



Scoping Report

16-30 Dawes Ave, 4-8 Hughes Ave
& 2-10 Cadman Cres Castle Hill

Submitted to Department of
Planning, Housing and
Infrastructure

10 February 2025



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This report has been prepared by:

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Contact	Larissa@ljbplanning.com.au
Project	Scoping Report_Dawes Ave Castle Hill
Report Number	FINAL_10.02.25



1 INTRODUCTION

- 1.1 This Scoping Report has been prepared by LJB Urban Planning on behalf of Castle Hill Unit Trust (The proponent) in support of an alterations and additions to an approved development to facilitate the provision of affordable housing at 16-30 Dawes Ave, 4-8 Hughes Ave and 2-10 Cadman Cres, Castle Hill (The site). It seeks project specific Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) that will accompany a State Significant Development Application (SSDA).
- 1.2 The site is located in The Hills Shire Local Government Area and is zoned R4 High Density Residential under the provisions of The Hills Local Environmental Plan 2019 (THLEP). Development for the purpose of a Residential Flat Building (RFB) is permissible with consent.
- 1.3 On the 17 August 2023, consent was granted by the Land and Environment Court under DA 672/2023/JP for:
- The demolition of the existing structures and construction of 280 apartments in 8 residential flat buildings 6 storeys in height.*
- 1.4 This request is submitted pursuant to the amendments to State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) gazetted on 2 August 2024. The amendments enables an application for alterations and additions to an existing development.
- 1.5 The application will be submitted pursuant to Schedule 1, Section 26A (1)(a)(i) of the Planning Systems SEPP.
- 1.6 The proposal satisfies the definition of State Significant Development (SSD) pursuant to Schedule 1, Section 26A of the Planning Systems SEPP as it is development to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies as follows:
- It is permissible with consent under THLEP
 - Proposes an affordable housing component greater than 10%
 - Is located in an accessible area
 - The estimated development cost, including the existing approved residential development exceeds \$75 million
 - The development will result in at least 40 additional dwellings
- 1.7 The Minister is the consent authority for the proposal and therefore the application will be lodged with the Department of Planning, Housing and Infrastructure as an SSDA.

- 1.8 In seeking the approval, the applicant will request a condition be imposed pursuant to Clause 4.17(1)(b) of the Environmental Planning and Assessment Act to modify DA 672/2023/JP.
- 1.9 This Scoping report provides an overview of the proposed development and the relevant planning framework to enable the issue of the SEARs. This will enable the preparation of the EIS for the alteration and addition to the approved development. This report is accompanied by a Design Report by Place Studio found at **Appendix A**.

The Proponent

- 1.10 The proponents details are provided in the following table:

Table 1: The Proponent

Proponent Name	Castle Hill Unit Trust
ACN	661 979 415
ABN	17 488 379 859
Business Address	15/22 Anzac St Greenacre NSW 2190

Description of the Project

- 1.11 Castle Hill Unit Trust proposes to submit an SSD for alterations and additions to the existing approved development to facilitate the construction of 360 units including 48 affordable apartments.
- 1.12 The project will modify DA672/2023/JP to integrate the additional dwellings sought under the SSD and ensure sufficient parking provisions.

Project Background

- 1.13 The NSW Government has recognised the need to build more housing to accommodate the growing population and address issues of housing affordability.
- 1.14 In November 2023 the NSW Government initiated a policy to provide incentives for the delivery of affordable housing under the Housing SEPP. In August 2024, the NSW Government amended the Housing SEPP to temporarily extend the pathway for in-fill affordable housing state significant development. The expanded pathway allows

an application for alterations and additions to an existing development. It also enables the development costs for the existing consent and new works to be combined to meet the SSD threshold.

1.15 The proponent is proposing to submit an SSD for alterations and additions to the existing approved development as permitted by the temporary pathway.

1.16 On the 17 August 2023, consent was granted by the Land and Environment Court under DA 672/2023/JP for:

The demolition of the existing structures and construction of 280 apartments in 8 residential flat buildings 6 storeys in height.

1.17 A copy of the Approved DA plans can be found at **Appendix B** and a copy of the DA consent is at **Appendix C**.

1.18 A Section 4.56 application to amend the approved development was recently submitted to The Hills Council to modify the approved development as follows:

- *The provision of an additional residential lift to Buildings D, E, F & G;*
- *Amendments to the size and configuration of apartments to accommodate the additional lifts;*
- *Minor changes to sizes of units & updated unit schedule provided;*
- *Relocation of the substation along the Cadman Street frontage;*
- *Fire booster and gas meter relocated;*
- *Increase the size of basement level 3 to a full level basement and provide additional storage areas;*
- *Re-configuration of parking spaces, waste rooms, ramp grades and services within the basements;*
- *Re-configuration and correction of deep soil areas, compliant deep soil still provided;*
- *Convert the gym in basement level 3 to communal work hub;*
- *Changes to the ground level communal open space to provide additional amenities for residents*
- *Minor changes to the public domain plans*
- *Updated stormwater plans*
- *Amend the timing for payment of contributions under Condition 49.*

1.19 A copy of the plans submitted pursuant to Section 4.56 can be found at **Appendix D**. At the time of writing this scoping report the application was under assessment by Council. As a result of the modifications, the approved development (as modified) will incorporate:

- Four x six (6) storey residential apartment buildings
- 280 units comprising:
 - 40 x one bedroom units
 - 140 x two bedroom units
 - 100 x three bedroom units
- 485 parking spaces
- 35,151m² of GFA

1.20 The development is proposed to be constructed in 5 stages as follows:

- Stage 1 – Demolition, excavation and construction of basement levels and ground floor
- Stage 2 – Building B & C
- Stage 3 – Building E & D
- Stage 4 – Building A
- Stage 5 – Building F, G & H

2 STRATEGIC CONTEXT

- 2.1 The section identifies the key strategic issues that are relevant to the assessment and evaluation of the project.

Project Justification

- 2.2 The proposed development is aligned with State, district and local strategic plans and policies as outlined below:

Greater Sydney Region Plan: A Metropolis of Three Cities

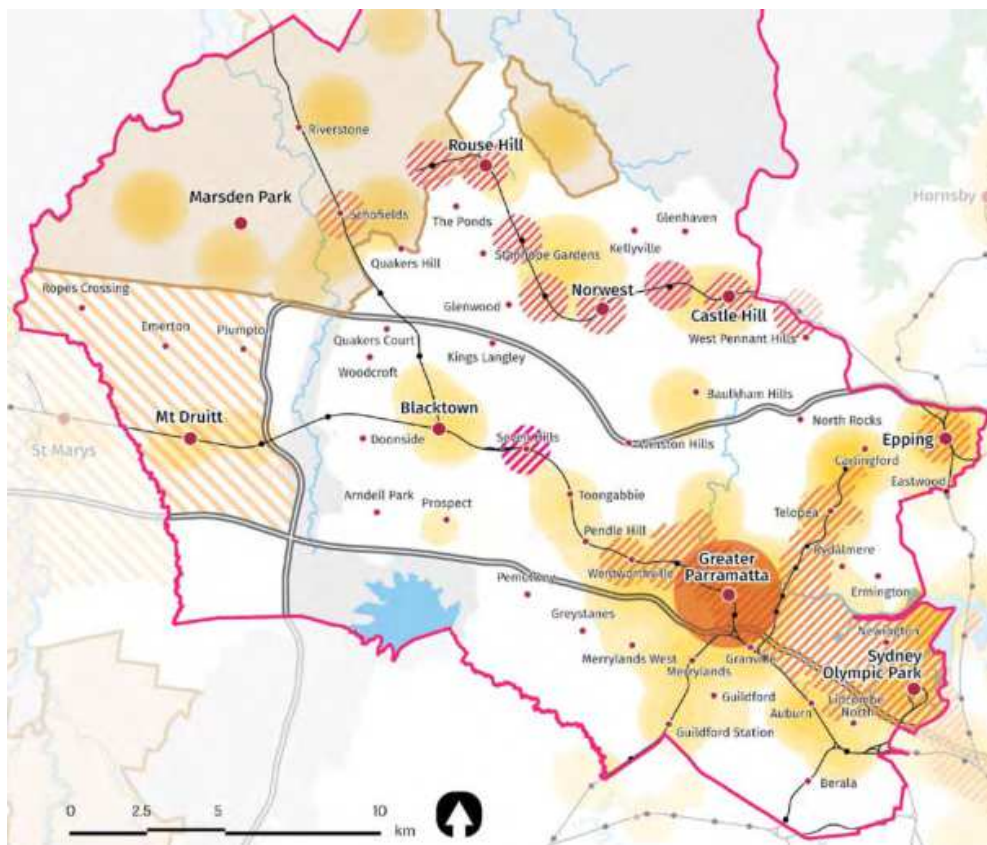
- 2.3 The Greater Sydney Region Plan, A Metropolis of Three Cities has been prepared by the NSW State Government to set a 40 year vision and establish a 20 year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. The Plan sets a new strategy and actions to land use and transport patterns to boost Greater Sydney's liveability, productivity and sustainability by spreading the benefits of growth. The Plan seeks to integrate land use planning with transport and infrastructure corridors to facilitate a 30-minute city where houses, jobs, goods and services are co-located and supported by public transport.
- **Objective 5** – Benefits of growth realised by collaboration of governments, community and business.
- 2.4 The proposed redevelopment of the site (including 30% uplift) unlocks its full potential to become a quality housing development. Development of this site for residential development will provide a meaningful contribution to housing to support local and regional infrastructure investment.
- **Objective 10** – Greater housing supply.
- 2.5 This proposal has to **potential** to deliver an additional 9,662m² of residential floor space in addition to the approved providing a total residential GFA of 44,814m² which will directly contribute to the dwelling supply targets for the district.
- **Objective 11** – Housing is more diverse and affordable.
- 2.6 The use of bonus residential floor space for affordable housing is a key element of the project. The proposal will greatly help in delivering diverse and affordable housing in a highly strategic and accessible location.
- **Objective 14** – A Metropolis of Three Cities – integrates land use and transport creates walkable and 30- minute cities.
















- 2.7 The project provides residential uses in an accessible location that is connected to public transport, employment, and services, contributing to a 30-minute city. The proposed re-development of the site with the uplift in height and floor space is consistent with this objective as it will assist in maximising housing supply within a Precinct which will have direct access to high frequency public transport services within 550 metres of the site.

Our Greater Sydney 2056 - Central City District Plan

- 2.8 The Plan is a guide for implementing the Sydney Region Plan at a district level and is a bridge between regional and local planning. The plan requires integration of land use planning and transport to facilitate walkable 30-minute cities amongst the 34 strategic centres identified.
- 2.9 The relevant Planning Priority of the Central City District Plan is Priority C5 which seeks to provide housing supply, choice and affordability and ensure access to jobs, services and public transport. The proposed development will assist in increasing housing supply including affordable housing in a location which will have access to high frequency public transport services consistent with the Central City District Plan.
- 2.10 The site is located within the Sydney Metro Northwest Urban Renewal Corridor and is identified as a Planned Precinct as outlined below:

Figure 1 – Planned Precincts



	Metropolitan Centre		Metropolitan Rural Area		Transit Oriented Development
	Strategic Centre		District Boundary		Urban Renewal Area
	Local Centre		Train Station		Planned Precincts
	Waterways		Motorway		Forecast Dwelling Completions 2016 to 2021
	Protected Natural Area		Land Release Area		Greater Penrith to Eastern Creek Growth Area

The Hills Local Strategic Planning Statement

- 2.11 The Hills Future 2036 Local Strategic Planning Statement (LSPS) establishes a 20 year vision to guide future growth in the LGA.
- 2.12 Planning Priority 8 seeks to plan for a diversity of housing with access to jobs and services. It is envisaged that the Showground Station Precinct would provide approximately 9,000 additional dwellings by 2036. The proposal will support the objectives of the LSPS by facilitating additional housing and in particular affordable housing in the Planned precinct in close proximity to Showground Metro Station.

3 THE PROJECT

3.1 This section provides a summary of the key aspects of the project.

Project Pathway

3.2 This request is submitted pursuant to the amendments to State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) gazetted on 2 August 2024.

3.3 The application will be submitted pursuant to Schedule 1, Section 26A (1)(a)(i) of the Planning Systems SEPP. This enables an application for alterations and additions to an existing development.

3.4 In seeking the approval, the applicant will request a condition be imposed pursuant to Clause 4.17(1)(b) of the Environmental Planning and Assessment Act to modify DA 672/2023/JP.

3.5 The proposal satisfies the definition of State Significant Development (SSD) pursuant to Schedule 1, Section 26A of the Planning Systems SEPP as it is development to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies as follows:

- It is permissible with consent under THLEP
- Proposes an affordable housing component greater than 10%
- Is located in an accessible area
- The estimated development cost, including the existing approved residential development exceeds \$75 million
- The development will result in at least 40 additional dwellings

3.6 A Cost Estimate Report has been prepared and is found at **Appendix E**. The CIV of the residential component of the development is greater than \$75 million which triggers SSD under the Planning Systems SEPP.

Project Area

3.7 The site is located in The Hills Shire LGA, approximately 2.5km north-west of Castle Hill Centre and 30km north-west of Sydney CBD. The site is located within 550m of the Showground Metro Station.

3.8 The site is located 16-30 Dawes Avenue, 2-10 Cadman Crescent and 4-8 Hughes Avenue and the real property description is outlined below:

Table 2: Subject sites

Address	Real Property Description
16 Dawes Ave	Lot 446 DP 600593
18 Dawes Ave	Lot 17 DP 255722
20 Dawes Ave	Lot 16 DP 255722
22 Dawes Ave	Lot 15 DP 255722
24 Dawes Ave	Lot 14 DP 255722
26 Dawes Ave	Lot 13 DP 255722
28 Dawes Ave	Lot 12 DP 255722
30 Dawes Ave	Lot 11 DP 255722
2 Cadman Crescent	Lot 318 DP 252593
4 Cadman Crescent	Lot 319 DP 252593
6 Cadman Crescent	Lot 320 DP 252593
8 Cadman Crescent	Lot 1 DP 600593
10 Cadman Crescent	Lot 2 DP 600593
4 Hughes Ave	Lot 4 DP 592886
6 Hughes Ave	Lot 316 DP 252593
8 Hughes Ave	Lot 317 DP 252593

- 3.9 The development site has frontage to Dawes Ave (210 metres), Hughes Ave (115 metres) and Cadman Cres (110 metres) and a total area of 15,696.93m². The site has a slope of approximately 12 metres from east to west with its lowest point at the intersection of Hughes and Dawes Ave. The site is part of the Showground Precinct that is rapidly changing from a low density area to a high density precinct.
- 3.10 An aerial of the subject site is shown below:

Figure 2: Aerial of subject site – Source Mecone Mosaic



- 3.11 A survey plan can be found at **Appendix F**.

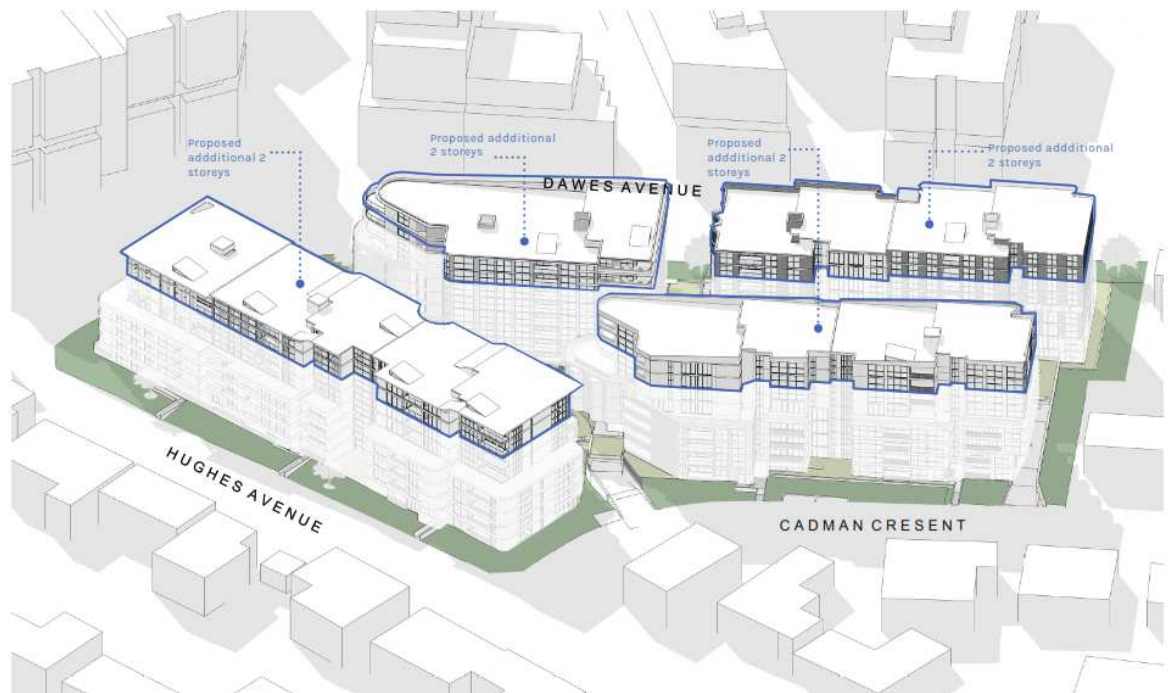
Indicative Design Concept

- 3.12 The proponent is seeking to alter the approved development (as modified) to incorporate two additional levels of apartments to the approved development. The proposal will generally be undertaken in accordance with the concept plans prepared Design Studio at **Appendix A**. Specifically the proposal will amend DA 672/2023/JP resulting in the following:
- Four x eight (8) storey residential apartment buildings
 - 360 units (including 48 affordable units) comprising:
 - 46 x one bedroom units
 - 184 x two bedroom units
 - 130 x three bedroom units
 - 654 parking spaces

- 44,814m² of GFA

3.13 The proposed massing is shown in Figure 2.

Figure 3: Proposed Massing - Extract Design Scoping Report



- 3.14 The massing has been arranged with regard to minimising overshadowing to adjoining properties. Shadow studies of the additional floors are included in the accompanying Architectural Package prepared by Design Studio at **Appendix A**.
- 3.15 Due to the location of the additional GFA there is no change to the ground plane and provision of communal open space which is provided in accordance with the ADG.
- 3.16 The application will modify DA672/2023/JP to incorporate the additional levels and make amendments to the basements to facilitate the re-configuration of the basement layout to provide parking for the additional units.
- 3.17 The concept design provides for the following:
- 13.3% of the total residential floor space provided as affordable Housing. Resulting in 5,974m² of affordable housing floor space
 - 26.6% uplift in the permitted Building Height. Resulting in an increase from 21 metres to 26.586 metres.
 - 26.6% uplift in the permitted Floor Space Ratio. Resulting in an increase from 2.3:1 (as the development meets the preconditions of Clause 9.7 of HLEP) to 2.911:1

4 STATUTORY CONTEXT

Statutory Requirements

- 4.1 This section provides a summary of the relevant statutory requirements for the project:

Table 3 – Statutory Requirements

Matter	Consideration
Power to grant approval	<p>Development consent will be sought under Section 4.36(2) Division 4.7 – State Significant Development of the EP&A Act.</p> <p>The proposal satisfies the definition of SSD pursuant to Schedule 1, Section 26A of the Planning Systems SEPP as follows:</p> <ul style="list-style-type: none"> It is development to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies The estimated development cost, including the existing approved residential development exceeds \$75 million The development will result in at least 40 additional dwellings
Permissibility	The proposal is located on land zoned R4 High Density Residential under THLEP.
Other Approvals	Not required
Mandatory matters for consideration	<p>The following mandatory matters for consideration may be relevant to the project and considered in the EIS:</p> <ul style="list-style-type: none"> Environmental Planning & Assessment Act 1979 – Section 4.15 State Environmental Planning Policy (Housing) 2021 – Chapter 2 Affordable Housing State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Housing) 2021

- 4.2 A preliminary assessment against the key provisions of Part 2, Chapter 2 of the Housing SEPP is provided as follows:

Table 4: Assessment of Chapter 2 of Housing SEPP

Clause	Requirement	Compliance
Clause 15A	The objective of this division is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.	Complies. The project will facilitate the provision of affordable housing.
Clause 15C	<p>This division applies to development that includes residential development if—</p> <p>(a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5 or another environmental planning instrument, and</p> <p>(b) the affordable housing component is at least 10%, and</p> <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 or Port Stephens local government area—in an accessible area, or</p> <p>(ii) for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone.</p>	<p>Complies as follows:</p> <ul style="list-style-type: none"> • RFB are permitted with consent in R4 High density zone under THLEP; • The affordable housing component is approximately 13.3% of the total GFA; • The site is located in the Six Cities Region; • The site is located in an accessible area, within 550m of Showground Metro Station.
Clause 16	<p>Affordable Housing requirements for additional floor space</p> <p>(1) The maximum floor space ratio for development that includes residential 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>(2) The minimum affordable housing component, which must be at least 10%, is calculated as follows—</p> $\text{affordable housing component} = \frac{\text{additional floor space ratio}}{(\text{as a percentage})} \div 2$	<p>The HLEP permits a maximum FSR of 2.3:1 as the development meets the preconditions of clause 9.7 of HLEP.</p> <p>The proposal seeks to provide minimum 10% affordable, at approximately 13.3%.</p> <p>Therefore the project is entitled to an additional 26.6% bonus floor space.</p>

Clause	Requirement	Compliance
Clause 18	<p>Affordable Housing requirements for additional building height</p> <p>(1) This section applies to development that includes residential development to which this division applies if the development—</p> <p>(a) includes residential flat buildings or shop top housing, and</p> <p>(b) does not use the additional floor space ratio permitted under section 16.</p> <p>(2) 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 of up to 30%, based on a minimum affordable housing component calculated in accordance with subsection (3).</p> <p>(3) The minimum affordable housing component, which must be at least 10%, is calculated as follows—</p> $\text{affordable housing component} = \frac{\text{additional building height}}{(\text{as a percentage})} \div 2$	<p>The project includes a residential flat building.</p> <p>The HELP permits a maximum Height of 21 metres.</p> <p>The proposal seeks to provide minimum 10% affordable, at approximately 13.3%.</p> <p>Therefore the project is entitled to an additional 26.6% bonus height. This permits an approx. height of 26.586m.</p>
Clause 19	<p>Non-discretionary development standards</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.</p> <p>(2) The following are non-discretionary development standards in relation to the residential development to which this division applies—</p> <p>a) a minimum site area of 450m², b) a minimum landscaped area that is the lesser of— (i) 35m² per dwelling, or (ii) 30% of the site area,</p>	<p>This clause sets standard minimums that if met, the consent authority cannot require more onerous compliance. The proposal complies as follows:</p> <ul style="list-style-type: none"> • Site area – 15,697m² • Landscaped area – 30% of the site requires 4,709m². Approx 7,888m² is proposed • Deep soil – 15% of the site requires 2,354.5m². Approx 4,423m² is proposed • Solar access – 2 hours solar access is achieved in accordance with the ADG. • Parking spaces – parking is provided in accordance with THLEP requirements.

Clause	Requirement	Compliance
	<p>c) a deep soil zone on at least 15% of the site area, where—</p> <p>(i) each deep soil zone has minimum dimensions of 3m, and</p> <p>(ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,</p> <p>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,</p> <p>e) the following number of parking spaces for dwellings used for affordable housing—</p> <p>(i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,</p> <p>(iii) for each dwelling containing at least 3 bedrooms—at least 1 parking space,</p> <p>f) the following number of parking spaces for dwellings not used for affordable housing—</p> <p>(i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 1 parking space,</p> <p>(iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,</p> <p>g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development</p>	<p>This will be further justified in the EIS.</p> <ul style="list-style-type: none"> Internal areas of apartments – full compliance will be achieved and demonstrated in EIS.
Clause 20	<p>Design Requirements</p> <p>(1) Development consent must not be granted to development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) under this division unless the consent authority has considered the Low Rise Housing Diversity Design</p>	Not applicable to the project

Clause	Requirement	Compliance
	<p>Guide, to the extent to which the guide is not inconsistent with this policy.</p> <p>(2) Subsection (1) does not apply to development to which Chapter 4 applies.</p> <p>(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—</p> <p>(a) the desirable elements of the character of the local area, or</p> <p>(b) for precincts undergoing transition—the desired future character of the precinct.</p>	
Clause 21	<p>Must be used for affordable housing for at least 15 years</p> <p>(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—</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>The affordable housing units will be provided for the minimum period of 15 years.</p> <p>The proponent has commenced discussions with community housing providers.</p>
Clause 22	<p>Subdivision permitted with consent</p> <p>Land on which development has been carried out under this division may be subdivided with development consent.</p>	<p>Noted. No subdivision is proposed.</p>

5 COMMUNITY ENGAGEMENT

- 5.1 This section provides a summary of the proposed community engagement strategy to be undertaken during the preparation of the EIS.
- 5.2 This submission follows an early Scoping meeting held between the proponent and the Department Planning, Housing and Infrastructure and the Government Architects office on 20 January 2025. The Department has invited the submission of this Scoping report for the issue of SEARs and booking of the State Design Review Panel.
- 5.3 Further engagement will be undertaken as part of this project, which will be in accordance with the *Undertaking Engagement Guidelines for State Significant Projects (2021)*. The proponent will undertake engagement with the following key stakeholders:
- Department of Planning, Housing and Infrastructure
 - Government Architect NSW
 - The Hills Shire Council
 - Local community and surrounding property owners
 - Transport for NSW
 - First Nations Stakeholders (where relevant)
 - Service providers including but not limited to Ausgrid, Sydney Water

6 PROPOSED ASSESSMENT OF IMPACTS

- 6.1 This section provides an overview of key matters that will require further assessment in the EIS.

Design Excellence

- 6.2 This application seeks to amend an approved development to provide an additional two storeys on the approved buildings. The DA was approved pursuant to THLEP which required Design Excellence to be achieved under Part 9 Showground Station Precinct. Clause 9.5(3) of the LEP required:

(3) Development consent must not be granted to development to which this clause applies unless the consent authority considers that the development exhibits design excellence.

- 6.3 DA 672/2023/JP was approved by the Land and Environment Court on 17 August 2023. Commissioner Gray in their judgement formed the state of satisfaction to each jurisdictional preconditions. The judgement stated *Based on the Design Statement prepared by Peter Smith dated 2 June 2023 I am satisfied that the development exhibits design excellence, consistent with cl 7.7 of the THELP.*
- 6.4 A copy of the decision is found at **Appendix G** and the Design Statement by Peter Smith at **Appendix H**. It is noted that the commissioner erred in the LEP Clause reference, however both clauses require achievement of Design Excellence.

Residential Amenity

- 6.5 A preliminary assessment against the key criteria with regard to the ADG demonstrates that the additional floor space resulting in an increase to the approved building envelopes can achieve compliance as summarised below:

Table 5 – Consideration of ADG

Provision	Design Criteria	Proposed
Solar Access	Living rooms and POS of at least 70% of apartments to achieve a min of 2 hours between 9am to 3pm. Max 15% receive no solar.	71% of units achieve min 2 hours & 9% receive no solar
Communal Open Space	25% of site area	Requires 3,924.2m ²

Provision	Design Criteria	Proposed
		Proposed 4,423m ²
Deep soil landscaping	Min 7%	Requires 1,098.8m ² Proposed 4,423m ²
Cross Ventilation	Min 60% of apartments	Proposed 65%
Minimum ceiling height	2.7m	Minimum 2.7m achieved
Minimum unit areas	<ul style="list-style-type: none"> • Studio 35m² • One bed 50m² • Two bed 70m² • Three bed 90m² 	All units comply. Refer to discussion below in relation to THLEP unit sizes.

Affordable Housing

- 6.6 The project will provide approximately 13% of the total floor space as affordable housing. The allocation of apartments will ensure an equitable distribution within the development with consideration of the amenity of the apartments. It is expected that the affordable units will be primarily located within one building to facilitate the ongoing management of the housing. Communal facilities, including the communal open space will be available to all residents.

Traffic and Parking

- 6.7 We recognise that the Housing SEPP provides parking rates that are lower than the LEP parking provisions of THLEP. The approved development that is sought to be amended through the SSD pathway complies with the minimum LEP provisions in regard to parking. To achieve the maximum floor space in the Showground Precinct, Clause 9.7 (2) of the LEP requires:

(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

(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

(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

(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

(e) the following minimum number of car parking spaces are to be provided on the site of the proposed development—

(i) for each dwelling—1 car parking space,

(ii) for every 5 dwellings—1 car parking space, in addition to the car parking space required for the individual dwelling.

6.8 A comparison of the LEP and Housing SEPP parking rates are provided below:

Table 6 – Comparison of parking rates

Unit Type	AH SEPP	THLEP
Studio / one bed	0.5 spaces	1 space plus 1 per 5 dwellings
Two bed	1 space	1 space plus 1 per 5 dwellings
Min Three bed	1.5 spaces	1 space plus 1 per 5 dwellings
AH Studio / one bed	0.4 spaces	1 space plus 1 per 5 dwellings
AH Two Bed	0.5 spaces	1 space plus 1 per 5 dwellings
AH Min Three bed	1 space	1 space plus 1 per 5 dwellings

6.9 The proponent intends to adopt larger unit sizes required by the LEP and provides commensurate parking consistent with the provision of larger units. A Transport Impact Assessment (TIA) will be prepared as required by the industry specific SEARs for Housing.

7 CONCLUSION

- 7.1 This Scoping Report has been prepared by LJB Urban Planning on behalf of Castle Hill Unit Trust in support of an alterations and additions to an approved development to facilitate the provision of affordable housing at 16-30 Dawes Ave, 4-8 Hughes Ave and 2-10 Cadman Cres, Castle Hill (The site).
- 7.2 It seeks project specific Secretary's Environmental Assessment Requirements for the preparation of an environmental Impact Statement that will accompany a State Significant Development Application.
- 7.3 It is therefore request that the Department issue the industry specific SEARs to enable formal preparation of the EIS.



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