

93 -107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill

# Scoping Report

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## 93 -107 CECIL AVENUE AND 9-10 ROGER AVENUE, CASTLE HILL

Demolition of existing structures and construction of a mixed-use development with a total of approximately 617 apartments, including approximately 165 affordable dwellings, and basement car parking

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# 1.0 INTRODUCTION

## 1.1 Overview

This Scoping Report has been prepared by Sutherland & Associates Planning on behalf of GEMI 168 Pty Ltd. The Report relates to a proposal for the demolition of existing structures and construction of a mixed-use development at 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill. The development includes approximately 617 apartments and 8,025 square metres of commercial floor space. Approximately 15% of the gross floor area of the development or 165 apartments will be affordable housing, and therefore Chapter 2, Part 2, Division 1 'Infill affordable housing' of State Environmental Planning Policy(Housing) 2021 applies. The affordable housing component of the development will be managed by a registered community housing provider.

Under Schedule 1, Section 26A of the State Environmental Planning Policy (Planning Systems) 2021 'in-fill affordable housing' to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies is identified as State significant development where the residential development component has an estimated development cost of more than \$75 million (for land in the Eastern Harbour City, Central River City or Western Parkland City in the Six Cities Region). The Hills Shire is located within the Central River City pursuant to Schedule 9 of the Environmental Planning and Assessment Act 1979. The development includes affordable housing to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies, and the development will have a value in excess of \$75 million. Accordingly, the development is State significant development.

This Scoping Report has been prepared in accordance with the 'State Significant Development Guidelines: Preparing a Scoping Report' (prepared by the DPHI) as part of the process to obtain project-specific Secretary's Environmental Assessment Requirements (SEARs) to guide the preparation of an Environmental Impact Statement (EIS) for the development application. In accordance with the Guidelines, this report:

- describes the site
- describes the project
- discusses alternatives
- provides a strategic and statutory overview
- provides an overview of consultation to date and identify what future engagement will be carried
- identifies the key matters requiring further assessment in the EIS

A scoping summary table is provided at Appendix A.

The proposed development qualifies for Infill Affordable Housing Standard Industry Specific SEARs, as outlined in the DPHI Guidelines as the development is wholly permissible on the site, it does not meet the criteria for designated development and the development application is not a concept approval.

## 1.2 Applicant Details

The details of the applicant are outlined in the table below.

Applicant	GEMI 168 Pty Ltd
ABN	87638719641
Address	14-16 York St, Sydney 2000
Contact	Karen Chow
Contact Details	KarenC@aplusdg.com.au

### 1.3 Project Objectives

The proposed redevelopment of the site is intended to achieve the following objectives:

- Deliver a significant number of affordable housing dwellings on the site to assist in relieving the shortfall of affordable dwellings in the local government area. The quantum of affordable housing floor space proposed will be consistent with the percentage of affordable housing that is incentivised by the provisions of Chapter 2, Part 2, Division 1 of SEPP (Housing) 2021. The SEPP permits additional floor space of up to 30%, where 15% of the total floor space is provided as affordable housing. Approximately 15% of the total floor area or 165 apartments will be affordable housing, managed by a registered community housing provided for at least 15 years.
- Deliver a significant component of commercial floor space to contribute to the diversity of uses within the Castle Hill Strategic Centre and to provide employment opportunities in the area surrounding the commercial core.
- Deliver a vibrant high density residential development within an accessible area in Castle Hill.
- Maximise the supply and diversity of higher density housing close to transport, education, employment, recreation space and entertainment facilities.
- Achieve design excellence with a high-quality built form outcome that will contribute positively to the emerging character of the precinct and maximise the amenity for residents.
- Deliver a unit mix that meets local demand and responds to the local demographics.

### 1.4 Site Location

The land to which the proposal relates is in the suburb of Castle Hill which is within The Hills Shire local government area. Castle Hill is located approximately 34 kilometres north-west of the Sydney central business district.

Castle Hill is a strategic centre that provides retail and community services to a large population catchment in Sydney's north-west.

The commercial core of Castle Hill is bounded by Pennant Street to the north, north-east and west; Terminus Street to the south; Cecil Avenue and Showground Road to the south-west. Development in the commercial core consists of a mix of retail, business, office, leisure, entertainment, hotel and community uses.

The site is located to the south of the commercial core, in an area which has been identified as a mixed-use precinct.

The site is approximately 650 metres walking distance of the Castle Hill Metro Station and bus stops at the Metro Station. The site is also within walking distance of Castle Mall Shopping Centre and Castle Towers Shopping Centre.

The location of the site is illustrated in Figure 1 below.

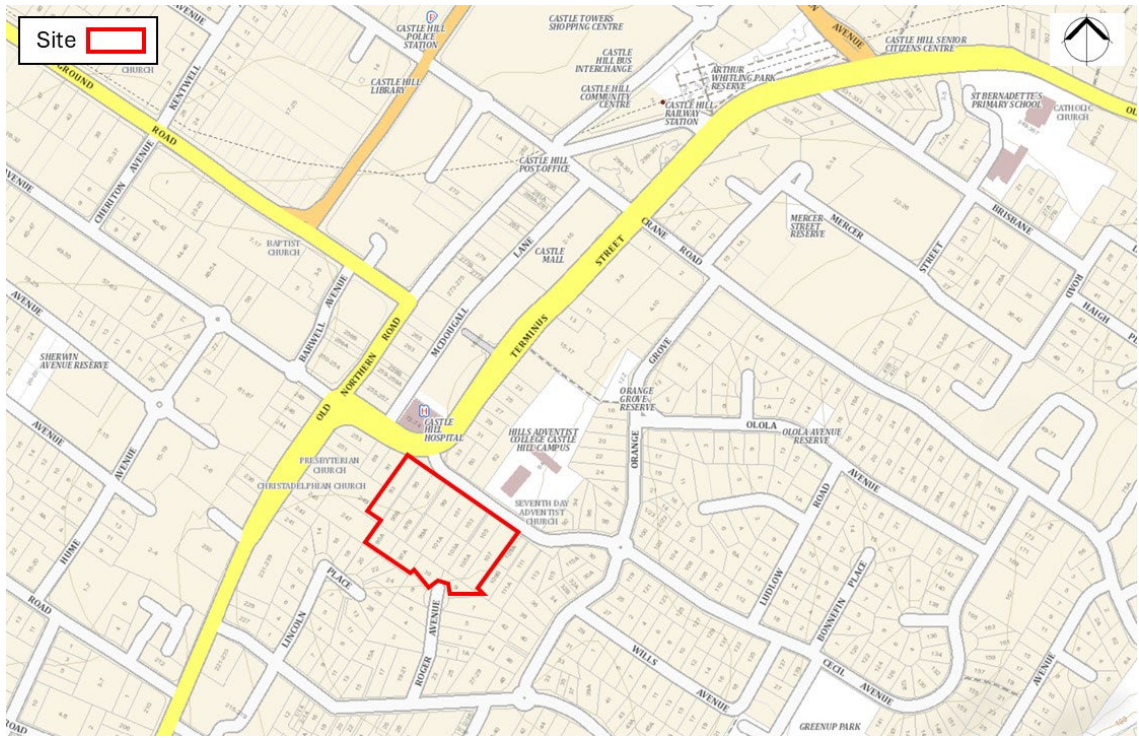


Figure 1:

Site Location: (Source: Google Maps 2024)

### 1.5 Site Description

The development site comprises the following allotments:

- Lot 27 DP 15399, 93 Cecil Ave
- Lot 22 DP 77859; 95 Cecil Avenue
- Lot 1 DP 531559, 95A Cecil Avenue
- Lot 21 DP 778595, 95B Cecil Avenue
- Lot 6 DP 705913, 97 Cecil Avenue
- Lot 4 DP 531559, 97A Cecil Avenue
- Lot 5 DP 705913, 97B Cecil Avenue
- Lot 1 DP 581293, 99 Cecil Avenue
- Lot 3 DP 581293, 99A Cecil Avenue
- Lot 2 DP 581293, 101 Cecil Avenue
- Lot 4 DP 581293, 101A Cecil Avenue
- Lot 1 DP 547897, 103 Cecile Avenue
- Lot 2 DP 547897, 103A Cecil Avenue
- Lot 1 DP 591676, 105 Cecil Avenue
- Lot 2 DP 591676, 105A Cecil Avenue
- Lot 20 DP 15399, 107 Cecil Avenue
- Lot 6 DP 29141, 9 Roger Avenue
- Lot 5 DP 29141, 10 Roger Avenue

The site is an irregular shaped allotment with an area of 17,623.6 square metres.

The site has 160.925 metre frontage to Cecil Avenue and a 35.92 metre frontage to Roger Avenue.

Each lot is currently occupied by a detached dwelling, with many properties also having a detached garage or outbuilding on the allotment.

The site has a fall of approximately 15 metres from the north (93 Cecil Avenue) to the south (9 Roger Avenue).

Vegetation on the site consists of scattered trees, shrubs and ground covers.



Figure 2:

Aerial view of the site (Six Maps 2024)



Photograph 1:

93 Cecil Avenue

Photograph 2:

95 Cecil Avenue and the  
driveway to 95A and  
95B Cecil Avenue



Photograph 3:

View showing the  
frontage of the site  
along Cecil Avenue  
(right)

Photograph 4:

97 Cecil Avenue and the  
driveway to 97A and  
97B Cecil Avenue



Photograph 5:

99 Cecil Avenue

Photograph 6:

101 Cecil Avenue





Photograph 7:

View of 103A and 105A Cecil Avenue

Photograph 8:

105 Cecil Avenue



Photograph 2:

107 Cecil Avenue

Photograph 3:

9 & 10 Roger Avenue



Photograph 4:

9 & 10 Roger Avenue

### 1.6 Surrounding Development

93 Cecil Avenue adjoins 91 Cecil Avenue and 249 Old Northern Road to the west. 91 Cecil Avenue is occupied by building used as a temporary exhibition home with an associated office. 249 Old Northern Road is occupied by the St Columbia's Presbyterian Church.

95A Cecil Avenue, and the rear of 93 Cecil Avenue, adjoins 247 Old Northern Road which is occupied by the Castle Hill Christadelphians Church. St Paul's Cemetery and Christadelphian Church which are local heritage items (item no. I61 and I62, respectively) under The Hills Shire Local Environmental Plan 2019 (THLEP).

Development to the east and south generally consists of low-density residential development.

#### Photograph 9:

91 Cecil Avenue (Source: Google Maps 2024)



#### Photograph 10:

249 Old Northern Road (left) &  
245-247 Old Northern Road  
(right)

### Photograph 11:

109 Cecil Avenue



### Photograph 12:

Castle Hill Private Hospital to the north-west of the site

### Photograph 13:

Development to the north of the site





Photograph 14:

View of 80 Cecil Avenue  
opposite the site

Photograph 15:

Development along the  
northern side of Cecil Avenue  
at 84-88 Cecil Avenue



Photograph 16:

Development along the  
northern side of Cecil Avenue

### 1.7 Background – Planning Proposal

The site has been the subject of a Planning Proposal with Gateway Determination granted on 2 November 2016 and gazetted on 17 July 2020 to facilitate a mixed use, multi-storey development on the subject site comprising 460 dwellings and at least 8,025m<sup>2</sup> of commercial floor space.

The key amendments to The Hills Local Environmental Plan 2012 were:

- Rezoning the site from R3 Medium Density Residential and R1 General Residential to B4 Mixed Use;
- Removing the maximum building height applicable to the site;
- Applying a 'base' floor space ratio of 1:1 across the entire site and an 'incentivised' floor space ratio of 3.5:1 across the entire site.
- Maximum of 460 dwellings.
- A minimum of 8,025 square metres of commercial floor space.

The Planning Proposal also culminated in a site specific Part D Section 21 of The Hills Development Control Plan which establishes land use and built form controls for the site.

Finally, the site is subject to an executed Voluntarily Planning Agreement to secure the provision of additional local infrastructure to support the proposed residential yield on this land. The core elements of the Voluntary Planning Agreement are:

- grant a public right of way easement for the benefit of the Council over the Land connecting Cecil Avenue to Roger Avenue and public plaza to Cecil Avenue;
- provision of works embellishing the easement; and
- a monetary contribution for other community infrastructure, roads and traffic management works as identified by Council.

### 1.8 Project summary

The proposal is for the redevelopment of the site, including the demolition of the existing buildings and construction of a mixed-use development with approximately 617 apartments and 8,025 square metres of commercial floor space.

The proposed unit mix and sizes of the entire development (including the 30% uplift component) will comply with the requirements of clause 7.11 of THLEP.

Approximately 15% of the floor space will be affordable housing that is managed by a registered community housing provider for 15 years. The affordable dwellings will be identified on the plans submitted with the development application.

The primary vehicular entry for residential, visitor, commercial parking and service vehicle parking is from Cecil Avenue.

The proposal includes a through site link to connect Cecil Avenue with Roger Avenue.

A detailed description of the proposed development is provided in section 3 of this report.





Figure 4:

Photomontage of the proposed development

### 1.9 Alternatives considered

The design is based on the site-specific land use, design, massing, setbacks and layout controls in Part D, Section 21 of The Hills Development Control Plan. These controls were developed at the time the site was rezoned, and site specific FSR incentive provisions were included in THLEP. The height and FSR of the development has been adjusted to accommodate the additional FSR permitted for infill affordable housing under SEPP Housing.

Whilst the DCP establishes key aspects of the development on the site, A+ Design Group has reviewed these provisions to ensure that the proposed development will achieve a reasonable level of amenity for the surrounding properties and future occupants, and the development will provide a positive contribution to the streetscape and public domain, despite the additional floor space and building height proposed. This process will be detailed in a Design Report, which will accompany the development application.

## 2.0 STRATEGIC CONTEXT

### 2.1 Project Justification

#### 2.1.1 Greater Sydney Regional Plan 2018

In March 2018 the Greater Sydney Region Plan - A Metropolis of Three Cities was released. The Plan sets a 40-year vision to 2056 and establishes a 20-year plan to manage growth and change for Greater Sydney. The vision for Greater Sydney as a metropolis of three cities — the Western Parkland City, the Central River City and the Eastern Harbour City where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. Castle Hill is located within the Central River City.

The Plan sets out 10 Directions which set out the aspirations for the region and objectives to support the Directions. The 10 Directions are:

- A city supported by infrastructure
- A collaborative city
- A city for people
- Housing the city
- A city of great places
- A well-connected city
- Jobs and skills for the city
- A city in its landscape
- An efficient city
- A resilient city

The Plan provides 38 objectives concerning, Infrastructure and collaboration, Liveability, Productivity and Sustainability which are aimed at achieving the identified directions.

Castle Hill is identified in the Greater Sydney Regional Plan as a metropolitan centre. Metropolitan centres are the economic focus of Greater Sydney, fundamental to growing its global competitiveness and where government actions and investment, including transport, will be focussed. The intent of these centres is to deliver very high levels of development and amenity.

Objective 10 of the Plan is 'Greater housing supply'. The Plan supports the provision of new housing in areas that are served by adequate infrastructure, or where infrastructure upgrades are planned. The Plan identifies housing targets for the Central City District of 53,500 dwellings in Years 0-5 and 207,500 dwellings between 2016-2036.

Objective 11 of the Plan is 'Housing is more diverse and affordable'. The proposed development will deliver affordable housing on the site, in accordance with the provisions of SEPP Housing, which aim to incentivise the provision of affordable housing. For these reasons the proposed development is consistent with objective 11.

The proposal is consistent with the key directions, objectives and strategies outlined within the Plan. In particular, it will contribute approximately 617 new dwellings to Castle Hill on a site that is within 650 metres of the Castle Hill Metro Station. A range of bus routes can also be accessed from the Castle Hill Metro Station. The proposal will therefore deliver housing choice in a highly accessible location and will accordingly contribute to the goal of achieving a 30-minute city and optimising infrastructure use. The

development will include a significant number of affordable dwellings to assist in addressing the shortfall of affordable housing in the area.

### **2.1.2 Central City District Plan**

The Central City District Plan was released in March 2018 and sets out a 20-year vision for the Central City District. The Central City District includes the Blacktown, Cumberland, Parramatta and The Hills local government areas.

The Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level.

The Central City District Plan identifies Castle Hill as a strategic centre. The Plan notes that the Sydney Metro Northwest will facilitate housing and jobs growth around new stations at Castle Hill, Showground, Norwest, Bella Vista, Kellyville and Cudgegong Road.

Consistent with the Greater Sydney Region Plan, the Central City District Plan sets a 5-year housing target for The Hills of 8,550 dwellings. An updated housing target for The Hills has recently been released. The new target is 23,300 completed homes by 2029.

The proposed development is consistent with the planning priorities and actions of the District Plan in that it will provide new housing in a location that is served by existing infrastructure. The significant number of affordable housing dwellings within the development will contribute to the supply of affordable housing. The proposed development contributes to the diversity of housing in the district by providing a range of apartment sizes, adaptable apartments and affordable housing.

### **2.1.3 Hills Future 2036 Local Strategic Planning Statement**

The Hills Local Strategic Planning Statement provides a land use vision for The Hills Shire to 2036.

The Plan seeks to build strategic centres to realise their potential. Three strategic centres have been identified being, Norwest, Castle Hill and Rouse Hill.

The site is located within the Castle Hill Strategic Centre. The site is located outside of the commercial core. The LSPS structure plan shows the site within a mixed-use area. The LSPS indicates that development within and surrounding the centre will incorporate a variety of building heights, including some distinctive or landmark heights.

The LSPS Planning Priorities related to housing are:

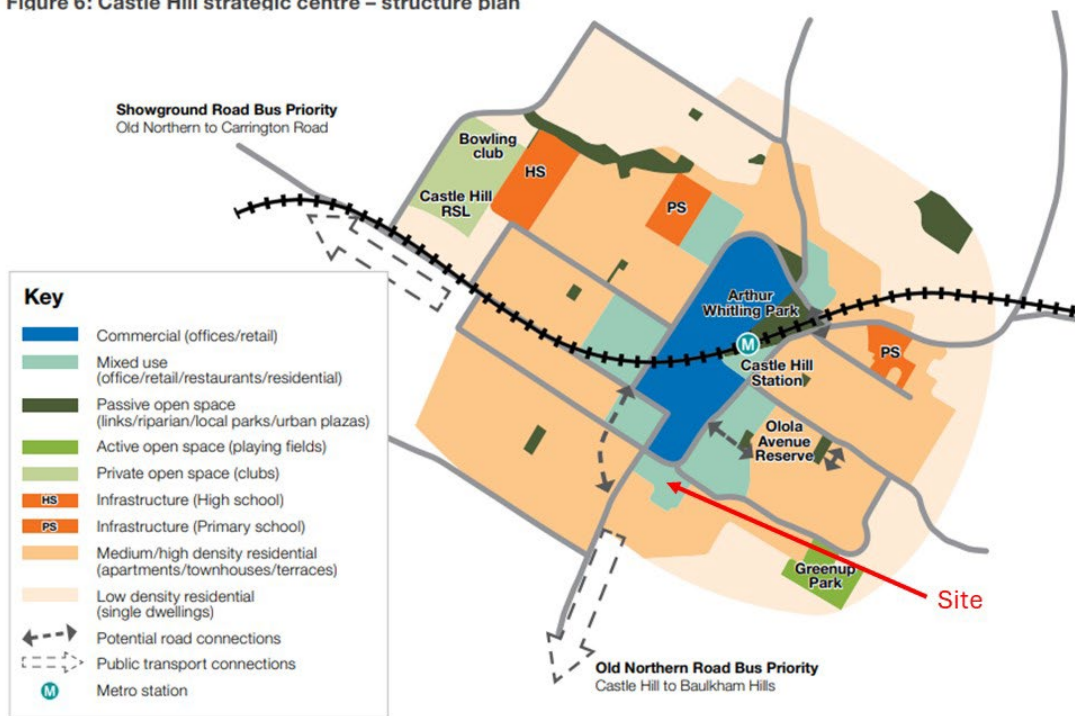
- Plan for new housing to support Greater Sydney's growing population.
- Plan for new housing in the right locations.
- Plan for a diversity of housing.
- Renew and create great places.
- Provide social infrastructure and retail services to meet residents' needs.

The LSPS acknowledges the need for affordable housing and notes that Council will encourage affordable housing in areas serviced by infrastructure.

The proposed development is entirely consistent with the vision and relevant targets of the LSPS. Specifically:

- The development relies on the infill affordable housing provisions of SEPP Housing which incentivise the provision of affordable housing and address the issues around the feasibility of providing affordable housing. On this basis, approximately 15% of the floor space within the development or 165 apartments will be set aside for affordable housing for 15 years.
- The proposed housing is in the right location, as it is supported by existing infrastructure. The site is located within 650 metres of the Castle Hill Metro Station.
- The site is in close proximity to Castle Towers shopping centre and other retail areas within the commercial core.
- The site is located within close proximity of the commercial core which provides local employment opportunities.

**Figure 6: Castle Hill strategic centre – structure plan**



**Figure 5:**

Extract from the Castle Hill Structure Plan

### 2.1.4 The Hills Housing Strategy

The Hills Shire Council Housing Strategy was adopted by Council on 22 October 2019.

The Strategy notes that the population of The Hills Shire is set to increase from approximately 162,500 people in 2016 to 290,900 people in 2036, which is an 80% increase in population. The Housing Strategy establishes the basis for strategic planning of the residential component of the Shire’s urban lands to 2036.

The Housing Strategy is based on five planning priorities which are to:

- Plan for new housing to support Greater Sydney's growing population.
- Plan for new housing in the right locations.
- Plan for a diversity of housing.
- Renew and create great places.
- Provide social infrastructure and retail services to meet residents' needs.

The strategy seeks to match growth with infrastructure and notes that higher density housing must be provided in areas connected to, or with reach or, transport and other urban services.

The Housing Strategy notes that the provision of affordable housing is an issue across Greater Sydney. The Strategy states:

Approximately 6% of households in The Hills suffer rental stress and may be in need of affordable housing options. Most of these households fall within the very low, low and moderate income brackets. Within this group of renters, there is a higher degree of rental stress, as a significant proportion of the properties that are leased at rates suitable for these income brackets are occupied by those who fall within higher income brackets.

This forces residents who need to occupy these properties into rental stress, as they must seek properties that are beyond the 30 per cent threshold of their income.

As detailed above, the proposed development contributes to the supply of housing, within a significant centre that is supported by an existing rail and bus network. The development will also contribute to the supply of affordable housing.

#### **2.1.5 Draft Castle Hill Precinct Plan**

The Draft Castle Hill Precinct Plan was prepared to set the framework for reinforcing Castle Hill as a vibrant regional destination and to expand the mix of uses in the centre, including increased housing capacity and more employment opportunities. The Plan predicts the Castle Hill Strategic Centre will be the leading shopping and entertainment destination for North West Sydney by 2041. The Draft Castle Hill Precinct Plan was on exhibition until July 2023.

The Plan notes the strategic work for the site has been completed, as the site was rezoned in 2020. The proposed development is generally consistent with the strategic work done for the site, including the site specific LEP and DCP provisions, with the exception that additional height and FSR is proposed in response to the incentive provisions of SEPP Housing which encourage the provision of affordable housing.

#### **2.1.6 Future Transport Strategy 2056**

The Future Transport Strategy outlines the 40-year vision of the State Government in regard to the State's transport network and system. The strategy aims to place NSW at the forefront of the country with a sophisticated transport system which will harness the rapidly advancing transport technology. The strategy outlines a planned and coordinated set of actions to address challenges faced by the NSW transport system to support the State's economic and social performance over the next 40 years.

The proposed development is consistent with the relevant State-wide outcomes of the Future Transport Strategy 2056 as it:

- provides an optimal mix of residential and non-residential uses which will achieve a transformational place making outcome for the region (Outcome 1: Successful Places)
- will encourage business and individual investment in the area by contributing towards a critical mass of residential population within the precinct (Outcome 2: Strong Economy)
- encourages the use of public transport by linking residential uses to a transport node (Outcome 6: Sustainability).

The development is located within close proximity of the commercial core of Castle Hill, the Castle Hill Metro Station and bus services available at the Castle Hill Metro Station. Additional residential floor space in this location will assist in maximising the use of existing infrastructure.

### **2.1.7 Housing 2041 – NSW Housing Strategy**

Housing 2041 represents a 20-year vision for the delivery of housing as established by the NSW Government. Housing 2041 sets the framework for delivering more housing in the right locations, more diverse housing options that suit diverse demographics, as well as high amenity housing. Housing 2041 establishes four pillars to underpin the future of housing. The proposed development will closely align with each of these pillars in the following manner:

- Supply: the proposal will facilitate the delivery of a total of approximately 617 apartments, including approximately 15% of the total gross floor area or 165 affordable housing apartments, which is a significant boost to the supply of both rental and market accommodation.
- Diversity: the proposal provides for a balanced mix between apartments for rent and apartments for sale. Moreover, a range of 1-, 2-, 3- and 4-bedroom apartments are proposed to appeal to a broad residential market and ensure that all types of households have a place in the development.
- Affordability: the proposal will assist in improving affordability in two primary ways, firstly by providing an increased supply of rental apartments at an affordable rate, which provides downward pressure on rents, and secondly by providing increased supply of market apartments which provides downward pressure on apartment prices.
- Resilience: ESD principles will be embedded into the buildings design and future operation.

## 3.0 PROJECT

### 3.1 Proposed Development

The proposal is for the redevelopment of the site comprising the following:

- Demolition of existing buildings.
- The staged construction of a mixed-use development comprising at least 8,025 square metres of commercial floor space and approximately 617 apartments. The proposed unit mix and sizes of the entire development will comply with the requirements of clause 7.11 of THLEP. Approximately 15% of the floor space will be affordable housing. The affordable dwellings, and the registered community housing provider, will be nominated in the development application documentation.
- A stepped built form is proposed which responds to the scale of development in the Castle Hill Town Centre and the smaller scale residential development to the south and south-east of the site. The built form also responds to the topography of the site which falls from the north-west to the south-east. The built form is based on the massing shown for the site in The Hills Development Control Plan. The development has a height of 25 and 20 storeys facing Cecil Avenue. The scale of the development gradually reduces to 12-13 storeys to Roger Avenue. A 6-storey building is located on the western side of the site, adjacent to the site of a heritage item. A 5-storey building is located on the eastern side of the site to provide a transition in scale to the lower density residential development to the south-east along Cecil Avenue.
- The primary vehicular entry for residential, visitor, commercial parking and service vehicle parking is from Cecil Avenue.
- The proposal includes a through site link to connect Cecil Avenue with Roger Avenue.
- The built form incorporates extensive landscaping on the ground floor plane within each street setback, within the through site link and on roof tops. The landscaping is designed to soften the building form, create a green outlook for apartments and a higher level of amenity for residents, provide quality communal spaces, connect the built form with the surrounding natural environment, and improve the environmental performance of the building.

The proposed development is detailed on the concept Architectural Scheme prepared by A+ Design Group which accompanies this Report.

### 3.2 Estimated Capital Investment Value

The estimated capital investment value (CIV) for the proposed development is in excess of \$75 million.

### 3.3 Numerical Summary

Element	Proposed
Affordable Housing	Approximately 15% of total Gross Floor Area or 165 apartments. The floor space to be allocated to affordable housing will be nominated on the architectural plans that will be submitted with the development application.
Site Area	17,623.6 square metres
Permissible FSR	3.5:1 pursuant to clause 7.11 of THLEP plus an additional 30% FSR if 15% of the GFA is affordable housing = 4.55:1
Proposed GFA/FSR	4.55:1

Element	Proposed
Storeys	5-25 storeys
Indicative Unit Mix	<ul style="list-style-type: none"> <li>• 1 bed – 63 (10.2%)</li> <li>• 2 bed – 426 (69%)</li> <li>• 3 bed – 126 (20.4%)</li> <li>• 4 Bed – 2 (0.3%)</li> <li>• Total – 617</li> </ul>
Indicative Solar access	70%
Indicative Cross Ventilation	61%

## 4.0 STATUTORY CONTEXT

### 4.1 EP&A Act, SEPPs and EPIs

This section provides an overview of the key statutory requirements for the project, having regard to:

- the EP&A Act and EP&A Regulation
- other relevant legislation
- relevant environmental planning instruments

Matter	Description
Power to grant consent	<p><b>Environmental Planning and Assessment Act 1979 (EP&amp;A Act)</b></p> <p>Section 4.36(1) of the EP&amp;A Act identifies State Significant Development as being development 'declared' under that section to be State significant development. Subsection (2) of the same section provides that a State Environmental Planning Policy may declare any development "or any class or description of development" to be State significant development.</p> <p><b>State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)</b></p> <p>Part 2.2 of Ch 2 of State Environmental Planning Policy (Planning Systems) 2021 contains provisions directed to State significant development. Clause 2.6, within Pt 2.2, relevantly provides:</p> <p style="padding-left: 40px;"><i>"2.6 Declaration of State significant development: section 4.36</i></p> <p style="padding-left: 40px;"><i>(1) Development is declared to be State significant development for the purposes of the Act if -</i></p> <p style="padding-left: 80px;"><i>(a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without consent under Part 4 of the Act, and</i></p> <p style="padding-left: 80px;"><i>(b) the development is specified in Schedule 1 or 2."</i></p> <p>Schedule 1, Clause 26A of the State Environmental Planning Policy (Planning Systems) 2021 states that the following development is considered to be SSD –:</p> <p style="padding-left: 40px;"><i>(1) Development to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies if—</i></p> <p style="padding-left: 80px;"><i>(a) the part of the development that is residential development has a capital investment value of—</i></p> <p style="padding-left: 120px;"><i>(i) for development on land in the Eastern Harbour City, Central River City, Western Parkland City or Central Coast City in the Six Cities Region—more than \$75 million, or</i></p> <p style="padding-left: 120px;"><i>(ii) for development on other land—more than \$30 million, and</i></p> <p style="padding-left: 80px;"><i>(b) the development does not involve development prohibited under an environmental planning instrument applying to the land.</i></p> <p>The proposal:</p> <ul style="list-style-type: none"> <li>• Is located in the Central River City of the Six Cities Region</li> <li>• Has a capital investment value (CIV) greater than \$75 million, and</li> <li>• Does not involve development prohibited under an EPI applying to the land.</li> </ul>

Matter	Description
	Therefore, the development is SSD is accordance with section 26A of the Planning Systems SEPP.
Permissibility	<p><b>The Hills Local Environmental Plan 2019</b></p> <p>In accordance with clause 2.7 the demolition of a building or work may be carried out only with development consent.</p> <p>The site is located within the MU1 Mixed Use zone pursuant to The Hills Local Environmental Plan 2019 (THLEP).</p> <p>The application seeks consent for a mixed-use development which includes commercial premises, shop top housing and a residential flat building. Pursuant to the Land Use Table of the THLEP, the proposed uses are permitted with consent.</p>
Other approvals	There are no other approvals that are required under the EP&A Act for the project.
Approvals required if the project was not an SSDA	<p><b>Water Management Act 2000</b></p> <p>During the preparation of the EIS an assessment of potential impacts to surface or groundwater will be undertaken.</p> <p>Consistent with section 4.41 of the EP&amp;A Act, SSD does not require an approval for water use (section 89), a water management work (section 90) or an activity (section 91) of the Water Management Act 2000.</p>
Pre-conditions to granting consent	<p><b>Biodiversity Conservation Act 2016 – Clause 7.9</b></p> <p>Section 7.9 applies to an application for development consent under Part 4 of the EP&amp;A Act for SSD. In accordance with clause 7.9(2) any such application is to be accompanied by a BDAR or BDAR waiver under the Planning Agency Head and Environment Agency Head determine that the proposed development is not likely have any significant impact on biodiversity values. A BDAR waiver request will be prepared.</p> <p><b>State Environmental Planning Policy (Transport and Infrastructure) 2021 - Clause 2.122(4)</b></p> <p>In accordance with clause 2.122(4) and Schedule 3 the SEPP, the consent authority before determining the DA, must:</p> <ul style="list-style-type: none"> <li>• within 7 days after the application is made, give written notice of the application to TfNSW, and</li> <li>• take into consideration - <ul style="list-style-type: none"> <li>• any submission that TfNSW provides in response to that notice within 21 days after the notice was given (unless before the 21 days, TfNSW advises that it will not be making a submission), and the accessibility of the site concerned.</li> </ul> </li> </ul>

Matter	Description
	<p><b>State Environmental Planning Policy (Resilience and Hazards) 2021</b></p> <p>State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) states that a consent authority must not consent to the carrying of any development on land unless it has considered whether the subject land is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, the consent authority must be satisfied that the land can and will be remediated before the land is used for that purpose.</p> <p>The EIS will be accompanied by a Preliminary Site Investigation. If required, a Detailed Site Investigation (and Remediation Action Plan) will be prepared and submitted with the EIS confirming the site is suitable for the proposed development.</p>
	<p><b>State Environmental Planning Policy (Housing) 2021</b></p> <p><i>Clause 21</i></p> <p>Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development—</p> <p>(a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and</p> <p>(b) the affordable housing component will be managed by a registered community housing provider.</p>
	<p><b>State Environmental Planning Policy (Sustainable Buildings) 2002</b></p> <p><i>Clause 2.1(5) Standards for BASIX development and BASIX optional development</i></p> <p>(5) Development consent must not be granted to development to which the standards specified in Schedule 1 or 2 apply unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.</p>
	<p><b>The Hills Local Environmental Plan 2019 – Clause 7.7 Design Excellence</b></p> <p>Clause 7.7 applies to development involving the erection of a new building.</p> <p>Pursuant to clause 7.7(3) development consent must not be granted to development to which the clause applies unless the consent authority considers that the development exhibits design excellence. Clause 7.7(4) sets out the matters the consent authority must have regard to in considering whether the development exhibits design excellence.</p>
	<p><b>The Hills Local Environmental Plan 2019 – Clause 7.18 Development at 93–107 Cecil Avenue and 9 and 10 Roger Avenue, Castle Hill</b></p> <p>Clause 7.18 applies to the subject site. Clause 7.18 (2) and (3) state the following:</p> <p>(2) Development consent must not be granted to development that results in more than 460 dwellings on the subject land.</p> <p>(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.</p> <p>A clause 4.6 request will accompany the EIS to address the proposed variation to Clause 7.18(2).</p>

Matter	Description
<p><b>Mandatory matters for consideration</b></p>	<p><b>Environmental Planning and Assessment Act 1979</b></p> <p>The relevant objects of the Environmental Planning and Assessment Act 1979 under section 1.3 must be considered.</p> <p>Section 4.15 of the EP&amp;A Act outlines the matters that a consent authority must take into consideration when determining development applications.</p> <p>These matters are summarised as:</p> <ul style="list-style-type: none"> <li>• provisions of environmental planning instruments (including draft instruments)</li> <li>• planning agreements</li> <li>• the EP&amp;A Regulation</li> <li>• the environmental, social and economic impacts of the development</li> <li>• the suitability of the site</li> <li>• any submissions</li> <li>• the public interest, including the objects of the EP&amp;A Act and the encouragement of ecologically sustainable development (ESD).</li> </ul> <p>These requirements will be addressed and detailed in the EIS.</p>
	<p><b>The Hills Local Environmental Plan 2019 – Clause 2.3(2) Zone objectives</b></p> <p>Clause 2.3(2) requires the consent authority to have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</p>
	<p><b>The Hills Local Environmental Plan 2019 – Clause 4.4 Floor Space Ratio</b></p> <p>Clause 4.4 states that the floor space ratio of a building on any land is not to exceed the maximum floor space ratio for the land on the Floor Space Ratio Map.</p>
	<p><b>The Hills Local Environmental Plan 2019 – Clause 7.2 Earthworks</b></p> <p>Clause 6.2 Earthworks requires the consent authority to consider the following matters in determination of the application:</p> <ul style="list-style-type: none"> <li>(a) <i>the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</i></li> <li>(b) <i>the effect of the development on the likely future use or redevelopment of the land,</i></li> <li>(c) <i>the quality of the fill or the soil to be excavated, or both,</i></li> <li>(d) <i>the effect of the development on the existing and likely amenity of adjoining properties,</i></li> <li>(e) <i>the source of any fill material and the destination of any excavated material,</i></li> <li>(f) <i>the likelihood of disturbing relics,</i></li> <li>(g) <i>the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</i></li> <li>(h) <i>any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i></li> </ul>

Matter	Description		
	<p><b>The Hills Local Environmental Plan 2019 – Clause 7.11 Development on certain land within the Sydney Metro Northwest Urban Renewal Corridor</b></p> <p>The site is identified as Area A on the Floor Space Ratio Map and a Floor Space Ratio of 3.5:1 is specified for the site on the Floor Space Ratio Incentive Map.</p> <p>Clause 7.11 applies to development that involves the erection of one or more buildings that contain dwellings on land identified as Area A on the Floor Space Ratio Map.</p> <p>Clause 7.11(3) provides the following:</p> <p style="padding-left: 40px;"><i>(3) Despite clause 4.4, the consent authority may consent to development on land to which this clause applies with a floor space ratio that does not exceed the increased floor space ratio identified on the <u>Floor Space Ratio Incentive Map</u>, if the consent authority is satisfied that –</i></p> <p style="padding-left: 80px;"><i>(a) no more than 25% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be studio or 1-bedroom dwellings, or both, and</i></p> <p style="padding-left: 80px;"><i>(b) at least 20% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more bedroom dwellings, and</i></p> <p style="padding-left: 80px;"><i>(c) at least 40% of all 2-bedroom dwellings contained in the development will have a minimum internal floor area of 110 square metres, and</i></p> <p style="padding-left: 80px;"><i>(d) at least 40% of all 3-bedroom dwellings contained in the development will have a minimum internal floor area of 135 square metres, and</i></p> <p style="padding-left: 80px;"><i>(e) if the development is on land identified as “Area A” on the <u>Floor Space Ratio Map</u>, the following minimum number of car parking spaces are to be provided for the development –</i></p> <p style="padding-left: 120px;"><i>(i) for each dwelling – 1 car parking space,</i></p> <p style="padding-left: 120px;"><i>(ii) for every 5 dwellings – 1 car parking space, in addition to the car parking space required for the individual dwelling, and</i></p> <p style="padding-left: 80px;">...</p> <p>The unit mix and apartment sizes for the entire development will comply with the requirements of clause 7.11(3).</p>		
	<p><b>State Environmental Planning Policy (Housing) 2021</b></p> <p><b>Chapter 2 Affordable Housing Div 1 In-fill affordable housing</b></p>		
	<p><i>15C Development to which division applies</i></p>		
	<table border="1"> <tr> <td style="width: 50%; vertical-align: top;"> <p>(1) This division applies to development that includes residential development if—</p> <p>(a) the development is permitted with consent under Chapter 3, Part 4 or another environmental planning instrument, and</p> </td> <td style="width: 50%; vertical-align: top;"> <p>The site is located within the MU1 Mixed Use zone pursuant to the THLEP.</p> <p>The application seeks consent for a mixed-use development comprising commercial premises, shop top housing and residential flat buildings, the uses of which are permitted with consent in the MU1 zone.</p> </td> </tr> </table>	<p>(1) This division applies to development that includes residential development if—</p> <p>(a) the development is permitted with consent under Chapter 3, Part 4 or another environmental planning instrument, and</p>	<p>The site is located within the MU1 Mixed Use zone pursuant to the THLEP.</p> <p>The application seeks consent for a mixed-use development comprising commercial premises, shop top housing and residential flat buildings, the uses of which are permitted with consent in the MU1 zone.</p>
<p>(1) This division applies to development that includes residential development if—</p> <p>(a) the development is permitted with consent under Chapter 3, Part 4 or another environmental planning instrument, and</p>	<p>The site is located within the MU1 Mixed Use zone pursuant to the THLEP.</p> <p>The application seeks consent for a mixed-use development comprising commercial premises, shop top housing and residential flat buildings, the uses of which are permitted with consent in the MU1 zone.</p>		

Matter	Description	
	(b) the affordable housing component is at least 10%, and	The proposal seeks to provide Approximately 15% of the total floor space or 165 apartments as affordable housing for 15 years
	<p>(c) all or part of the development is carried out—</p> <p>(i) for development on land in the Six Cities Region, other than in the City of Shoalhaven local government area—in an accessible area,</p> <p><i>accessible area means land within—</i></p> <p>(a) 800m walking distance of—</p> <p>(i) a public entrance to a railway, metro or light rail station, or</p> <p>(ii) for a light rail station with no entrance—a platform of the light rail station, or</p> <p>(iii) a public entrance to a wharf from which a Sydney Ferries ferry service operates, or</p> <p>(b) (Repealed)</p> <p>(c) 400m walking distance of a bus stop used by a regular bus service, within the meaning of the <a href="#">Passenger Transport Act 1990</a>, that has at least 1 bus per hour servicing the bus stop between—</p> <p>(i) 6am and 9pm each day from Monday to Friday, both days inclusive, and</p> <p>(ii) 8am and 6pm on each Saturday and Sunday.</p>	The development is within an accessible area with the site being located within 650 metres of Castle Hill Metro Station (walking distance).
	(2) Affordable housing provided as part of development because of a requirement under another environmental planning instrument or a planning agreement within the meaning of the Act, Division 7.1 is not counted towards the affordable housing component under this division.	In this circumstance, no other environmental planning instrument or a planning agreement within the meaning of the Act, Division 7.1, requires affordable housing.
<i>16 Affordable housing requirements for additional floor space ratio</i>		
	(1) The maximum floor space ratio for development that includes residential	The maximum floor space ratio for residential development on the site is

Matter	Description	
	<p>development to which this division applies is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).</p>	<p>3.5:1 based on the incentive floor space ratio provisions in clause 7.11 of THLEP. A floor space bonus of up to 1.05:1 is therefore permitted giving a total FSR of 4.55:1. The development will comply with the applicable FSR.</p> <p>An assessment against this provision will be provided for the SSD.</p>
	<p>(2) The minimum affordable housing component, which must be at least 10%, is calculated as follows—</p> <p>Affordable housing component = additional floor space (as a percentage) divided by 2</p>	<p>15% of the floorspace or 165 apartments will be affordable housing. The affordable housing floor space will be nominated on the plans submitted with the SSD application. The development is therefore entitled an additional 30% floor space (this is the maximum that can be provided).</p>
	<p>(3) If the development includes residential flat buildings or shop top housing, the maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).</p> <p>Example— Development that is eligible for 20% additional floor space ratio because the development includes a 10% affordable housing component, as calculated under subsection (2), is also eligible for 20% additional building height if the development involves residential flat buildings or shop top housing.</p>	<p>No height of buildings control applies to the site.</p>
	<p>(4) This section does not apply to development on land for which there is no maximum permissible floor space ratio.</p>	<p>N/A</p>
<p><i>19 Non-discretionary development standards – the Act, s4.15</i></p>		
	<p>(1) The object of this section is to identify development standards for particular matters relating to residential development under this division that, if complied with, prevent the consent authority from requiring more onerous standards for the matters. Note— See the Act, section 4.15(3), which does not</p>	<p>Noted.</p>

Matter	Description	
	prevent development consent being granted if a non-discretionary development standard is not complied with.	
	(2) The following are non-discretionary development standards in relation to the residential development to which this division applies— (a) a minimum site area of 450m <sup>2</sup>	The site area exceeds 450sqm.
	(b) a minimum landscaped area that is the lesser of— (i) 35m <sup>2</sup> per dwelling, or (ii) 30% of the site area	Capable of complying.
	(c) a deep soil zone on Approximately 15% of the site area, where— (i) each deep soil zone has minimum dimensions of 3m, and (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site	Capable of complying.
	(d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid- winter,	Capable of complying.
	(e) the following number of parking spaces for dwellings used for affordable housing— (i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, (iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space,	Capable of complying.
	(f) the following number of parking spaces for dwellings not used for affordable housing— (i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 1 parking space, (iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,	Capable of complying.

Matter	Description	
	(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development	Capable of complying.
	(3) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies	Noted.
<i>20 Design Requirements</i>		
	(3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with—  (a) the desirable elements of the character of the local area, or  (b) for precincts undergoing transition— the desired future character of the precinct.	The proposed height is not inconsistent or incongruous with the desired future character for this locality.  A detailed assessment against this provision will be provided for the SSD.
<i>21 Must be used for affordable housing for at least 15 years</i>		
	(1) Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development—  (a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and	Noted –  Evidence will be provided to demonstrate that the affordable housing component of the development will be managed as such for at least 15 years.
	(b) the affordable housing component will be managed by a registered community housing provider.	The affordable housing component will be managed by a registered community housing provider and details of the CHP will be provided with the SSD application.
<b>Chapter 4 Design of Residential Apartment Development</b>		
<i>147 Determination of development applications and modification applications for residential apartment development</i>		
	(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development	The proposal is consistent with the design principles in Schedule 9 and achieves full compliance with the ADG.



Matter	Description	
	<p>must not be modified, unless the consent authority has considered the following—</p> <p>(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,</p> <p>(b) the Apartment Design Guide,</p> <p>(c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.</p>	<p>Compliance with the ADG will be demonstrated in the EIS and supporting documentation.</p>

#### 4.2 The Hills Development Control Plan 2012

Section 2.10 of the Planning Systems SEPP provides that development control plans do not apply to state significant development. However, there is a site specific DCP which applies to the site which informed the new planning controls for the site and given its site specific nature is considered to be relevant to the development of the site.

The preliminary proposal has been designed to be consistent with the anticipated built form identified in Part D Section 21 of The Hills Development Control Plan, as summarised below.

DCP Provision	Comment
2.1 Land Use	<p>The preliminary proposal adopts the distribution of land uses as illustrated in Figure 3. In particular:</p> <ul style="list-style-type: none"> <li>• The commercial floor space is located at the lower levels of Buildings A and B</li> <li>• Key thoroughfares are provided</li> <li>• 8025m<sup>2</sup> of GFA of retail / commercial uses is provided on the site.</li> <li>• residential apartments are to be provided on the site above the commercial</li> </ul>
2.2 Built Form and Design	<p>The detailed design will utilise a wide variety of complementary and high quality architectural materials, textures and articulation to break down the built form and create a modern, attractive urban environment.</p>
2.3 Building Height and Site Layout	<p>The preliminary proposal adopts the site layout as illustrated in Figure 6.</p> <p>The height in storeys is however increased as a consequence of the incentivised height under SEPP Housing. Nonetheless, the increase in height still adheres to the principle of stepping of height down the site, and the need to minimise shadow impacts to adjacent properties to the south. The figures below provide a comparison of the DCP massing and the proposed massing.</p>

DCP Provision	Comment
	 <p data-bbox="555 1120 798 1153">DCP Height in Storeys</p>  <p data-bbox="555 1926 845 1960">Proposed Height in Storeys</p>

DCP Provision	Comment
2.4 Building Setbacks	The proposal adopts the identified setbacks as illustrated in the figures above.
2.5 Sunlight Solar Access and Privacy	The architectural package demonstrates that the revised massing is still capable of delivering at least 4 hours solar access to all adjacent properties between 9am-3pm on 21 June, with the exception of one particularly vulnerable property which still receives 3.5 hours.
2.6 Open Space, Landscaping and Pedestrian Amenity	The proposal is intended to provide in excess of the minimum common open space requirement (i.e. 31%), comprising roof tops and ground floor areas.
2.7 Safety and Security	The detailed design will address the principles of Crime Prevention through Environmental Design (CPTED).
2.8 Traffic, Parking and Vehicular Access	Vehicular access to the site is provided in accordance with Figure 12 and parking is only located within basement levels. Car parking provision will be addressed in the EIS.
2.9 Ecologically Sustainable Development	The proposal is intended to achieve the identified ESD standards in the DCP.
2.10 Heritage	Impacts on the immediate setting of the Christadelphian Church and St Paul's Cemetery at 245 and 247 Old Northern Road respectively, will be mitigated through compliant setbacks, siting of common open space as anticipated by the DCP, and landscaping to reduce the visual dominance of the proposal.

## 5.0 ENGAGEMENT

### 5.1 Engagement carried out

Pre-lodgement consultation has occurred with:

- the Department of Planning, Housing and Infrastructure; and
- The Hills Shire Council

### 5.2 Engagement to be carried out

A comprehensive programme of communication and engagement will occur during the preparation of the EIS with relevant stakeholders which will include the relevant State and Local authorities, service and utility providers and surrounding landowners, as follows:

- DPHI
- The Hills Shire Council
- TfNSW
- Community stakeholders
- Surrounding residents and businesses
- Relevant community groups
- Relevant special interest or recreational groups
- Relevant utility authorities

The engagement methodology with the community and stakeholders will include a suite of engagement activities and communication tools informed by the outcomes of targeted public sentiment research.

The outcomes of this engagement will be summarised in the Consultation Outcomes Report, and submitted as part of the EIS documentation. This report will be consistent with the principles set out in the *Undertaking Engagement Guidelines for State Significant Projects*.

## 6.0 ASSESSMENT OF IMPACTS

Based on this preliminary environmental assessment, the following are the key issues that will need to be considered as part of the EIS:

### 6.1 Access

A Transport and Traffic Impact Assessment will be submitted as part of the SSDA documentation to address:

- Car and bicycle requirements for residents and visitors,
- Vehicle access arrangements (including for service vehicles and loading/unloading).
- Existing and forecast traffic movements,
- The capacity of local intersections to accommodate the traffic generated by the proposed development,
- Any necessary road and infrastructure upgrade works, and
- Measures to be implemented to encourage walking, cycling, public transport and car sharing.

### 6.2 Amenity

Amenity impacts to and from the site will be considered in the preparation of the SSDA documentation, including:

- Solar access/overshadowing,
- Acoustic impacts,
- Visual privacy,
- Views and visual impacts, and
- Reflectivity,

This will include but not be limited to a detailed assessment against the provisions of Chapter 4 of SEPP Housing and ADG.

### 6.3 Biodiversity

The subject site does contain some existing vegetation. The vegetation is not identified on the Biodiversity Values map and the site has not been identified as supporting threatened species communities. It is the intention of the Applicant to seek a waiver to the requirement for a Biodiversity Development Assessment Report (BDAR) under Section 7.9 of the Biodiversity Conservation Act 2016.

### 6.4 Built environment

The EIS will include an assessment of the proposed building design and will outline how the proposed building achieves an appropriate built form, noting the proposal's general compliance with the site specific LEP and DCP provisions of the site (subject to the additional height and FSR being accommodated on the site as is permitted under SEPP (Housing) 2021). The application will also include a Design Report prepared by A+ Design Group.

A detailed assessment against the provisions of Chapter 4 of SEPP Housing and ADG will also be undertaken, with a Design Verification Statement prepared by the architect to be submitted as part of the SSDA documentation.

## 6.5 Economic

The EIS will consider the potential economic benefits of the proposal including the additional employment generating floor space and the additional resident population which will contribute to demand for local services and therefore support broader economic growth in the region.

## 6.6 Hazards and risks

### 6.6.1 Contamination

The EIS will be accompanied by a Preliminary Site Investigation. If required, a Detailed Site Investigation and a Remediation Action Plan will be prepared, to demonstrate that the site is suitable in its current state for the proposed development or that the site can be made suitable for the proposed development.

### 6.6.2 Waste

The EIS will detail likely waste that will be generated during construction and outline proposed measures to dispose of the waste offsite in accordance with relevant legislation and guidelines. All construction and operational waste will be reused or recycled where possible.

## 6.7 Heritage

93 Cecil Avenue adjoins 91 Cecil Avenue and 249 Old Northern Road to the west. 249 Old Northern Road is occupied by the St Columbia's Presbyterian Church.

95A Cecil Avenue, and the rear of 93 Cecil Avenue, adjoins 247 Old Northern Road which is occupied by the Castle Hill Christadelphians Church. St Paul's Cemetery and Christadelphian Church which are local heritage items (item no. I61 and I62, respectively) under The Hills Shire Local Environmental Plan 2019 (THLEP).

A Statement of Heritage Impact will be submitted with the development application to address the impact of the proposed development on the adjoining heritage items.

An Aboriginal Cultural Heritage Report (ACHR) will be prepared and will document the process of investigation, Aboriginal community consultation and assessment with regards to Aboriginal cultural heritage and Aboriginal archaeology.

## 6.8 Land (Geotechnical Assessment)

A geotechnical assessment that addresses the suitability of this development will be provided with the EIS to provide recommendations to ensure the building design responds to the specific geotechnical characteristics of the site.

## 6.9 Infrastructure and servicing

The EIS will assess the impact the proposal will have on existing utility services and service provider assets surrounding the site. The infrastructure requirements and augmentation needed (on and off site) to support the development will be outlined and assessed. This includes with regards to water, sewerage, electricity, telecommunications infrastructure.

### 6.10 Social

The social impacts resulting from the proposal are expected to be positive and will include improved housing supply, increased housing diversity and a built form that exhibits design excellence. A social impact assessment will also be prepared in accordance with the Department's Social Impact Assessment Guideline.

### 6.11 Water

The site has extensive permeable areas that will remain to attenuate and treat flows, with a stormwater management scheme proposed to further treat and manage flow rates.

The EIS will be accompanied by an Integrated Water Management Strategy, including suitable modelling, to address the potential for increased impact on downstream receptors as part of the environmental assessment. It will focus on varied water quality and quantity resulting from the development. Suitable mitigation measures and development measures will be recommended as part of the assessment.

### 6.12 Other Matters

The EIS will also address:

- Capital investment
- Building Code of Australia compliance
- Accessibility
- Tree removal
- Sustainability
- Connecting to Country
- Visual Impact
- Landscape Design
- Crime Prevention Through Environmental Design
- Site suitability and the public interest

## 7.0 CONCLUSION

The purpose of this report is to request project-specific SEARs for the preparation of an EIS to support the proposed demolition of existing structures and construction of a mixed-use development at 93-107 Cecil Avenue and 9-10 Roger Avenue. The development includes approximately 617 apartments and 8,025 square metres of commercial floor space. Approximately 15% of the gross floor area of the development or 165 apartments will be affordable housing, and therefore Chapter 2, Part 2, Division 1 'Infill affordable housing' of State Environmental Planning Policy applies. The affordable housing component of the development will be managed by a registered community housing provider.

This SEARs request outlines the approval pathway for the application, the legislative framework, and the key matters for consideration in the assessment of the application. The EIS will demonstrate how the proposal is suitable for the site and that potential environmental impacts can be appropriately mitigated, minimised, or managed to avoid any unacceptable impacts.

Consultation with government agencies and the surrounding community and stakeholders throughout the following stages and development of the proposal will ensure the most favourable outcome is delivered.

The receipt of SEARs will enable the proposed development to move to the EIS stage where specialist studies as identified above will be commissioned and more detailed investigations undertaken.

APPENDIX A

**SCOPING SUMMARY TABLE**

A

Sutherland & Associates Planning Pty Ltd

Level of Assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
Detailed	Access	Y	Specific	<ul style="list-style-type: none"> <li>Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013)</li> <li>Guide to Traffic Generating Developments Version 2.2 (RTA, 2002)</li> </ul>	Section 6.1
Detailed	Noise	Y	General	Interim Construction Noise Guideline (Department of Environment, Climate Change and Water, 2009)	Section 6.2
Standard	Visual	N	General	Refer to scoping report	Section 6.2
Detailed	Biodiversity	Y	General	Consistent with the Biodiversity Conservation Act 2016	Section 6.3
Standard	Built Environment	N	General	Refer to scoping report	Section 6.4
Standard	Contamination	N	General	<ul style="list-style-type: none"> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (Department of Urban Affairs and Planning and Environment Protection Authority, 1998)</li> </ul>	Section 6.6.1
Detailed	Heritage	N	Specific	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW)	Section 6.7
Detailed	Infrastructure and Servicing	Y	General	Refer to scoping report	Section 6.9
Standard	Social	N	General	Refer to scoping report	Section 6.10
Standard	Waste	N	General	<ul style="list-style-type: none"> <li>Waste Classification Guidelines (DECCW, 2009)</li> <li>Waste Avoidance and Resource Recovery Act 2001</li> </ul>	Section 6.6.3
Standard	Water	N	Specific	Refer to scoping report	Section 6.11
Standard	Engagement	N	Specific	Undertaking Engagement Guidelines for State Significant Projects, Nov 2021	Section 5