

Project Name: Residential Flat Building at 51-57 Castle St
Case ID: PDA-104849206

Proponent Details

Project Owner Info

Title	Dr
First Name	James Hyung Kyu
Last name	Kim
Role/Position	Owner
Phone	0295312555
Email	SSDapplications@planningingenuity.com.au
Address	75 SHOWGROUND ROAD CASTLE HILL , , 2154 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Planning	Ingenuity
Phone	Email	Role/Position
0295312555	SSDapplications@planningingenuity.com.au	Company

Address

Suite 210, 531-533 Kingsway
Miranda, New South Wales 2228
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	Residential Flat Building at 51-57 Castle St
Industry	Residential & Commercial
Development Type	Residential
Estimated Development Cost (excl GST)	AUD68,430,000.00
Indicative Operation Jobs	5
Indicative Construction Jobs	200
Number of Occupants	288
Number of Dwellings	115
Number of Apartments	115
Number of Rooms	230
Gross Floor Area (GFA) sqm	13,360

Description of the Development/Infrastructure

The proposed development comprises a mid-rise residential flat building of approximately 14 storeys at 51-57 Castle Street, Castle Hill, delivering around 115 dwellings including a minimum 15% affordable housing component. The development includes basement parking, communal open space, landscaping and associated site infrastructure works, and is supported by a concurrent Planning Proposal to amend height controls under The Hills LEP 2019.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Castle Street, Castle Hill
Site Address (Street number and name)	51-57 Castle Street, Castle Hill NSW
Site Co-ordinates - Latitude	-33.729362
Site Co-ordinates - Longitude	151.001

Local Government Area

Local Government	District Name	Region Name	Primary Region
The Hills Shire	Central City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lots 4-7 in DP 216875

Site Area

What is the total site area for your development?

Site Area sqm

3,233

Statutory Context

Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The subject site at 51-57 Castle Street, Castle Hill is currently zoned R3 Medium Density Residential under The Hills Local Environmental Plan 2019, within which residential flat buildings are prohibited. Accordingly, the proposal is not permissible under the existing zoning. The development is therefore being advanced as State Significant Development with a concurrent Planning Proposal to rezone to R4 High Density Residential, where RFBs are permissible with consent. (Refer to Scoping report)

HDA EOI Number

251795

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R3 Medium Density Residential

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Environmental Planning and Assessment Act 1979; Environmental Planning and Assessment Regulation 2021; SEPP (Planning Systems) 2021; SEPP (Housing) 2021; SEPP (Resilience and Hazards) 2021; SEPP (Transport and Infrastructure) 2021; SEPP (Sustainable Buildings) 2022; SEPP (Biodiversity and Conservation) 2021; The Hills Local Environmental Plan 2019; The Hills Development Control Plan (informative).

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

There are no existing development approvals, concept plan approvals, staged consents or planning agreements applying to the subject site. The proposal has been reviewed by the NSW Housing Delivery Authority under EOI reference 251795 and declared State Significant Development by the Minister for Planning under section 4.36(3) of the Environmental Planning and Assessment Act 1979.

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part 1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part 2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Scoping Report - 51-57 Castle Street, Castle Hill
File Name	Site Map and Indicative Layout
File Name	Scoping Design