



16 December 2025

Ms Annabel Turner
The Department of Planning, Housing and Infrastructure
Submitted via Portal

Your Ref: SSD-83112728

Major Projects New Request for Advice - Residential Flat Building – 2 Fishburn Crescent - SSD-83112728

I refer to your request for comments with respect to the above State Significant Development SSD - 83112728, for the proposed residential development and rezoning of 2 Fishburn Crescent, Castle Hill, now known as Lot 1 DP 1316896 (*formally known as Lot 1 DP 253774, 16 Carrington Road; Lot 27 DP 247890, 18 Carrington Road; Lot 26 DP 247890, 20 Carrington Road; Lot 2 DP 1257535, 2 Middleton Avenue; Lot 24 DP 247890, 4 Middleton Avenue; Lot 23 DP 247890, 6 Middleton Avenue; Lot 22 DP 247890, 8 Middleton Avenue; Lot 21 DP 247890, 10 Middleton Avenue; Lot 20 DP 247890, 12 Middleton Avenue; Lot 32 DP 247890, 4 Fishburn Crescent; Lot 31 DP 247890, 6 Fishburn Crescent; Lot 30 DP 247890, 31 Sexton Avenue; Lot 29 DP 247890, 29 Sexton Avenue; Lot 28 DP 247890, 27 Sexton Avenue; Lot 2 DP 253774, 25 Sexton Avenue*).

The proposal is described as requiring earthworks, tree removal, stormwater works and landscaping for the construction of a new residential flat building with a total of 431 apartments above three basement parking levels, comprising the following buildings;

- Building A at the north-western corner which is 20 storeys and contains 135 apartments,
- Building B at the north-eastern corner which is part 8 part 17 storeys and contains 135 apartments,
- Building C which is a u-shaped building at the southern end of the site which is part 11 part 12 storeys and contains 161 apartments.

Further, to facilitate the proposed built form sought under the subject SSD-83112728, concurrent amendments are also sought to the THLEP 2019 pursuant to the Concurrent Rezoning process facilitated by the HDA planning pathway. Specifically, consent is sought to:

- Amend the Height of Buildings Map under Clause 4.3 to increase the building heights from 40 metres in Area A and 27 metres in Area B, to 72 metres for the entire site
- Amend the Floor Space Ratio Map under Clause 4.4 to increase the maximum FSR from 3.1:1 in Area A and 2.7:1 in Area B, to 4.1:1 for the entire site

The applicant sought advice during a pre-lodgement meeting on 14 February 2025 with Council staff for a development containing approximately 345 apartments in three buildings ranging between 4 – 16 storeys with 15% of the gross floor area of the development being for affordable housing. This meeting was held prior to the development being declared an SSDA. Council staff provided general advice in relation to planning, engineering, traffic, landscape and resource recovery matters.

The following comments are provided:

Forward Planning

Concurrent Rezoning

1. Consultation with Council and Preparation of SEARs

As noted above, no consultation has been undertaken with Council to date, including the arrangement of a Planning Focus Meeting to inform the initial non-industry-specific SEARs for SSDs including concurrent rezoning. The Applicant inaccurately claims that consultation has been undertaken with Council regarding the proposal. The meeting with the Applicant on 14 February 2025 related to a permissible and generally compliant in-fill affordable housing development under existing controls that did not require a concurrent rezoning. This meeting was also held prior to the request for SEARs. The comments provided at the time do not pertain to the proposed development. As such, the exhibited material omits critical studies and analysis to enable proper consideration of the proposed rezoning and has yet to address concerns of Council, as further outlined below.

2. Justification for the Proposal

a) *Regional and Local Strategies*

The proposal fails to address consistency with the strategic planning framework and should undertake further assessment of the following local strategies:

- The Hills and North West Rail Link Corridor strategies – the Strategies envisage a medium density residential apartment outcome comprising a built form of up to 6 storeys and a residential density of 96 dwellings per hectare. The proposal is to address the inconsistencies with the outcomes envisaged under the Strategies.
- The Hills LSPS and Housing Strategy – the Strategies clearly articulate that creating capacity for new housing in the right locations is about optimising existing infrastructure and maximising investment in new infrastructure. As indicated in the Strategies, State Government's 2017 rezoning of the Showground Station Precinct created capacity for 10,800 additional dwellings. Contributions Plan No. 19 only accounts for and services the potential capacity *under existing development standards*.

Further justification is required on how any uplift on the subject site is warranted with respect to capacity of infrastructure and serviceability as contemplated in the LSPS/ Strategy and Contributions Plan No. 19.

- Norwest Precinct Plan 2024 – the Plan adopted in 2024 envisages changes to the maximum building heights to facilitate optimal built form and urban design outcomes. Importantly, the Plan specifies no increase in yield to maintain infrastructure serviceability and the existing capacity under existing controls to facilitate housing delivery.

Further justification is required on how the proposal aligns with the objectives of planning proposal (8/2025/PLP), and how the proposed uplift warrants an increase in development

capacity with respect to the envisaged outcomes (height, density and character) and projected infrastructure serviceability (yield and infrastructure) under the Plan.

b) Ministerial Directions

The proposal has not provided or requires further justification with respect to the following Section 9.1 Ministerial Directions:

- *1.16 North West Rail Link Corridor Strategy*; and
- *6.1 Residential Zones*, as it relates to additional demand on infrastructure not accounted for under Contributions Plan No. 19 or The Hills Section 7.12 Contributions Plan, as well as school and regional road network capacity.

c) Proposed development standards

The proposal seeks to apply a blanket maximum HOB of 72m across the subject site. Given that the proposed development seeks to facilitate a 72m building height outcome on Area A and 39m outcome on Area B, the proposed HOB applicable to the entire site is unwarranted and unjustified. Additionally, the proposed increase in FSR of 4.1:1 applicable to the subject site does not reflect the proposed distribution of densities on the subject site, which would realistically reflect an FSR of 4.5:1 for Area A and 3.3:1 for Area B.

Having regard to the deliberate delineation of FSR and HOB for the site and the Precinct under existing controls, any increase in the HOB and FSR must reflect the final distribution of height and density across the site, subject to further refinement and justification.

It is also noted that the existing FSR applicable to the subject site is 2.1:1 and 1.9:1. Any increase in density should be facilitated under amendments to the Incentive FSR, as opposed to the base FSR.

d) Outcomes of the Showground 2017 Rezoning

Under the existing controls as facilitated by the Department's 2017 rezoning, the subject site can accommodate 41,840m² GFA and deliver a substantial 309 dwellings serviceable by existing and planned local infrastructure. Additionally, the planned precinct outcomes under existing controls have been established upon built form testing to facilitate appropriate density and height transition, including the intentional delineation of Incentive FSR and HOB standards.

Notably, the FSR of 4:1 and HOB of 68m applicable to the station site and adjoining sites seeks to establish the highest density and heights within the Precinct and guide appropriate built form transition throughout the rest of the Precinct.

The Applicant will need to justify how the Department's 2017 rezoning and analysis is flawed and complete testing of alternative outcomes to demonstrate how a superior outcome could be achieved through a different combination of controls. It is suggested that the Government's objectives for short term housing supply could still be satisfied on this site in a manner that more appropriately balances the context of the site, adverse built form and urban design outcomes and infrastructure limitations, without needing to increase existing FSR and height and deviate from a precinct planned outcome.

Given the high likelihood of inferior built form and urban design outcomes associated with the current SSD proposal, including the cumulative built form and urban design outcomes of existing and potential future HDA sites within the Precinct, as well as the lack of capacity in the local and regional infrastructure network, if the Department continues to entertain further upzoning of the land through

this SSD process, the extent of uplift above current planning controls should be reduced in comparison to the current proposal.

3. Social Infrastructure - Assessment of Impact of Unplanned Planned Growth

The proposed yield of 430 dwellings is beyond what is envisaged for this land under all existing planning policies. This additional unplanned growth was not accounted for in the infrastructure analysis or the applicable contributions mechanisms which apply to the land (Contributions Plan No. 19 and The Hills Section 7.12 Contributions Plan).

The Applicant's Infrastructure Report addresses utility services, however it does not address additional demand on other local and regional infrastructure. The proposal should include detailed analysis of the additional demand for infrastructure generated by the additional unplanned dwellings. This would include, but not be limited to:

- community facility floor space
- library floor space
- passive open space / local parks
- active open space / playing fields
- education infrastructure / school places

This should be completed having regard to future development within the Showground Precinct holistically, including the likely cumulative growth in unplanned dwellings on other identified (and potential) HDA sites within and around the locality.

Once this has been established, the Applicant must then demonstrate the following:

- solutions and additional infrastructure that can be provided to address this demand; and
- fair and reasonable contributions from the development towards funding these solutions.

Critically, in determining the capacity for the Showground Precinct, the Department's 2017 rezoning considered the capacity of the local and regional infrastructure network, which was a limiting factor to how much development could occur.

Noting that the intent of the historic 5,000 dwelling cap sought to ensure adequate regional infrastructure is addressed, including schools (which remains outstanding despite removal of the cap) the Applicant should consult with School Infrastructure NSW to assess the adequacy of existing and planned school capacity to service the proposed development, having regard to the cumulative demand generated by TOD rezoning as well as existing and potential future HDA sites throughout the region.

The levels of active, passive and community meeting facilities will need to be recast to ensure this development pays its fair share of contributions.

4. Traffic and Transport Infrastructure

Extensive precinct planning and traffic modelling has been completed to inform the extent of development outcomes that could be accommodated within the Showground Precinct and broader Norwest Precinct. It is noted that Council's and TfNSW's Regional Traffic Modelling Transport Study 2024 indicates that the regional road network is at capacity and operating at a level of service of "F".

In consultation with TfNSW and Council, the Application should be required to prepare updated regional traffic modelling which assesses the impact of the proposal on the surrounding local and regional road network. This should be considered holistically and cumulatively, having regard to the growth permitted under current controls for the Showground Precinct, as well as other existing (and potential future) HDA sites within the locality. Council officers would be happy to collaborate further with respect to the scope and inputs of such a study.

Contributions

Section 7.11 Contributions Plan No. 19 (CP19) applies to the subject site and levies contributions from new residential development. CP19 delivers and funds local infrastructure required to service the projected yield under existing development controls.

As such, a contributions condition can be recommended once the Applicant has completed detailed infrastructure analysis and ascertained the local and regional infrastructure (as discussed above) required to service the proposed additional yield (including the cumulative yield of all other existing and potential future HDA sites within the Precinct) to the satisfaction of Council. Addressing the additional infrastructure demand generated by the proposed development may be most appropriately resolved by way of a Voluntary Planning Agreement to ensure that fair and reasonable contributions from this development is provided beyond what is accounted for under existing contributions mechanisms.

Prior to determination of the application, it is requested that the Department share the updated infrastructure analysis and ensure that Council has a further opportunity to provide any necessary contributions conditions for a future consent.

Development Assessment

The Hills Development Control Plan 2012 – Part D Section 19 Showground Station Precinct

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 19 which provides guidance on the desired future character of the site within the Showground Station Precinct. The development is to consider the controls relating to setbacks, landscaping, and built form to ensure the design is compatible with the envisaged character of the area are achieved. An appropriate interface and sufficient amenity and solar access is to be provided to the surrounding properties, particularly to the south, south east and south west with regard to the overshadowing impacts.

Road dedications in accordance with the following Showground Precinct DCP:

- Carrington Road – Figure 14
- Middleton Avenue – Figure 17
- Middleton Avenue & Fishburn Avenue – Future Roundabout. Liaise with Council's Traffic Team (Nathan Wu: nwu@thehills.nsw.gov.au) for more information.
- Fishburn Crescent & Sexton Avenue – Figure 13

A 2.0m wide land dedication is required from the existing property boundary along Sexton Avenue and Fishburn Crescent, as per Figure 10 of The Showground DCP, at no cost to Council, to facilitate the intended parking on one side of the street as shown in 'Profile 1 - Local Street' of the Showground DCP.

Compliance with Apartment Design Guide

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. Where compliance cannot be achieved, the built form and density should be reduced to resolve the issues and reduce built form capacity issues.

Given the current controls applicable to the land intended to maximise the development capacity of the site having regard to urban design testing commissioned by the Department, the Application should address how a density, yield and height considered appropriate the Department is capable of complying with baseline urban design and amenity standards on a precinct scale, noting the precedent this application will set.

Ecology

- As part of the Submission, a BDAR Waiver has been signed by the *Director Greater Sydney Regional Delivery Conservation Programs, Heritage, and Regulation Group* ('the Director') of the *Department of Climate Change, Energy, the Environment and Water*, under section 7.9(2) of the *Biodiversity Conservation Act 2016*. The Director considered the proposed SSD-83112728 - *Residential Flat Building – Carington Road, Castle Hill* is not likely to have any significant impact on biodiversity values as such a Biodiversity Development Assessment Report (BDAR) was not required. A supporting letter prepared by EcoLogical Australia (dated 5 September 2025, Ref: 24SYD8751) detailed the extent of impacts on biodiversity values. The BDAR waiver considers the proposed development as described in DOC25/792096 and Schedule 1 of the Waiver.
- The development footprint is greater than that identified DOC25/792096 and Schedule 1 of the BDAR Waiver and the proposed impacts on trees beyond the development footprint include impacts on four significant trees identified as trees numbered 13 & 14 (*Eucalyptus tereticornis*) and 15 & 16 (*Eucalyptus saligna*) in the Arboricultural Impact Assessment (Rain Tree Consulting, 12 September 2025). Trees 15 & 16 are proposed to be retained with a suite of mitigation measures detailed in the Arboricultural Impact Assessment (Rain Tree Consulting, 12 September 2025), however trees numbered 13 & 14 are proposed to be removed due to a moderate NRZ incursion of 12.4% and 18.3%, respectively.
- The Ecological Assessment (Ecological, September 2025) identified that there may be potential Matter of National Environmental Significance (MNES) listed under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (BC Act), on the *Pteropus poliocephalus* (Grey-headed Flying-Fox), that may be affected by the proposed development from the removal of marginal foraging habitat. Whilst the Ecological Assessment concluded that the impact would not constitute a significant impact, in the first instance the development should be designed to retain significant trees that provide foraging habitat for the Grey-headed Flying-fox.
- The *NSW Scientific Committee Final Determination for the Grey-headed Flying-fox* (4 May 2001) identifies that the Grey-headed Flying-fox is known to feed in highly disturbed vegetation (including isolated paddock trees) and that Eucalyptus is an important contributor of nectar and pollen to the diet of Grey-headed Flying Fox, including winter flowering trees such as *Eucalyptus tereticornis*. As such the proposed development should, in addition to the retention of Trees numbered 15 & 16 (*E. saligna*), retain and protect the two (2) existing *Eucalyptus tereticornis* identified as Trees numbered 13 & 14.
- There is opportunity to redesign the development to avoid impacts on trees numbered 13 & 14 (*Eucalyptus tereticornis*) noting that trees numbered 13 and 14 are located within areas proposed to be landscaped with a groundcover mix and the locations of paths, services and other proposed works, could be relocated and designed to avoid impacts on significant trees. Any encroachment within the Notional Root Zone (NRZ) must either be eliminated or assessed by a qualified consulting arborist to ensure ongoing viability of trees numbered 13 & 14.

Resource Recovery

- Separate FOGO bin rooms must be provided adjacent to residential lift cores on lower ground level.
- Bulky waste room needs to be of minimum size of 36m² for this development, current plans show 19m².
- Garbage must be compacted at a ratio of 2:1
- Garbage and recycle will be collected twice weekly, FOGO weekly. Bins for the development will be,
 - Garbage- 12 x 1100lt bins collected twice weekly compacted at a ratio of 2:1
 - Recycle – 12 x 1100lt bins collected twice weekly, no compaction
 - FOGO- 23 x 240lt bins collected weekly

Resource Recovery Conditions To Apply:

Domestic Waste Collection Risk Assessment
Before the issue of an Occupation Certificate, a risk assessment must be undertaken on site by Council's Resource Recovery Assessment Officer. The assessment must be arranged when clear unobstructed circulation in and out of the site is available for Council's Domestic Waste Contractor to perform a mock collection run at the site.
Condition reason: To ensure that any development serviced by Council and its Contractor can safely be accessed by the waste vehicle to complete onsite waste collections.
Installation of Master Key System to Waste Collection Room
Before the issue of an Occupation Certificate, the site project manager must organise with Council's locksmith to install a lockbox fitted with Council's Waste Management Master Key System 'P3520' on an accessible external wall of the waste holding room. The lockbox must store the site-specific keys that open the waste holding room so that Council's Waste Collection Contractor can access the room for ongoing waste collection. The lockbox is to be installed through Council's locksmith at the cost of the developer. Please contact Council's Resource Recovery Project Officer to organise the installation.
Condition reason: To ensure access is granted to Council's waste collection Contractor into the site's waste room to collect bins.

Trees / Landscape

1. Overview

There are significant concerns regarding the existing trees on site, particularly Tree 13 and Tree 14. Both trees are highly significant, forming part of an Endangered Ecological Community (EEC) and are protected under the *Threatened Species Conservation Act 1995*.

As discussed in the pre-meeting, these two *Eucalyptus tereticornis* trees are to be retained. Removal to accommodate the proposed design is considered unreasonable.

2. Design and Encroachment Considerations

The design should avoid these trees entirely. Any encroachment within the Notional Root Zone (NRZ) must either be eliminated or assessed by a qualified consulting arborist to ensure ongoing viability.

Encroachments from domain works—such as public pathways, civil works, road modifications, and landscape design—should be addressed through improved design solutions.

3. Tree-Specific Impact Analysis

- **Tree 13**

- NRZ Incursion: **12.4%** from the proposed basement and building footprint.
- Assessment: This level of impact may be tolerated with appropriate management by the appointed arborist.
- Recommendation: Any additional soil disturbance within the NRZ must be redesigned and avoided.

- **Tree 14**

- NRZ Incursion: **18.3%** from earthworks and public domain/civil design.
- Assessment: Further clarification is required to determine whether these impacts would allow the tree to remain viable.
- Recommendation: Detailed arborist advice is required before proceeding.

Environmental Health

Potential soil contamination

The Preliminary Hazardous Materials Assessment dated 2024 was submitted with the application. The report identified hazardous materials including asbestos containing material within the existing buildings.

The buildings were demolished prior to this application.

No clearance certification or information relating to the removal and disposal of the hazardous material has been submitted.

A Preliminary Site Investigation dated May 2025 was submitted with the application.

The assessment considered the site history and undertook a site inspection and limited sampling. The report did not reference to the Preliminary Hazardous Materials Assessment and did not include any Clearance Certificates for the demolition and removal work. Only 8 borehole samples and a sample from 6 stockpiles were taken.

Knowing that there was the presence of asbestos containing materials within the buildings on the sites the samples taken are not considered adequate to declare the site free of contamination particularly from asbestos or asbestos containing material without the additional information of clearance certificates and tipping documentation for the demolition.

Acoustics

The Noise and Vibration Impact Assessment prepared by PWNA has been reviewed.

The report is considered adequate in regard to noise protection for the units which to be constructed as part of this development.

Council has been in receipt of many complaints of noise nuisance resulting from unit developments in this precinct. The complaints related to construction noise and noise from established residential unit buildings due to mechanical ventilation, pool pumps and loose stormwater grates in driveways.

The Noise and Vibration report does not adequately consider mechanical plant, as specific details are not known and recommends an acoustic report be prepared for the construction certificate. This is a common recommendation which often does not occur or if a report is produced is not adequately assessed as part of the construction certificate assessment.

The Noise and Vibration Impact Assessment considered construction noise and found that the noise maybe excessive but did not provide any recommendations or solutions. Recent ground works close to the subject site using a rock breaking excavator resulted in complaints and disturbance for people living in some of the existing unit within the precinct. Possible alternative methods, acoustic barriers or other means of alleviating the noise disturbance should be investigated.

Land Information

The overall primary property address for this development is to be 2 Middleton Avenue CASTLE HILL NSW 2154.

Building property addresses are:

Building A Lobby A1 – 4 Middleton Avenue CASTLE HILL NSW 2154

Building A Lobby A2 – 2 Middleton Avenue CASTLE HILL NSW 2154

Building B Lobbies B1 & B2 – 12 Carrington Road CASTLE HILL NSW 2154

Building C Lobby C1 – 6 Middleton Avenue CASTLE HILL NSW 2154

Building C Lobby C2 – 25 Sexton Avenue CASTLE HILL NSW 2154

Vehicular driveway – 2 Fishburn Avenue CASTLE HILL NSW 2154

Unit Numbering is as per stamped 'Numbering Plans' identifying unit numbers; and as follows:

<u>Level</u>	<u>Building A</u>		<u>Building B</u>		<u>Building C</u>	
	Lobby Number					
	A1	A2	B1	B2	C1	C2
Lower Ground	N/A	LG01 – LG02	N/A	N/A	N/A	N/A
Ground	G03 – G06	G01 – G02	G12 – G18	N/A	G07 – G11	N/A
One	104 – 107	101 – 103	122 – 127	117 – 121	108 – 113	114 – 116
Two	204 – 208	201 – 203	231 – 236	225 – 230	209 – 218	219 – 224
Three	304 – 308	301 – 303	332 – 337	326 – 331	309 – 318	319 – 325
Four	404 – 408	401 – 403	431 – 436	425 – 430	409 – 417	418 – 424
Five	504 – 508	501 – 503	531 – 536	525 – 530	509 – 517	518 – 524
Six	604 – 608	601 – 603	631 – 636	625 – 630	609 – 617	618 – 624
Seven	704 – 708	701 – 703	731 – 736	725 – 730	709 – 717	718 – 724
Eight	804 – 808	801 – 803	N/A	824 – 829	809 – 816	817 – 823
Nine	904 – 908	901 – 903	N/A	924 – 929	909 – 916	917 – 923

Ten	1004 – 1008	1001 – 1003	N/A	1024 – 1029	1009 – 1016	1017 – 1023
Eleven	1104 – 1108	1101 – 1103	N/A	1115 – 1120	N/A	1109 – 1114
Twelve	1204 – 1208	1201 – 1203	N/A	1209 – 1214	N/A	N/A
Thirteen	1304 – 1308	1301 – 1303	N/A	1309 – 1314	N/A	N/A
Fourteen	N/A	1401 – 1408	N/A	1409 – 1411	N/A	N/A
Fifteen	N/A	1501 – 1504	N/A	1505 – 1507	N/A	N/A
Sixteen	N/A	1601 – 1604	N/A	1605 – 1607	N/A	N/A
Seventeen	N/A	1701 – 1704	N/A	N/A	N/A	N/A
Eighteen	N/A	1801 – 1804	N/A	N/A	N/A	N/A

These addresses shall be used for all correspondence, legal property transactions and shown on the final registered Deposited Plan/Strata Plan lodged with Land Registry Services NSW as required.

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.

Signage

Wayfinding signage is required for the Yoga Studio, Music Rooms, Workshops, Communal Function Room, WFH Hub, Gym, Pool, driveway entry points, on buildings, stairwells, and lifts to ensure that all numbering signage throughout the complex is clear to assist emergency service providers locate a destination easily & quickly.

Mailboxes

Australia Post requires cluster mailboxes within foyers 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 provided on plans marked: DA-110-007 (Building A), DA 110-008 (Building B, Building C Lobby C1), and DA110-009 (Building C Lobby C2); Rev: DA-01; Dated 12/09/2025 and stamped 'Numbering Plans' are 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 plus one (1) for the proprietors of the development and be as per Australia Post size

requirements. The proprietor's additional mailbox is to be located within the cluster located at Building A Lobby A2 at 2 Middleton Ave.

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 the final strata plan Admin Sheet.

Please be advised that Engineering, Traffic and Property comments are forthcoming, and will be provided under separate cover at a later date.

Should you have further enquiries regarding this matter, please contact me on 9843 0357.

Yours faithfully



Sanda Watts
DEVELOPMENT ASSESSMENT CO-ORDINATOR