract from the site's heritage significance.

The development outcome would permit a built form in excess of what has been strategically planned for the Strategic Centre under the Castle Hill Precinct Plan. However, it is considered that the proposed development will not detract from the heritage values of these items and as such, no objection is raised on heritage grounds.

No objection is raised on heritage grounds. The following condition is recommended should the application be approved:

European Sites or Relics

If, during the earthworks, any evidence of a European archaeological site or relic is found, all works on the site are to cease and Heritage NSW must be contacted immediately. All relics are to be retained in situ unless otherwise directed by Heritage NSW.

LAND INFORMATION MANAGEMENT

The following conditions are recommended from Council's Land Information Management Team:

Land information Conditions for Site Addressing and Unit Numbering

The responsibility for property numbering is vested solely in Council under the Local Government Act 1993.

The overall property address for this development is: (93 – 105 Cecil Avenue, Castle Hill NSW 2154)

Building A – 93 Cecil Avenue, Castle Hill NSW 2154

Building B – 95 Cecil Avenue, Castle Hill NSW 2154

Building C – 101 Cecil Avenue, Castle Hill NSW 2154

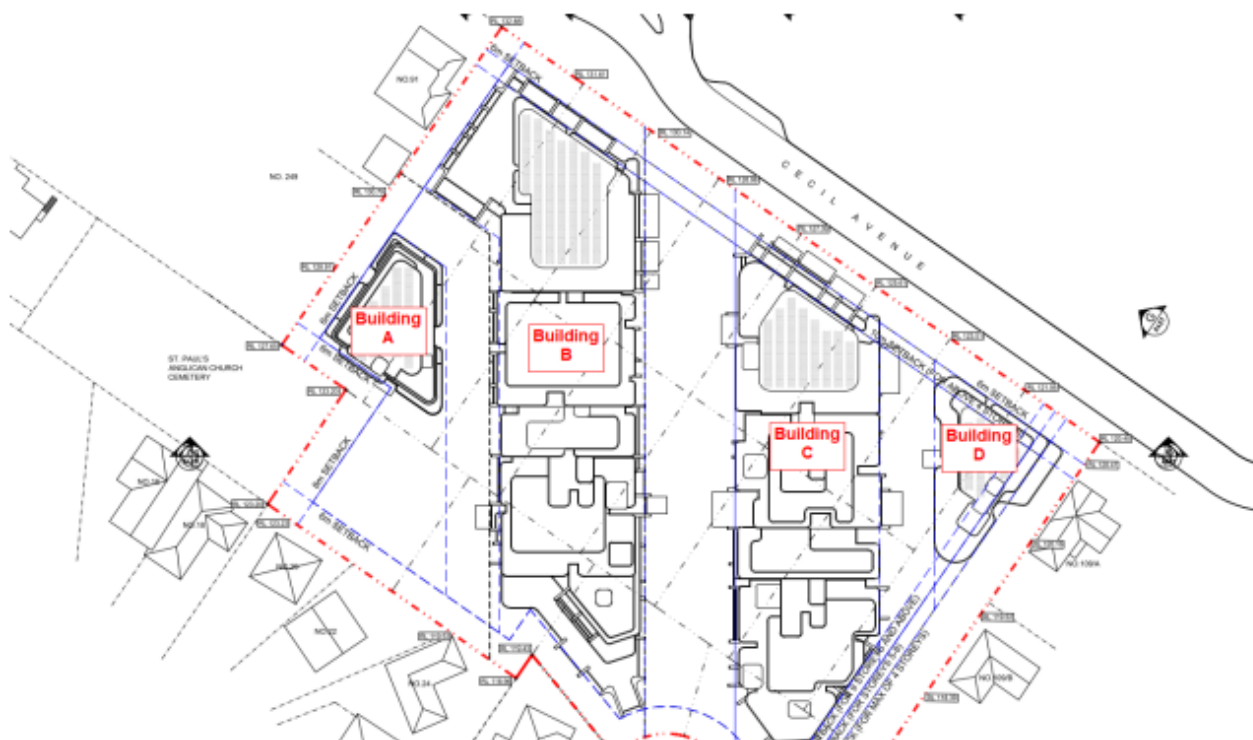
Building D – 103 Cecil Avenue, Castle Hill NSW 2154

Access

It is noted that there are multiple apartments without entry doors. An example of this on Upper Ground shows an apartment behind the stairwell and along the escape route path. There is no door noted for this apartment, nor would its access point be feasible. All apartments will need access points correctly marked prior to unit numbering taking place.

Building Names

Buildings should be named A through to D following the diagram below.



Unit numbering

Under no circumstances can unit numbering be repeated or skipped throughout the development regardless of the building name or number. Approved numbers, unless otherwise approved by Council in writing, are to be displayed clearly on all door entrances including stairwells, lift and lobby entry doors. The development should be numbered from left to right starting from the above-mentioned Building A continuing consecutively through to Building D. Both residential and retail/commercial spaces need to be numbered in continuity across the development.

Signage

External directional signage is to be erected on site at driveway entry points and on buildings to ensure that all numbering signage throughout the complex is clear to assist emergency service providers to locate a destination easily & quickly. Ensure signage is provided at all street entry points to the development, including on Roger Place. Signage should be provided in all basement carpark levels and at lift entry points to clearly locate all units. It is important for emergency services, authorities and other delivery personnel to be able to quickly and correctly identify building entry points and unit numbers.

Mailboxes

No clearly marked mailboxes have been shown on the current set of plans.

Cluster mailboxes which are perpendicular to the footpath or road would be the suggested preferred option for this development. Australia Post requires cluster mailboxes to be perpendicular to the

footpath or road and within easy reach for the postal delivery officer. For resident's useability and convenience, they are to be located close to relevant entry points.

Where mailboxes are in a foyer Australia Post requires cluster mailboxes to be as close to the footpath or road as possible. Parking for Postal officer motorcycle/walk buggy is to be provided in a safe location that is viewable from foyer mailboxes to ensure the security of mail located on the vehicle. An intercom or doorbell is to be provided for each unit for the delivery of parcels.

Locations as of cluster mailboxes are to be provided on plans and to be approved by Australia Post for mail delivery. Plans are to be provided to Sobhana Gangadharan at the Seven Hills Delivery Centre via email Sobhana.Gangadharan@auspost.com.au or phone 02 9674 4027. Australia Post approval is required to be provided to Council.

The number of mailboxes to be provided is to be equal to the number of units and retail/commercial spaces etc. plus one (1) for the proprietors of the development and be as per Australia Post size requirements. The proprietors additional mail box is to be located within the cluster located at Building C - 101 Cecil Avenue, Castle Hill NSW 2154.

If the development is made up of more than one strata each separate strata is to have an individual mailbox.

The mailboxes are to be provided as per Australia Post standards and need approval by Australia Post.

Strata Developments

All approved developments that require subdivision under a Strata Plan, must submit a copy of the final strata plan to Council's Land Information Section before it is registered for the approval and allocation of final property and unit numbering. This applies regardless of whether the PCA is Council or not.

It is required that Lot numbers within the proposed strata plan are not duplicated, and all run sequentially within the same level, commencing from the lowest level upwards to the highest level within the development.

Please call 9843 0555 or email a copy of the final strata plan before it is registered at Land Registry Services NSW to council@thehills.nsw.gov.au for the approval of final Property and Unit numbering with corresponding Lot Numbers now required to be included within the registered Strata Administration sheet.

Under no circumstances is the Strata Plan to be lodged with Land Registry Services NSW before Council has approved all final addressing.

A final set of numbered plans are required to be sent Council prior to Strata Plan registration. It is noted that Council is the official addressing authority and addressing approval is required prior to any plan registration.

RESOURCE RECOVERY

The following request for amendments to the plans are recommended before the SSDA progresses. These changes will benefit the site when operational in terms of providing residents and other users convenient access to waste disposal points and also improve waste collection to ensure services can be successfully completed in a safe and efficient manner.

- The separate FOGO bin rooms next to both Residential Waste Bin Collection rooms are not needed as the plans show the Residential Waste Bin Collection Rooms have adequate space to store the total number of FOGO bins. I understand the idea is to provide a separate room for residents to dispose of FOGO into dedicated bins. However, the bin room should be deleted and replaced with smaller bin holding rooms adjacent to each residential lift core. This will provide residents direct access to the FOGO disposal points and avoid long travel distances requiring residents to walk through the car park aisles and loading bay areas. The FOGO bin holding rooms adjacent to each residential lift core should have enough storage capacity for 2 days' worth of FOGO waste.
- Stage 2 & 3 Bulky Waste Room must be slightly relocated to open up directly onto the loading bay. This is because collection staff will access the bulky waste directly from the bin room. Opening directly onto the loading bay provides the better WHS outcome by avoiding staff needing to walk heavy items through corridors and doors.
- Building B3's waste chute termination room is located on a different level (Basement 1) to all other waste rooms and the loading bays. Clarification is sought on how the bins will be transported to and from the bin collection rooms on the Lower Ground Floor Level. Bins are not permitted to be transported via vehicular driveways. Bin tugs or other mechanical bin moving devices are not supported for this function. Where bins must be transported between different levels of a development, a dedicated in-shaft goods personnel hoist must be provided to ensure a dedicated and safe bin transfer path is provided for caretaking staff. The hoist must be in accordance with AS1418.8 and must have a minimum platform of 3m x 2.4m (approx.. 3m x 3m shaft). Alternatively, a redesign will be needed to ensure Building

B3's waste chute termination room is located on the Lower Ground Floor Level with all other waste rooms and loading bays.

- It is unclear if ceiling mounted waste compaction units are provided at the garbage chute termination points. All residential buildings with 250 or more units must propose garbage compaction (2:1 ratio). No compaction for recycling chute termination points required.
- Ideally one development is to propose one central bin collection room and one central waste collection point. However, there are no objections to the proposed 2 separate bin collection rooms and loading bay locations. It is assumed this is proposed due to the staging of the development.

ENVIRONMENTAL HEALTH

The following documents are recommended to be submitted for assessment:

- Acoustic assessment; This report must address noise issues associated with use of the site including but not limited to construction noise (and rock breaking if applicable), use of the site; loading docks, vehicles including waste trucks, mechanical equipment, and noise from occupancies, outdoor dining and the like. The acoustic report must include an assessment of these noise sources and confirm that the premises will comply with the requirement of 5dB(A) above the background noise level and will not cause offensive noise.
- Fitout of kitchen in commercial food premises; Plans showing the fit out of all commercial food shops are required to comply with AS4674 Design, construction and fit-out of food premises. - Contamination and remediation; a preliminary site investigation would be required to be submitted (and remediation action plan if required).
- Hazardous material survey and asbestos management plan (if demolition involved)
- Soil water management plan.
- Dust management plan

Comments from Council's Traffic, Engineering, Tree Management and Contributions sections remain outstanding at the time of this letter. Further comments may be provided in due course.

Yours faithfully,

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

CYNTHIA DUGAN
PRINCIPAL COORDINATOR - DEVELOPMENT ASSESSMENT



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DEVELOPMENT ASSESSMENT

PRE-LODGEMENT MEETING NOTES

8 November 2024 - 49/2025/PRE

APPLICANT:	A+ Design Group
PROPERTY:	93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill
ZONING:	MU1 Mixed Use
SITE AREA:	17552m ²
SUBJECT:	Multi Storey Mixed Use Development including affordable housing pursuant to SEPP (Housing) 2021
OFFICERS IN ATTENDANCE:	Cynthia Dugan – Principal Coordinator Development Assessment Madison Morris – Senior Town Planner Arsham Khamissi – Subdivision Engineer Brendon Savell – Landscape Assessment Officer

PROPOSAL:

- The proposal is for a mixed-use development comprising 80,187m² of GFA including 617 units. 15% of units are proposed to be affordable housing.
- Concept sketches including urban massing of the built form have been submitted

PLANNING:

- Compliance with the any relevant LEP 2019 standards should be demonstrated. In particular, the site-specific clause in The Hills LEP 2019 (LEP) applies to the development and requires the following:
Clause 7.18 Development at 93–107 Cecil Avenue and 9 and 10 Roger Avenue, Castle Hill
(2) Development consent must not be granted to development that results in more than 460 dwellings on the subject land.
(3) Development consent must not be granted to development that results in less than 8,025 square metres of commercial floor space on the subject land.
This clause is not a development standard but a local provision. Council staff are of the view that this cannot be varied under Clause 4.6 of the LEP. You are requested to seek legal advice if you do not agree with this view.
- In accordance with SEPP (Planning Systems) 2021, if the estimated development cost for infill-affordable housing to which Chapter 2 Part 2 Division 1 of SEPP (Housing) 2021 applies is more than \$75 million and the development does not

involve development prohibited under an environmental planning instrument applying to the land, the application can be considered State Significant Development. It is noted that the site-specific Clause 7.18 of The Hills LEP 2019 prohibits development that results in more than 460 dwellings. You are requested to seek legal advice to ensure that you meet this provision.

- The subject application proposes 15% of the GFA to be used as affordable housing pursuant to SEPP (Housing) 2021. The proposal is seeking to utilise the additional FSR pursuant to Clause 16 of SEPP (Housing) 2021 which permits a 30% bonus of maximum permissible FSR for the land under the relevant environmental planning instrument. The maximum permissible FSR under Clause 7.11 of the LEP is 3.5:1 subject to all provisions including unit mix, unit sizes and car parking requirements are met. If the provisions under Clause 7.11 cannot be met, the maximum permissible FSR is 1.3:1 under Clause 4.4 of the LEP. It is noted that Clause 7.11 cannot be varied under Clause 4.6(8)(cb) of the LEP.
- Subclause 3 of Clause 16 of the SEPP limits the additional height to the same percentage as the additional floor space ratio permitted under subclause 1. The subject sites are not mapped as containing a maximum building height pursuant to Clause 4.3(2) of LEP 2019. The concept plans presented result in a building height significantly greater than envisaged under the original planning proposal and the 3-18 storey limit in the site specific DCP under Part D Section 21 93- 107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill. Whilst Clause 2.10 of SEPP (Planning Systems) 2021 prescribes that development control plans do not apply to State Significant development, a merit-based assessment should be made under the relevant sections of The Hills DCP 2012. Part D Section 21 provides guidance on the desired future character of the site within the Castle Hill Strategic Centre. An appropriate interface and sufficient amenity and solar access is to be provided to the medium to low density residential zoned land to the south and west.
- The development is to exhibit design excellence in accordance with Clause 7.7 of LEP 2019. If the building height exceeds 25m, Clause (5)(a) requires that development consent must not be granted unless a design review panel reviews the development, and the consent authority considers the findings of the design excellence panel. If the Development Application meets the criteria for State Significant development, the findings of the State Design Review Panel are to be taken into consideration and addressed in the submission.
- The proposal is to ensure full compliance with Chapter 4 Design of residential apartment development of SEPP (Housing) 2021 and the Apartment Design Guide (ADG). Building separation, privacy, solar access, cross ventilation, communal open space, private open space requirements are required to comply with the ADG.

- A Voluntary Planning Agreement (14/2018/VPA) was entered into by Council and Merck Properties on 21 August 2019. The Agreement relates to the payment of monetary contributions to Council by the Developer for the construction of future improvements to the public domain, roads and traffic management works in the vicinity of the land. The Agreement also provides for the provision of a public access easement over the land connecting Roger Avenue to Cecil Avenue and embellishment works within the easement.
- The public access easement/cross through link is required to be designed in accordance with the Voluntary Planning Agreement.
- CPTED principles to be considered and addressed as part of the design, and CPTED report required.
- Consideration of the interface and relationship between the commercial uses abutting residential units.
- Address impact of the development on the heritage items to the north-east of the site at 245 and 247 Old Northern Road. Heritage Impact Statement (HIS) to be provided with the DA.
- The development is to ensure consistency with the Castle Hill Strategic Precinct Plan.

ENGINEERING:

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 stormwater, traffic, and access.
- Subdivision Plan is required for the consolidation of the lots.
- Land Title Search document for each property must be provided; in particular any Interallotment Drainage Easements affecting any of the sites; if so, how they will be managed in the future within the development.

Civil

- Stormwater plan shall be submitted with the application to demonstrate how the stormwater is managed and drained from the site to the lawful/legal point of discharge. Consider discharge via Roger Avenue and the overland flow path crossing Roger Avenue. Due to the nature of the development, the drainage of Roger Avenue is to be considered.

- OSD system is required for this site as per the UPRCT OSD Handbook SSR=470cum/s and PSD = 80lt/s/ha. OSD plan is to be submitted with the application with calculation sheet, details of the OSD including cross-section plan with proposed structures and levels.
- 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.
- An electronic copy of the MUSIC model shall be submitted with the development application.

Stormwater

- 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.
- A traffic report prepared by a qualified traffic engineer will be required addressing sight distance, driveways, circulation aisles, car park areas. A cross-section plan of all ramps will need to be provided. This must detail the gradient and the rate of grade change compliance with the relevant Australian Standards.
- Submit swept turning paths demonstrating the required manoeuvring for longest vehicle type to enter and leave the site in a forward direction.
- Submit swept turning paths demonstrating manoeuvring within the car park including entry/exit 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).
- Traffic, parking and vehicular access is to follow the site specific DCP Part D Section 21.
- A roundabout, designed and constructed to Council's requirements, is to be provided at the intersection of Roger Avenue and Francis Street
- The following public roadwork improvements shall be provided prior to the completion and occupation of the development:
 - Widening of the carriageway of Roger Avenue (within the existing road reserve) on the eastern side (from the development site up to and including No. 23 Francis Street) by approximately 2m to reflect the profile shown in

Figure 13 (Part D section 21 of THSC DC). The cost of the road widening is to be funded by the developer at no cost to Council.

- Widening of the road verge (see Figure 14) will be considered during future master planning of the area. The final design outcome will require a future developer to dedicate 2m of land to Council (at no cost to Council) to increase the Roger Avenue width of the footpath reservation to allow for landscaping.

TREES AND LANDSCAPING:

Trees

- 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 report should contain the following information:
 - Identify all existing trees (within the area of proposed works) /on site, and on neighbouring sites in vicinity of the site boundaries. including species, condition, height and spread;
 - Identify whether trees are to be removed or retained; and
 - Details of how those trees to be retained will be protected during construction.

Landscaping

- Provide fully detailed Landscape Plans as per THDCP Part C section 3 - Landscaping and The-Hills-DCP-2012-Part-D-Section-21-93-107-Cecil-Avenue-9-10-Roger-Avenue-Castle-Hill Development for the landscaping of the site prepared by a suitably qualified landscape architect or horticulturalist, providing high quality landscaping and indicating:
 - Trees to be retained and removed. The existing tree canopy should be retained and enhanced wherever possible.
 - Surface finishes
 - Proposed levels, plus existing levels (including existing contours)
 - Line of basement under
 - Fully detailed Planting Plans indicating species locations on Plan and in Planting Schedule including name, size and quantities
 - Use a mix of trees, shrubs and groundcovers
 - Allow for significant tree planting particularly within setbacks and deep soil zones.
 - Predominantly Australian Native species are to be provided

- Top of Wall heights (TOW) and existing levels for all proposed retaining walls and raised planting beds to allow the assessment of soil depth
- Slab levels and finished and proposed levels
- Proposed fencing heights and materials to be indicated on landscape plans
- A Landscape diagram and calculation with 50% Landscape area is achieved - exclusive of building footprint/s, access driveways and parking. Terraces and patios within 1m of natural ground level shall be included in the calculation of landscaped open space. Landscaped areas are to have a minimum width of 2m. Areas less than 2m in width will be excluded from the calculation of landscaped area.
- Deep soil area diagram is to be provided. Areas over basement are not to be counted in deep soil calculation. Deep soil Zones are areas of soil not covered by buildings or structures within a development. They exclude areas such as basement car parks, driveways, and impervious surfaces.
- A minimum of 25% of the site area is to be allocated for communal open space. The remaining communal open space requirement may be provided internally or on rooftops.
- External (outside) common open space areas are to be capable of accommodating substantial vegetation and are to be designed to incorporate active and passive recreation facilities (such as seating, shading, structures, BBQs and children's play equipment).
- A minimum of 20m² per dwelling shall be provided as common open space.
- External common areas are to be capable of accommodating substantial vegetation and are to be designed to provide a high level amenity.
- Impervious hardstand surfaces are to be limited, with permeable and landscaped areas provided wherever possible.
- Mailbox and services are to be integrated into front fencing and/or design of landscaped area . See links to the following guides.

https://www.thehills.nsw.gov.au/files/sharedassets/public/ecm-website-documents/page-documents/fact-sheets-guides/fact_sheet_-_building_design_site_facilities_-_mail_boxes_in_medium_and_high_density_development.pdf

&

https://www.thehills.nsw.gov.au/files/sharedassets/public/ecm-website-documents/page-documents/fact-sheets-guides/fact_sheet_-_building_design_site_facilities_-_services.pdf

- For all planting on slab and planter boxes allow the following minimum soil depths:

- 1.2m for large trees or 800mm for small trees;
- 650mm 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

- Car parking to be designed in accordance with THSDCP Part C Section 3 – Landscaping Clause 3.12 Car Parking, and Part C Section 1- Parking. Driveways are to be screened by a minimum 2-metre-wide landscaping strip on either side.
- Location of Stormwater is to be coordinated with landscape designs to reduce conflicts with existing and proposed plantings
- Areas of extensive with no or minimal landscaping to frontages are to be minimised.
- Basement is to be setback to allow for significant tree planting within setbacks.
- Communal Outdoor Space areas are to provide opportunity for active and passive recreation.
- There is a proposed Childcare Centre, this will need to be in accordance with the Child Care planning guideline and THSC Part B Section 6 Business DCP.
- Indicate Street Tree Planting 7-10m spacing, and in accordance with DCP, Part C Section 3, Landscaping, 3.4.
- Provide deep soil calculations minimum 15% of the sites greater than 1500m2 in accordance with ADG requirement.

The deep soil over basement although may provide adequate depth for tree planting does not fulfil the intent of deep soil and therefore should also be excluded from the deep soil calculations. Deep soil is to be provided not only for soil depth for new tree growth but also infiltration of water and reduction of stormwater runoff plus protection of existing mature trees.

- Provide public pedestrian link through development as per Public Domain Plan

RESOURCE RECOVERY:

- A Construction and Demolition Waste Management Plan must be submitted.
- An Ongoing Waste Management Plan must be submitted.
- Onsite waste collection must be proposed.
- Vehicular access and loading facilities must be provided and designed in accordance with AS2890.2
 - For blocks with 200 or more units, vehicular access and loading facilities must be designed for the standard 12.5m long Heavy Rigid Vehicle (4.5m clear headroom clearance).
 - For blocks with 199 or less units, vehicular access and loading facilities can be designed for the standard 8.8m long Medium Rigid Vehicle (3.5m clear

headroom exception will be supported).

- Waste collection vehicles must enter and exit the site in a forward direction. Reversing must be limited to one reverse manoeuvre performed wholly onsite as part of a typical 3-point turn to access the dedicated loading bay.
- Turntables are not supported and should not be proposed.
- Central bin collection rooms must be provided to open directly onto the loading bay(s).
- Ideally, the site will have one centralised collection room. This is to minimise waste truck movements onsite.
- Central bin collection rooms must be sized to store the total number of bins required to service each block. The bin layout must be shown on plans with bins drawn to scale. Bins must not be stacked more than 2 rows deep. All internal walkways of the bin room and the waste servicing door must have a clear floor width of 1.5m.
- The following collection frequencies are applicable for calculating number of bins per block.
 - Based on standard waste generation rates:
 - 120L garbage per unit per week
 - 120L recycling per unit per fortnight
 - 25L FOGO per unit per week
 - 249 or less units
 - Garbage once weekly
 - Recycling once fortnightly
 - FOGO once weekly
 - 250 or more units
 - Garbage once weekly
 - Recycling once weekly
 - FOGO once weekly
 - 400 or more units
 - Garbage twice weekly
 - Recycling twice weekly
 - FOGO twice weekly
 - 800 or more
 - Garbage 3 x a week
 - Recycling 3 x a week
 - FOGO 3 x a week
- Where waste chutes are proposed, dual waste chutes must be provided for the disposal of garbage and recycling. E-diverters will not be supported.
- Chute openings must be provided within the corridors of all residential levels.

- A separate bin cupboard must be provided next to chute openings for larger items not suitable for chute disposal. This is to avoid chute blockages. The cupboard must be sized to store 1 x 240L sized bin.
- Chutes must terminate in basement chute termination rooms. Chute termination rooms must have adequate storage facility to store at least 2 days' worth of garbage and recycling.
- Separate FOGO bin storage areas must be provided in the basement, adjacent to lift cores. FOGO bin storage areas must have adequate storage facility to store at least 2 days' worth of FOGO.
- All chute termination rooms and bin rooms are to be located on the same level as the central bin collection room and loading bay.
- No objection is raised to proposing chutes within the two central buildings and no chutes within the smaller buildings subject to the following:
 - Suitable bin transfer paths must be provided from the smaller buildings to the central bin collection room.
 - If the smaller buildings do not propose waste chute systems, it must be clarified if they will have garbage compaction units installed in the bin rooms.
 - The total number of bins required to service the site must take into considerations bins that will be compacted and bins that will not be compacted. The central bin collection room must be sized accordingly to adequately store the total number of bins.
- If satisfactorily demonstrated more practicable due to site specific constraints that rooms are to be located on different levels a dedicated in-shaft goods personnel hoist must be provided to transport bins between levels. The hoist(s) must have a minimum platform of 3m x 2.4m (approx.. 3m x 3m shaft). Bins must not be transported via vehicle ramps to different levels of the development.
- A bulky waste storage rooms must be provided. The rooms must be located to open directly onto the loading bay(s). The rooms are to be sized to have 4m² per 50 apartments, rounded up to the nearest 50 apartments for better operational outcomes.
- A separate commercial bin room must be provided for commercial tenants. Commercial tenants must not have access to residential bins and vice versa.

GENERAL:

- Applicants are advised to make early contact with all service providers to ensure that the development/site can be serviced and appropriate arrangements made with the relevant authority
- 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

- Applicants are advised to review The Hills Shire Council Guidelines for Planning Waste Management in New Developments available on Councils website: <https://www.thehills.nsw.gov.au/Residents/Waste-Recycling/Waste-Planning-Disposal/Guidelines-for-Planning-Waste-Management-in-New-Developments>
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Prelodgement fee of \$854 has been paid (receipt number 7655092).

FURTHER MEETING REQUIRED: NO

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 site history and constraints. Any application submitted would be subject to a more thorough assessment that could potentially add to or amend the above advice. This advice does not bind Council to a decision should an application be received.

PRELODGE



Cynthia Dugan

PRINCIPAL COORDINATOR DEVELOPMENT ASSESSMENT
(26/11/24)