

SCOPING REPORT

16-30 DAWES AVENUE, 4-8 HUGHES AVENUE,
& 2-10 CADMAN CRESCENT, CASTLE HILL

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Acknowledgment of Country

Place Studio acknowledges the Darug people, the Traditional Custodians of the land on which this project in Castle Hill stands. We pay our respects to Elders past, present, and emerging and recognise their deep connection to the land, water, and community.

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1.0 INTRODUCTION

EXECUTIVE SUMMARY

Place Studio has been engaged on behalf of Mascon to prepare a scoping report for alterations and additions to an existing approval at 16-30 Dawes Avenue, 4-8 Hughes Avenue, & 2-10 Cadman Crescent, Castle Hill.

This report outlines the contextual analysis, planning context, and description of the proposal within the context of the NSW Government's *Scoping meeting requirements for applicants*.

The site has existing development approval that was granted by the Land and Environment Court of New South Wales on the 17th of August, 2023 (LEC 2022/376862)

This application seeks to introduce additional height, gross floor area, and affordable apartments under the Infill Affordable Housing Provisions of the State Environmental Planning Policy (Housing) 2021.

PROJECT DETAILS

Site Area:	15,697 sqm
Proposed GFA:	44,814 sqm
Proposed FSR:	2.86 : 1
Affordable GFA:	6,092 sqm (13.33% of Max. Perm. GFA)
Utilised Bonus Height	26.66%
Utilised Bonus GFA	24.10%
Proposed Density:	360 Apartments (+80)
Proposed EDC:	\$108,000,000



ARTISTS IMPRESSION OF EXISTING CONSENT REFLECTING ADDITIONAL LEVELS

2.0 SITE AND STRATEGIC CONTEXT

THE SITE

THE SITE

The subject site is the result of the amalgamation of the below 16 residential lots:

- 16 Dawes Avenue (446/DP600593)
- 18 Dawes Avenue (17/DP255722)
- 20 Dawes Avenue (16/DP255722)
- 22 Dawes Avenue (15/DP255722)
- 24 Dawes Avenue (14/DP255722)
- 26 Dawes Avenue (13/DP255722)
- 28 Dawes Avenue (12/DP255722)
- 30 Dawes Avenue (11/DP255722)
- 4 Hughes Avenue (4/DP592886)
- 6 Hughes Avenue (316/DP252593)
- 8 Hughes Avenue (317/DP252593)
- 2 Cadman Crescent (318/DP252593)
- 4 Cadman Crescent (319/DP252593)
- 6 Cadman Crescent (320/DP252593)
- 8 Cadman Crescent (1/DP600593)
- 10 Cadman Crescent (2/DP600593)

The properties have a combined area of 15,697m² with frontages onto Dawes Avenue (210m), Hughes Avenue and Cadman Crescent (110m).

Topographically the site slopes approximately 12 metres from the east down to the west with its lowest point being at the intersection of Hughes and Dawes Avenue.

The existing context is quickly changing from free standing one- and two-storey houses into residential flat buildings in line with the Hills Showground Precinct permitted zoning and density controls.



AERIAL IMAGE WITH SUBJECT SITE HIGHLIGHTED

2.0 SITE AND STRATEGIC CONTEXT

THE LOCALITY



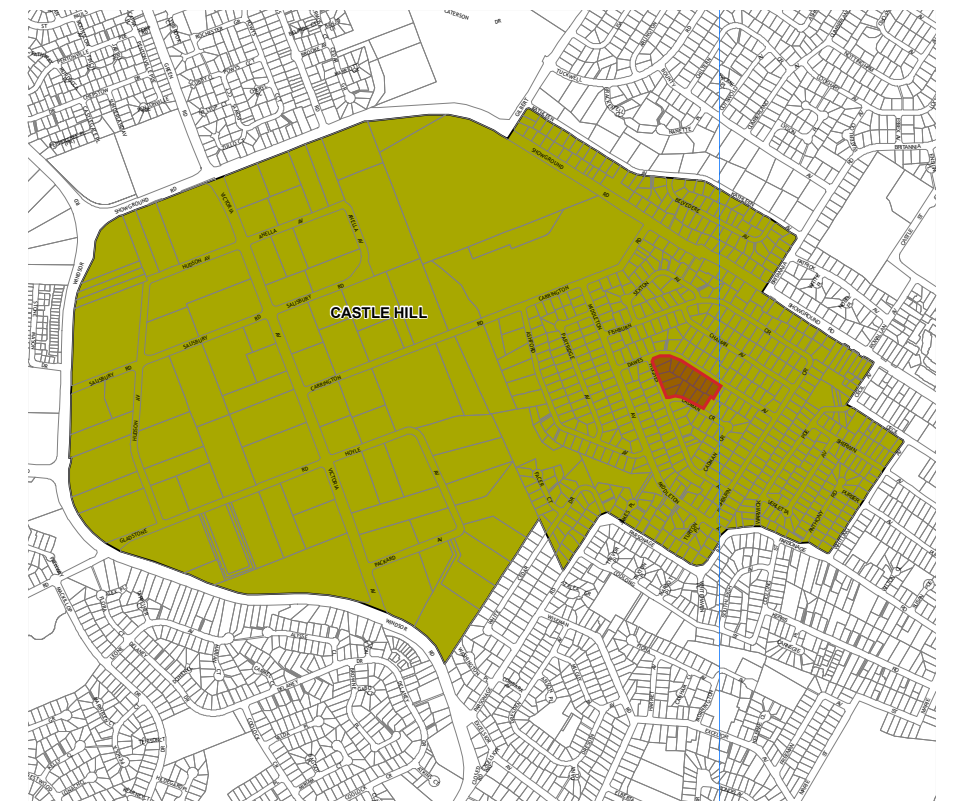
PRECINCT AERIAL IMAGE - SITE AND PROXIMITY TO HILLS SHOWGROUND.

THE LOCALITY

The subject site is located within the eastern half of the Hills Showground Station Precinct, an urban renewal corridor which was rezoned in 2017.

The Hills Showground Metro Station is 550m to the west of the site, representing a seven minute walk. This station forms part of the M1 Metro North West & Bankstown Line connecting Tallawong to Sydenham through the Sydney CBD.

In this location, future residents can connect from the Hills Showground Station to Barangaroo Station in as little as 33m.

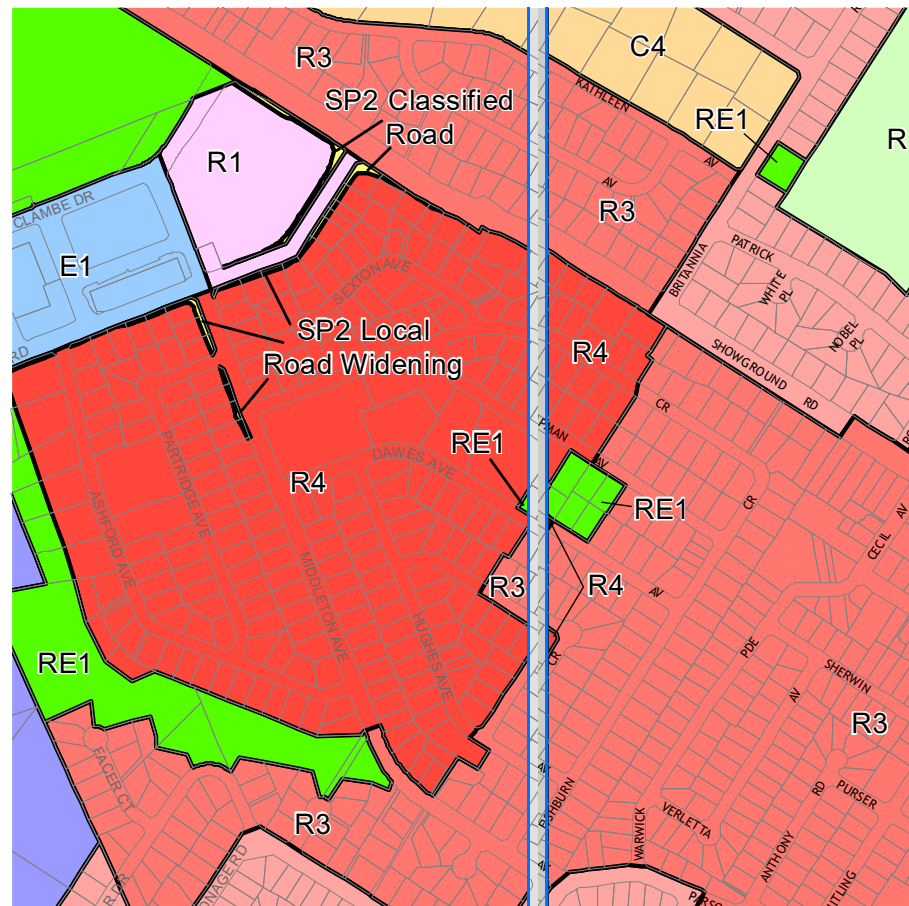


SYDNEY METRO NORTHWEST MAP WITH SITE HIGHLIGHTED

2.0 SITE AND STRATEGIC CONTEXT

HILLS SHIRE LEP 2019

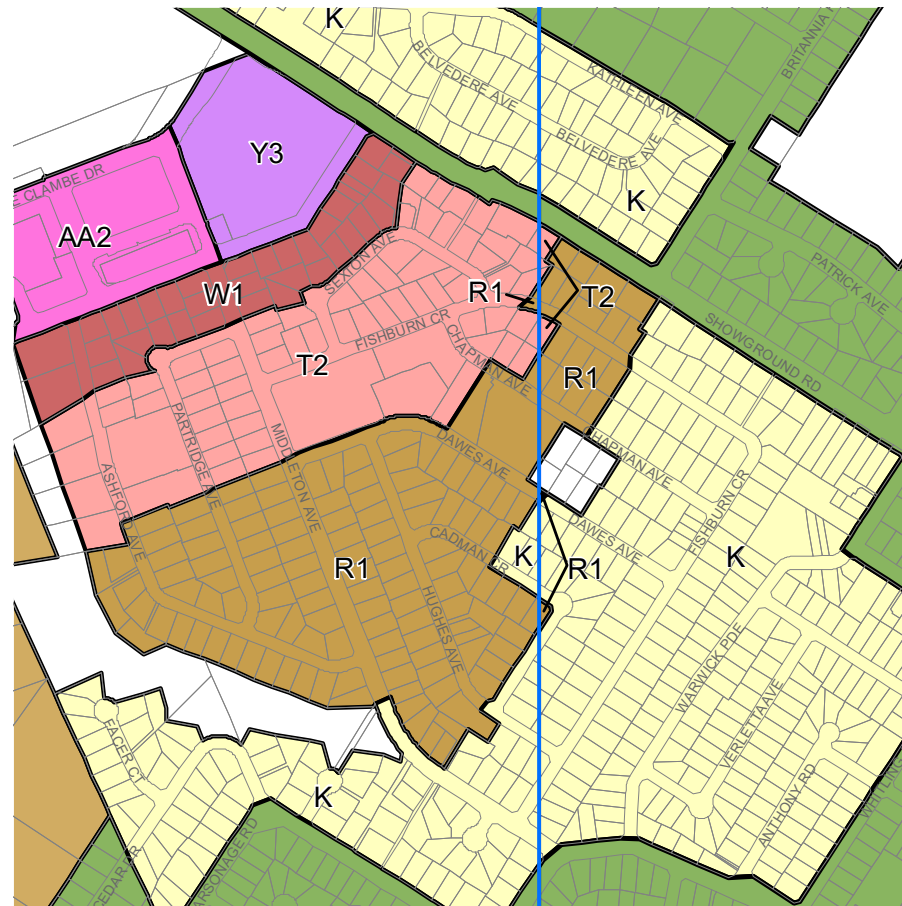
LAND ZONING R4 HIGH DENSITY RESIDENTIAL



The site is zoned R4 High Density Residential.

The proposed development is consistent with the objectives of the zone.

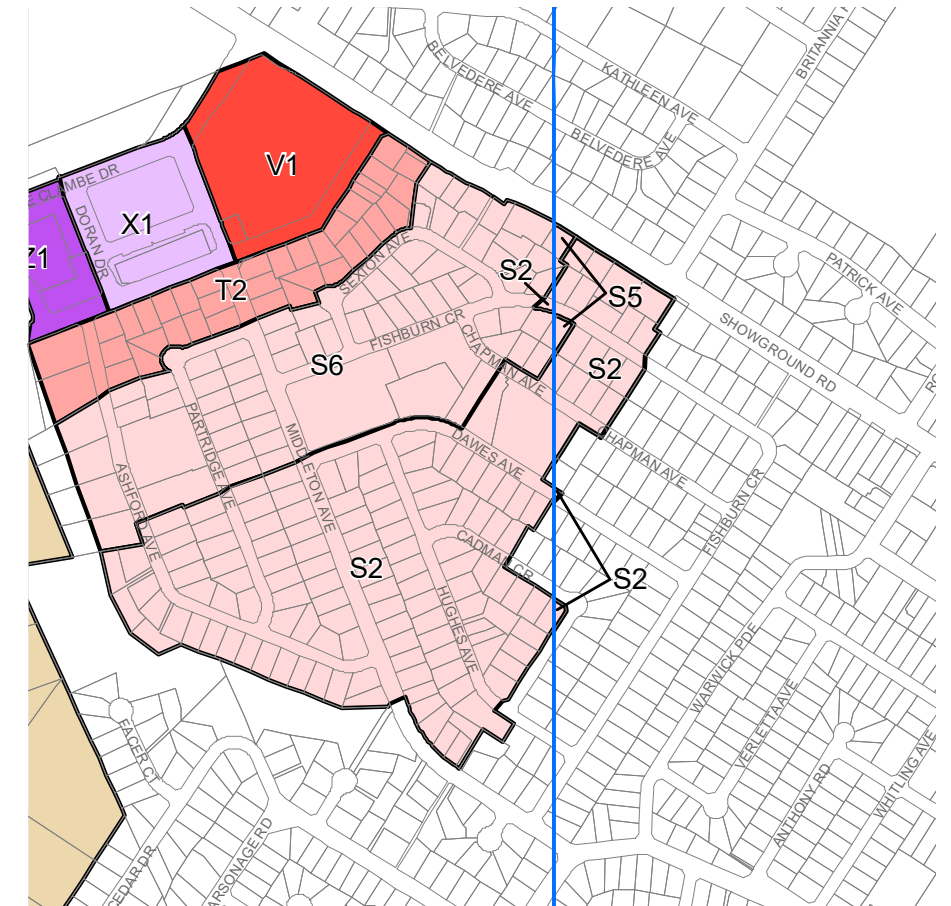
HEIGHT OF BUILDING 21 METRES



The site has a Height of Building control of 21m.

Under Chapter 2, Part 2, Division 1 (18) of the Housing SEPP the potential 30% bonus results in a 27.6m limit.

FLOOR SPACE RATIO 2.3:1 CLAUSE 9.7 (INCENTIVE MAP)



Under Clause 9.7 of the Hills Shire LEP 2019 (Residential Development Yield on Certain Land) the site has an FSR of 2.3 : 1.

Under Chapter 2, Part 2, Division 1 (18) of the Housing SEPP the potential 30% bonus results in a 2.99 : 1 FSR

3.0 PROJECT

EXISTING & PROPOSED PLANNING CONSENT

EXISTING LEC APPROVAL

LEC 2022/376862

UNITS:

280 APARTMENTS

MIX:

40 ONE-BED

143 TWO-BED

97 THREE-BED

PARKING:

485 SPACES

GFA:

35,151 SQM GFA

*MIX INCLUDES 55% LEP OVERSIZED 2 BED AND 42% LEP

OVERSIZED 3 BED UNITS PER CLAUSE 9.7 OF HILLS LEP

FSR:

2.24 : 1 (COMPLIES)



PROPOSED S4.56

HILLS SHIRE COUNCIL

UNITS:

280 APARTMENTS

MIX:

40 ONE-BED

140 TWO-BED

100 THREE-BED

PARKING:

485 SPACES - VOL. INCREASED

GFA:

35,151 SQM GFA

*MIX INCLUDES 55% LEP OVERSIZED 2 BED AND 42% LEP

OVERSIZED 3 BED UNITS PER CLAUSE 9.7 OF HILLS LEP

FSR:

2.24 : 1 (COMPLIES)



PROPOSED SSDA

NSW DEPARTMENT OF PLANNING

UNITS:

360 APARTMENTS

MIX:

46 ONE-BED (+6)

184 TWO-BED (+44)

130 THREE-BED (+30)

PARKING:

654 SPACES

GFA:

44,814 SQM GFA

*MIX INCLUDES 46.7% LEP OVERSIZED 2 BED AND 40.0% LEP

OVERSIZED 3 BED UNITS PER CLAUSE 9.7 OF HILLS LEP

FSR:

2.86 : 1 (COMPLIES)



3.0 PROJECT

SUMMARY OF PROPOSED DEVELOPMENT

The SSDA is seeking approval for alterations and additions to the existing development, by adding:

- Two additional levels to Buildings A, B, C, D, E, F, G, & H

The proposed alterations are to the upper levels only with no changes proposed to lower levels, the ground plane or basement levels. Basement waste and parking provisions are part of a separate S4.56 application with the Hills Shire Council.

KEY DEVELOPMENT METRICS:

Additional On-Market GFA: 3,570 sqm
Additional Affordable GFA: 6,092 sqm

Additional On-Market Apartments: 30 Units
Additional Affordable Apartments: 50 Units

Total Additional GFA 9,662 sqm
Total Additional Apartments: 80 Units

Overall Gross Floor Area 44,814 sqm
Overall Apartment Count: 360



LEGEND

PROPOSED ADDITIONS

3.0 PROJECT

ADG COMPLIANCE SUMMARY

EXISTING APPROVAL - 280 APARTMENTS

<div><div>SOLAR COMPLIANCE</div><div><div>NO SOLAR9%</div><div>< TWO HOURS SOLAR21%</div><div>> TWO HOURS SOLAR70%</div></div></div>	<div><div>COMMUNAL OPEN SPACE</div><div><div>REQUIRED:3,924 SQM</div><div>PROVIDED:4,423 SQM</div></div></div>
<div><div>CROSS VENTILATION</div><div><div>NO CROSS VENTILATION38%</div><div>CROSS VENTILATION62%</div></div></div>	<div><div>DEEP SOIL</div><div><div>REQUIRED:3,924 SQM</div><div>PROVIDED:4,423 SQM</div></div></div>
<div><div>LANDSCAPING</div><div><div>REQUIRED:7,848 SQM</div><div>PROVIDED:7,888 SQM</div></div></div>	

PROPOSED SSDA SCHEME - 360 APARTMENTS

<div><div>SOLAR COMPLIANCE</div><div><div>NO SOLAR9%</div><div>< TWO HOURS SOLAR20%</div><div>> TWO HOURS SOLAR71%</div></div></div>	<div><div>COMMUNAL OPEN SPACE</div><div><div>REQUIRED:3,924 SQM</div><div>PROVIDED:4,423 SQM</div></div></div>
<div><div>CROSS VENTILATION</div><div><div>NO CROSS VENTILATION35%</div><div>CROSS VENTILATION65%</div></div></div>	<div><div>DEEP SOIL</div><div><div>REQUIRED:3,924 SQM</div><div>PROVIDED:4,423 SQM</div></div></div>
<div><div>LANDSCAPING</div><div><div>REQUIRED:7,848 SQM</div><div>PROVIDED:7,888 SQM</div></div></div>	

4.0 DESIGN RESPONSE

PROPOSED FLOOR PLANS

LEVEL 06



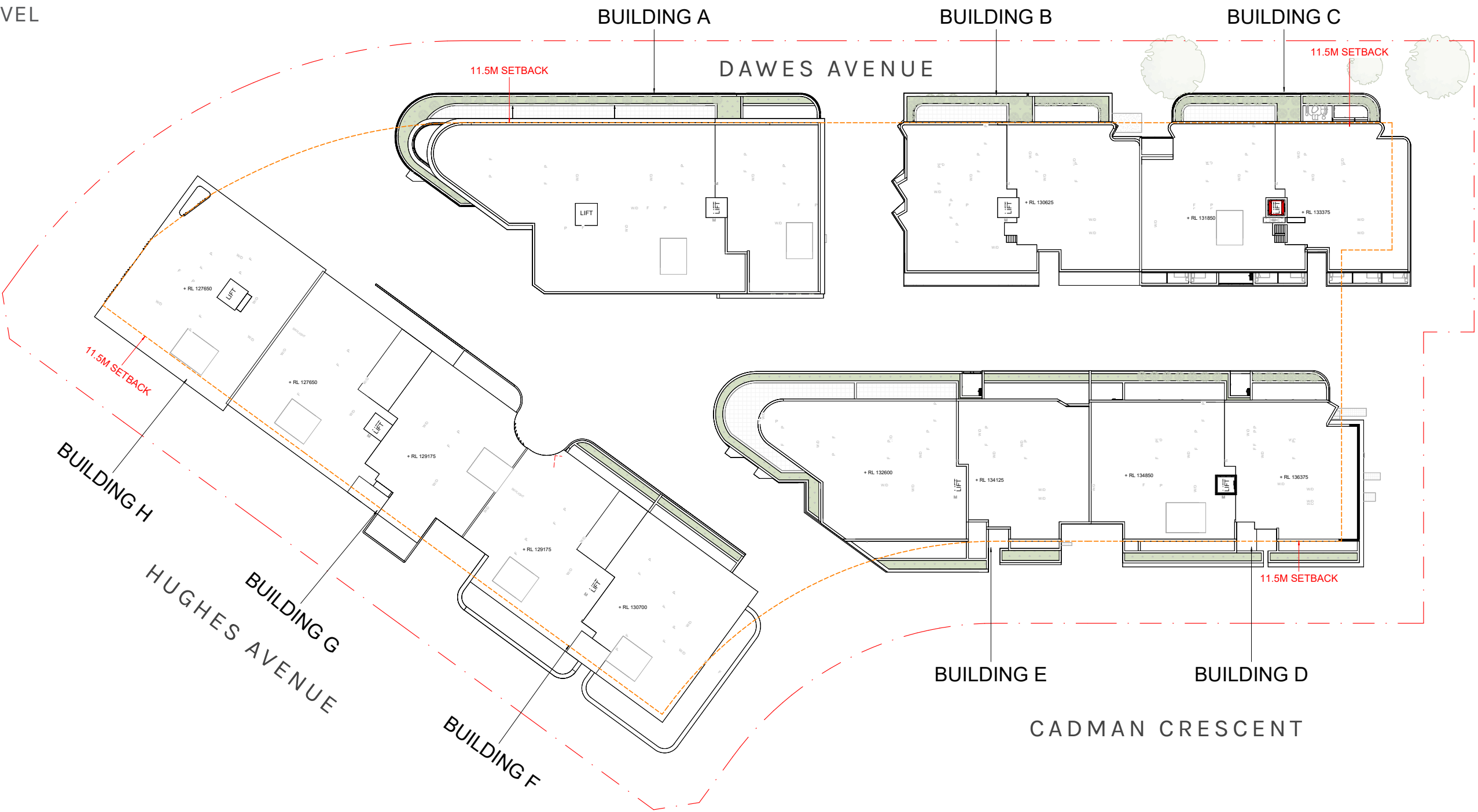
4.0 DESIGN RESPONSE
PROPOSED FLOOR PLANS

LEVEL 07



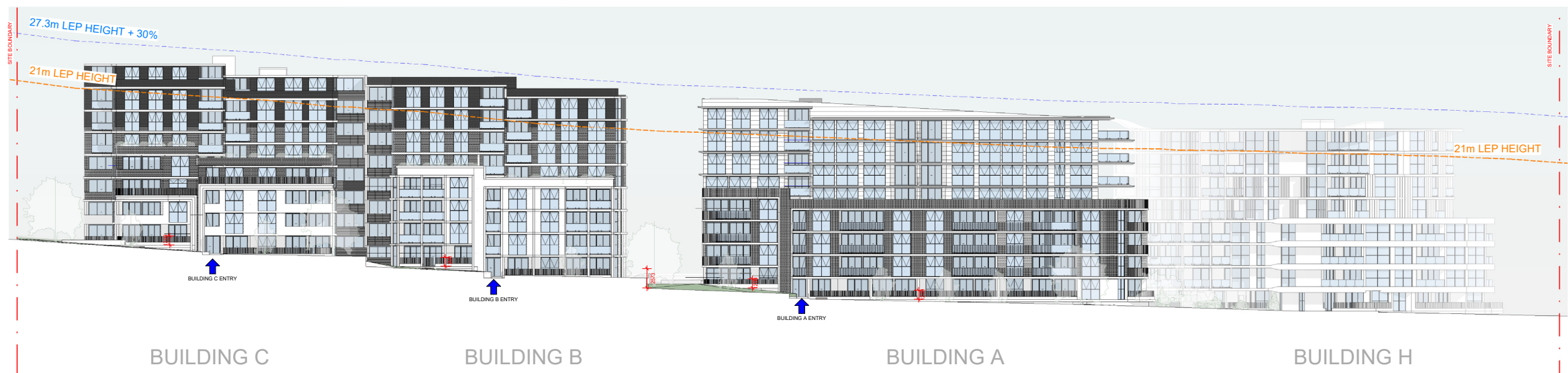
4.0 DESIGN RESPONSE
PROPOSED FLOOR PLANS

ROOF LEVEL



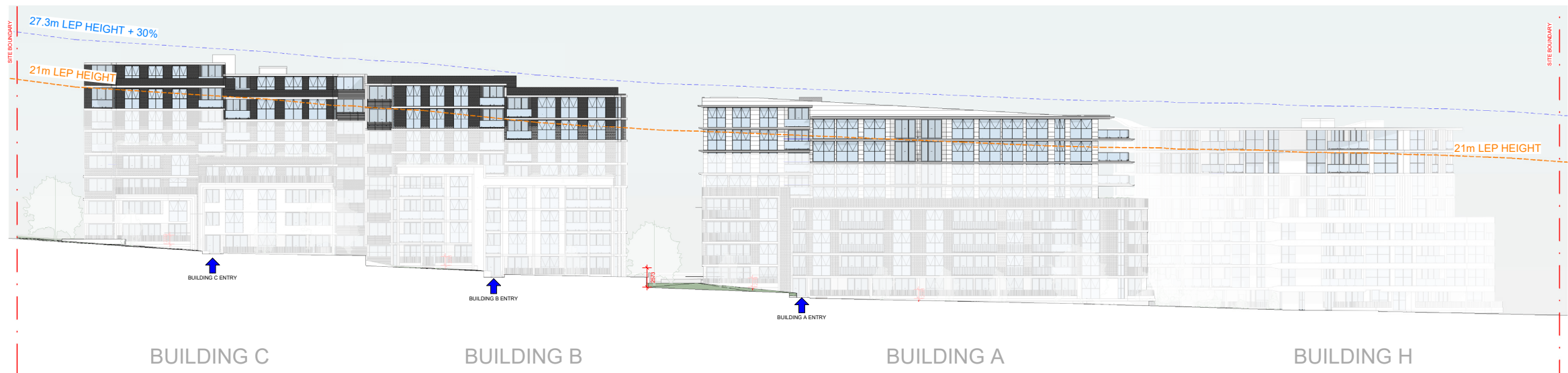
4.0 DESIGN RESPONSE

ELEVATIONS



Dawes Avenue (Northern) elevation showing the proposed built form, including the additional level(s).

NORTH ELEVATION (DAWES AVENUE)

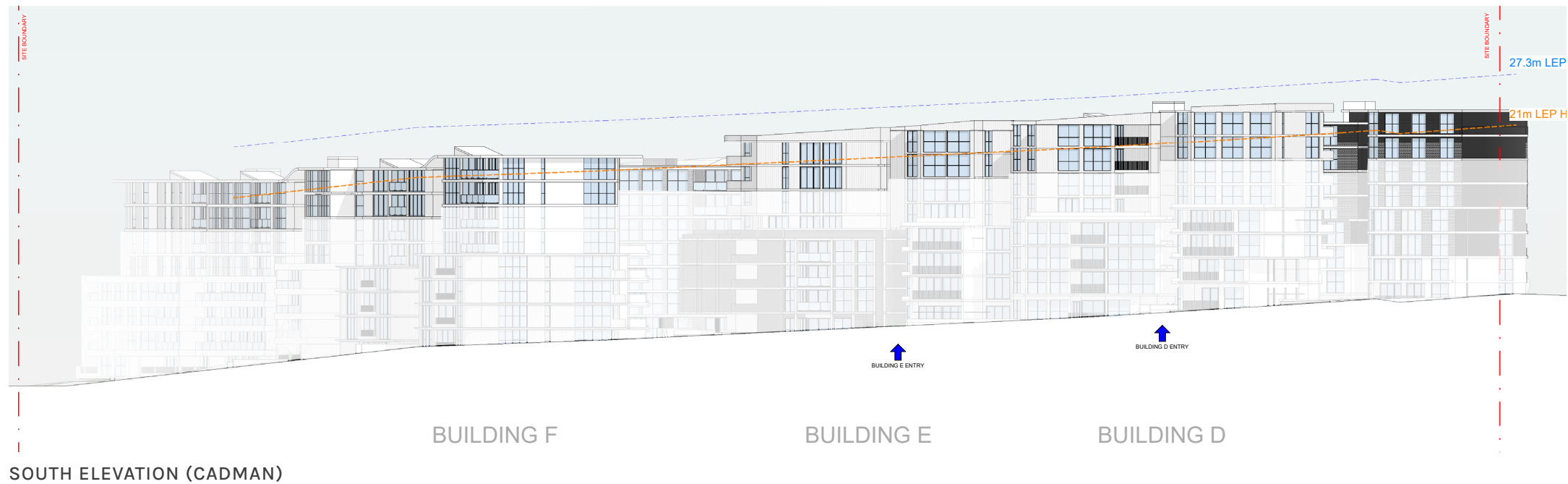


Dawes Avenue (Northern) elevation with the proposed alterations and additions highlighted.

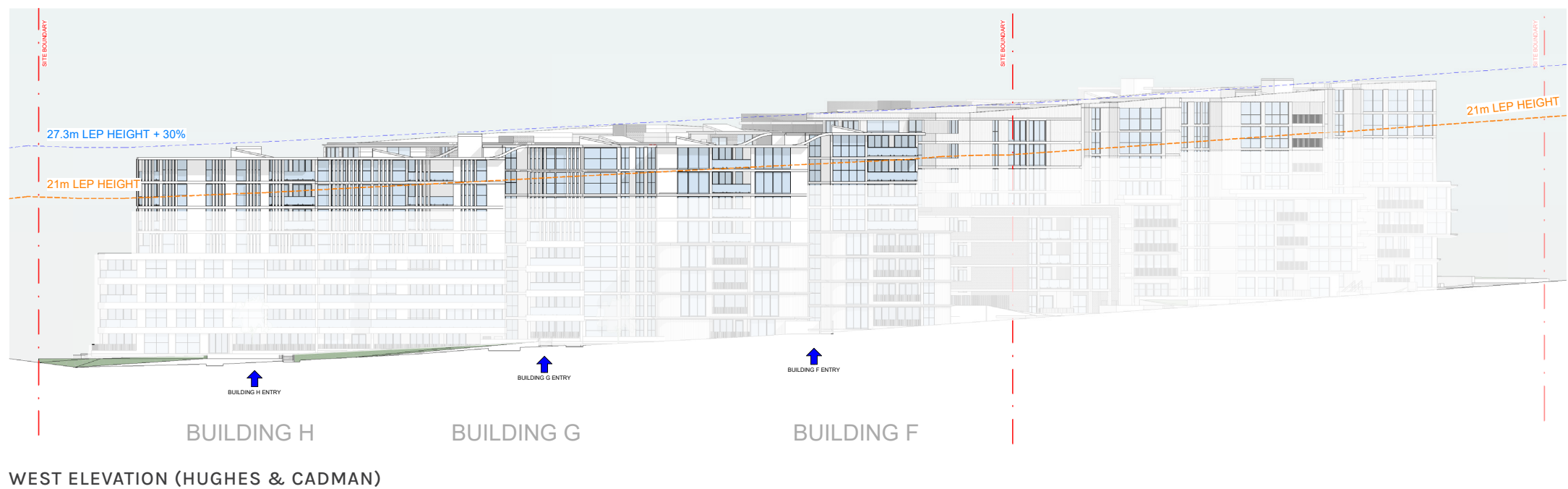
NORTH ELEVATION (DAWES AVENUE) - ALTERATIONS HIGHLIGHTED

4.0 DESIGN RESPONSE

ELEVATIONS

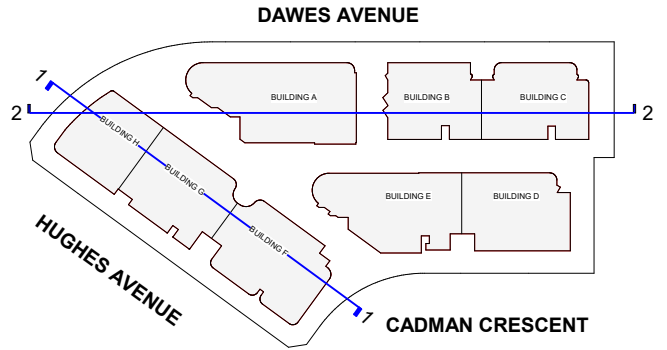
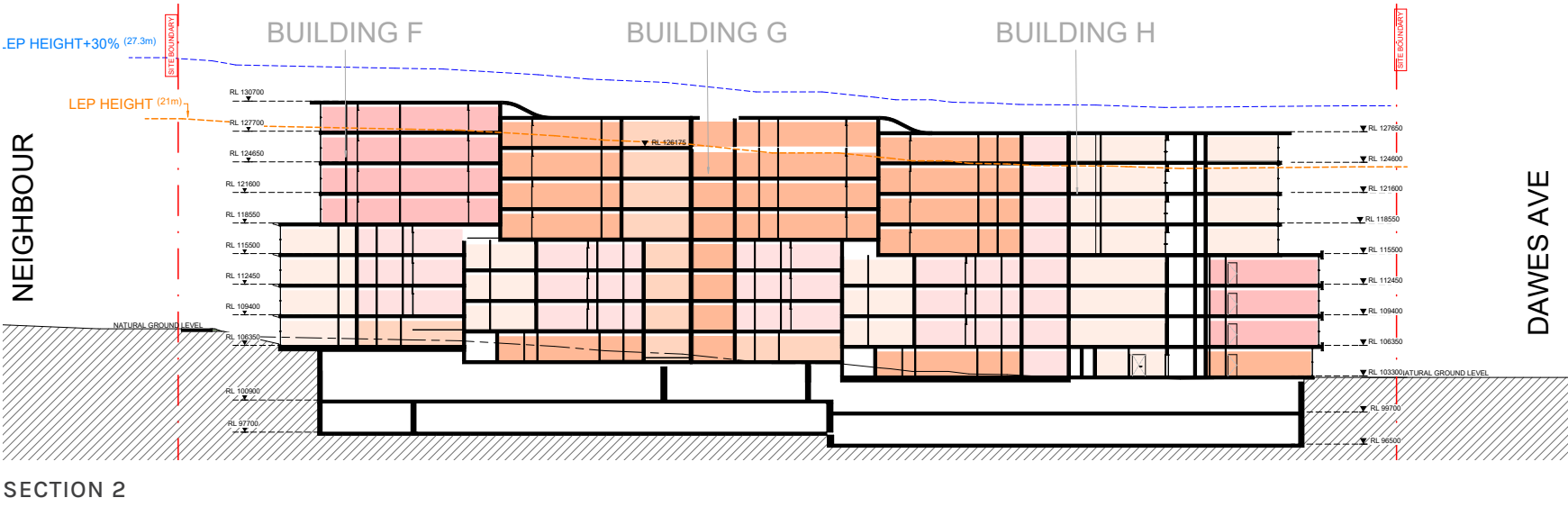
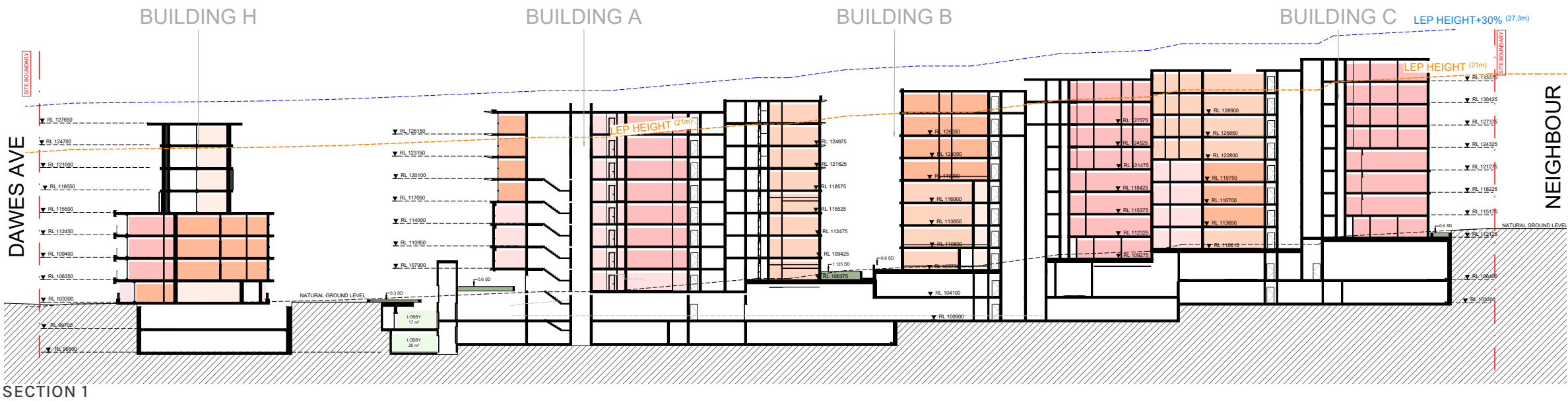


Cadman Crescent elevation with the proposed alterations and additions highlighted.



Hughes Avenue elevation with the proposed alterations and additions highlighted.

4.0 DESIGN RESPONSE
SECTIONS



4.0 DESIGN RESPONSE

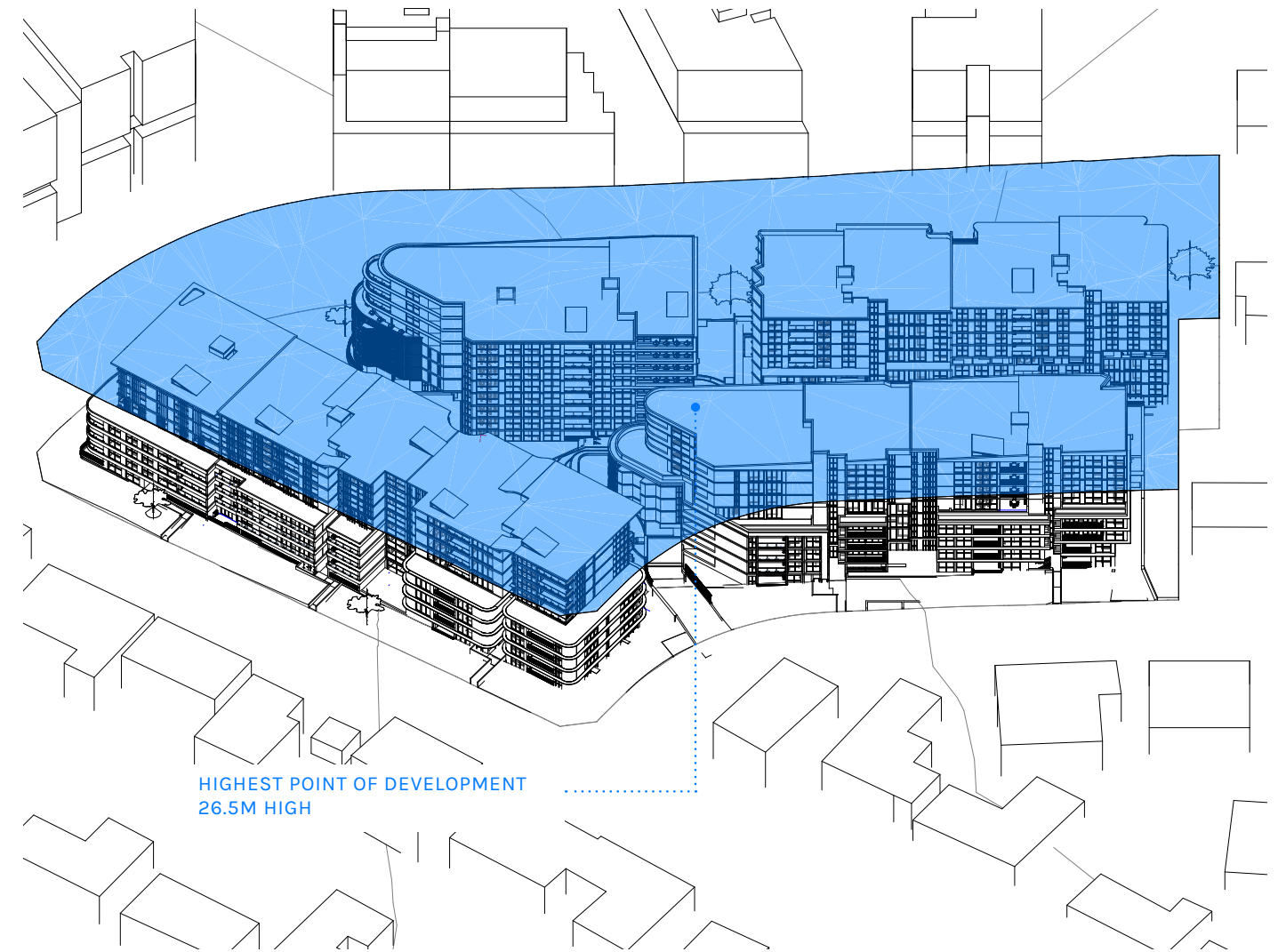
HEIGHT COMPLIANCE DIAGRAMS

HILLS SHIRE LEP HEIGHT OF BUILDING
21 METRES



AXONOMETRIC VIEW: LEP HEIGHT LIMIT (21m)

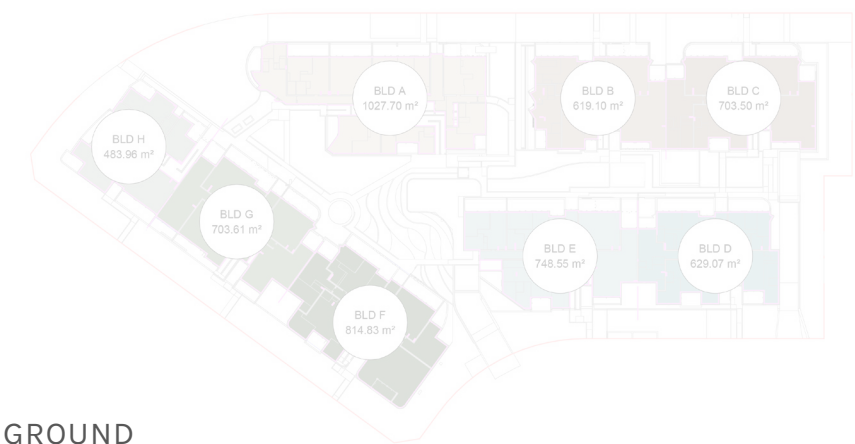
INFILL AFFORDABLE HOUSING 26.66% BONUS
26.586 METRES



AXONOMETRIC VIEW: LEP HEIGHT LIMIT + 26.6% UPLIFT (26.586m)

4.0 DESIGN RESPONSE

GFA DIAGRAMS



GROUND
AS APPROVED



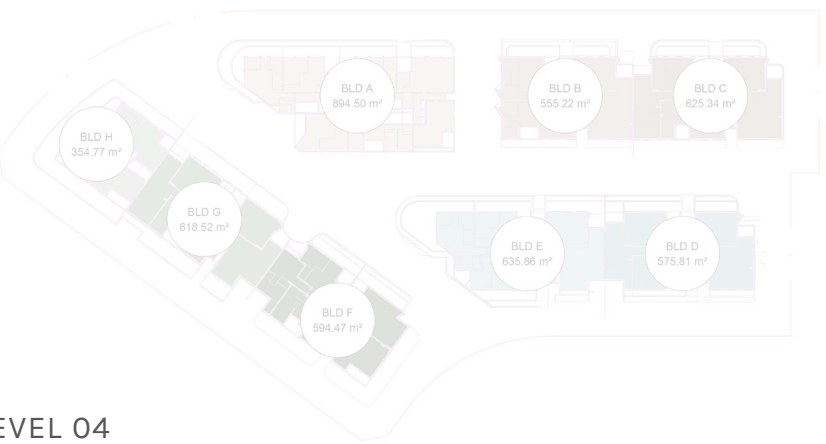
LEVEL 01
AS APPROVED



LEVEL 02
AS APPROVED



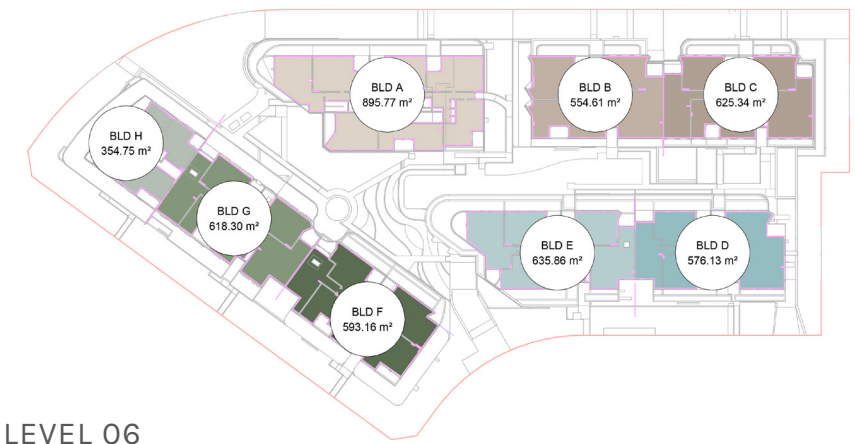
LEVEL 03
AS APPROVED



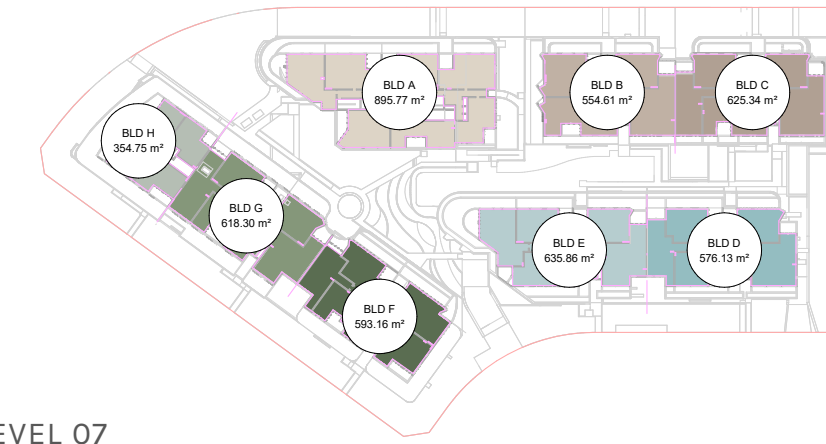
LEVEL 04
AS APPROVED



LEVEL 05
AS APPROVED



LEVEL 06
PROPOSED



LEVEL 07
PROPOSED

SITE AREA:	15,696.93m²
base FSR:	1.60:1
allowable GFA:	25,115.01m²
allowable incentive FSR:	2.30:1
allowable incentive GFA:	36,102.94m²
allowable 26.6% bonus FSR:	2.91:1
allowable 26.6% bonus GFA:	45,678 m²
Proposed FSR:	2.86:1
Proposed GFA:	44,814.72m²

4.0 DESIGN RESPONSE

GFA DIAGRAMS

The proposed GFA of each building is outlined below.
13.33% of the total permissible GFA (6,092 sqm) is to be provided as affordable housing, equating to 50 of the 360 apartments.

The propopsed affordable apartments will be located primarily in Building D, with the balance provided in the remainnig buildings.

BLD A

GROUND	1027.70 m²
LEVEL 01	1130.00 m²
LEVEL 02	1167.07 m²
LEVEL 03	1167.81 m²
LEVEL 04	894.50 m²
LEVEL 05	895.77 m²
LEVEL 06	895.77 m²
LEVEL 07	895.77 m²
8074.41 m²	

BLD B

GROUND	619.10 m²
LEVEL 01	685.30 m²
LEVEL 02	685.53 m²
LEVEL 03	686.81 m²
LEVEL 04	555.22 m²
LEVEL 05	554.61 m²
LEVEL 06	554.61 m²
LEVEL 07	554.61 m²
4895.79 m²	

BLD C

GROUND	703.50 m²
LEVEL 01	772.49 m²
LEVEL 02	772.63 m²
LEVEL 03	773.00 m²
LEVEL 04	625.34 m²
LEVEL 05	625.34 m²
LEVEL 06	625.34 m²
LEVEL 07	625.34 m²
5523.00 m²	

BLD D

GROUND	629.07 m²
LEVEL 01	714.17 m²
LEVEL 02	754.60 m²
LEVEL 03	754.76 m²
LEVEL 04	575.81 m²
LEVEL 05	576.13 m²
LEVEL 06	576.13 m²
LEVEL 07	576.13 m²
5156.81 m²	

BLD E

GROUND	748.55 m²
LEVEL 01	931.65 m²
LEVEL 02	932.46 m²
LEVEL 03	932.95 m²
LEVEL 04	635.86 m²
LEVEL 05	635.86 m²
LEVEL 06	635.86 m²
LEVEL 07	635.86 m²
6089.02 m²	

BLD F

GROUND	814.83 m²
LEVEL 01	888.81 m²
LEVEL 02	872.56 m²
LEVEL 03	868.25 m²
LEVEL 04	594.47 m²
LEVEL 05	593.16 m²
LEVEL 06	593.16 m²
LEVEL 07	593.16 m²
5818.40 m²	

BLD G

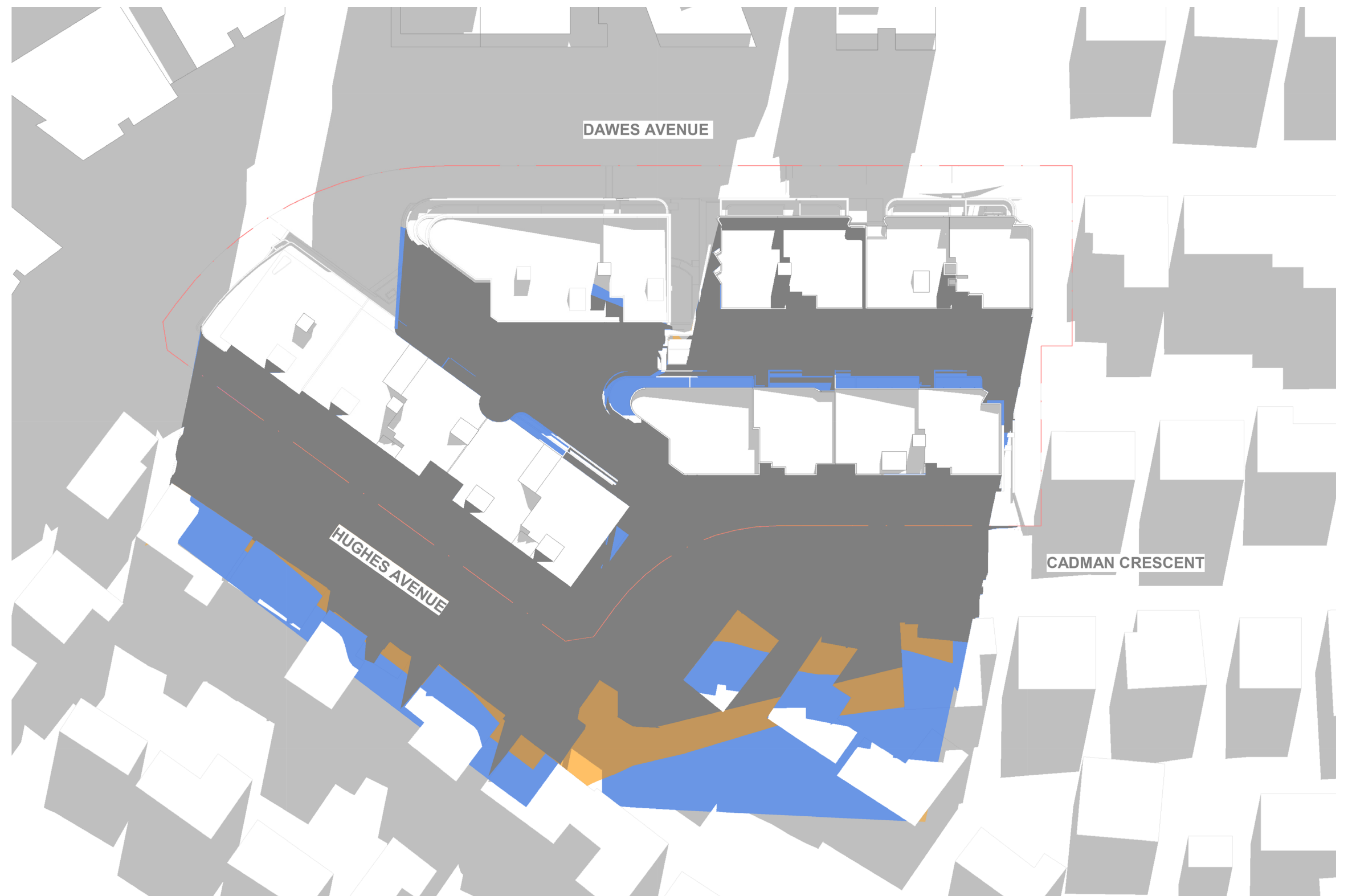
GROUND	703.61 m²
LEVEL 01	800.66 m²
LEVEL 02	800.50 m²
LEVEL 03	799.38 m²
LEVEL 04	618.52 m²
LEVEL 05	618.30 m²
LEVEL 06	618.30 m²
LEVEL 07	618.30 m²
5577.59 m²	

BLD H

GROUND	483.96 m²
LEVEL 01	591.58 m²
LEVEL 02	592.35 m²
LEVEL 03	592.81 m²
LEVEL 04	354.77 m²
LEVEL 05	354.75 m²
LEVEL 06	354.75 m²
LEVEL 07	354.75 m²
3679.71 m²	

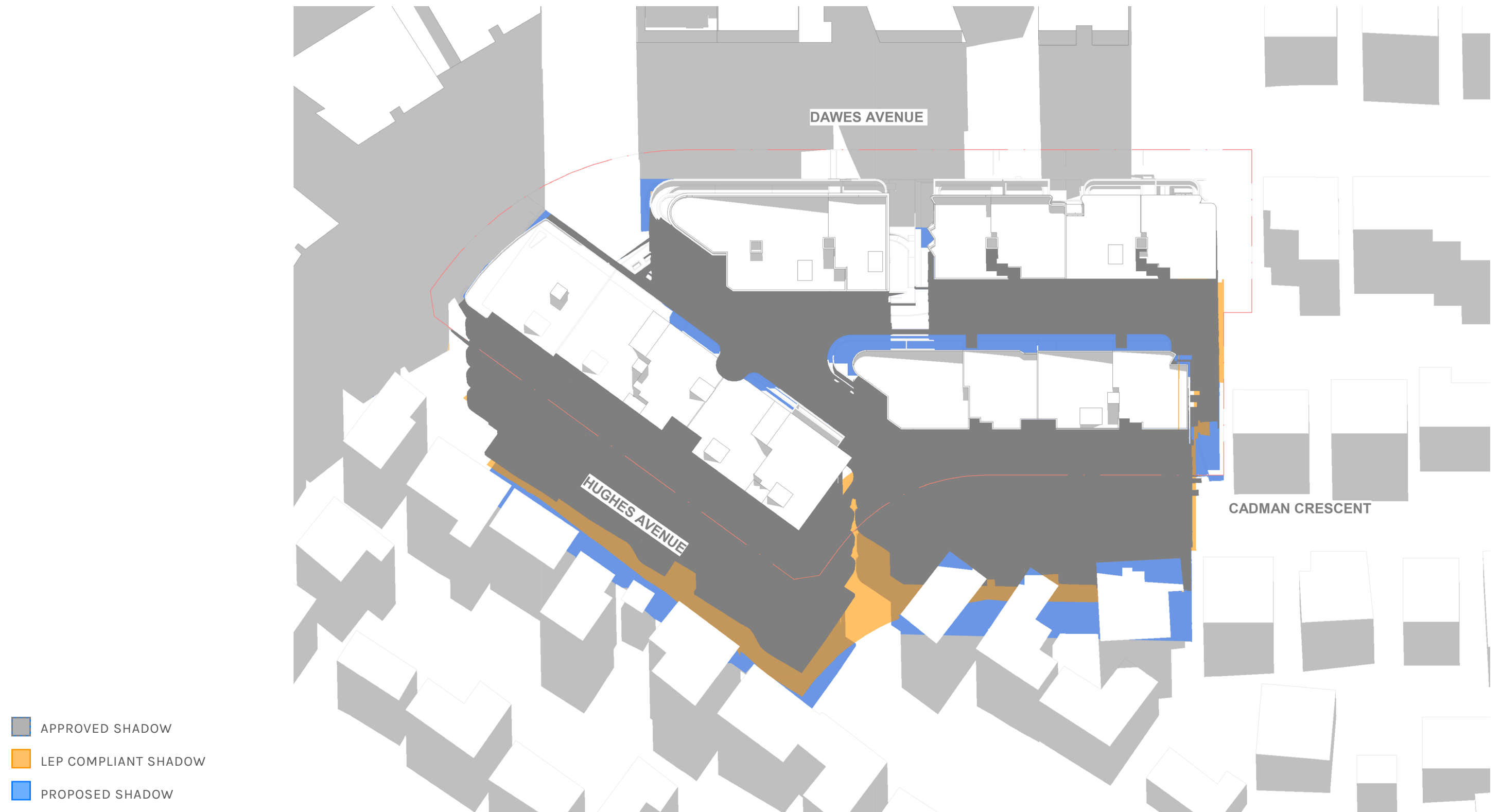
5.0 SHADOW DIAGRAMS

JUNE SOLSTICE 9AM

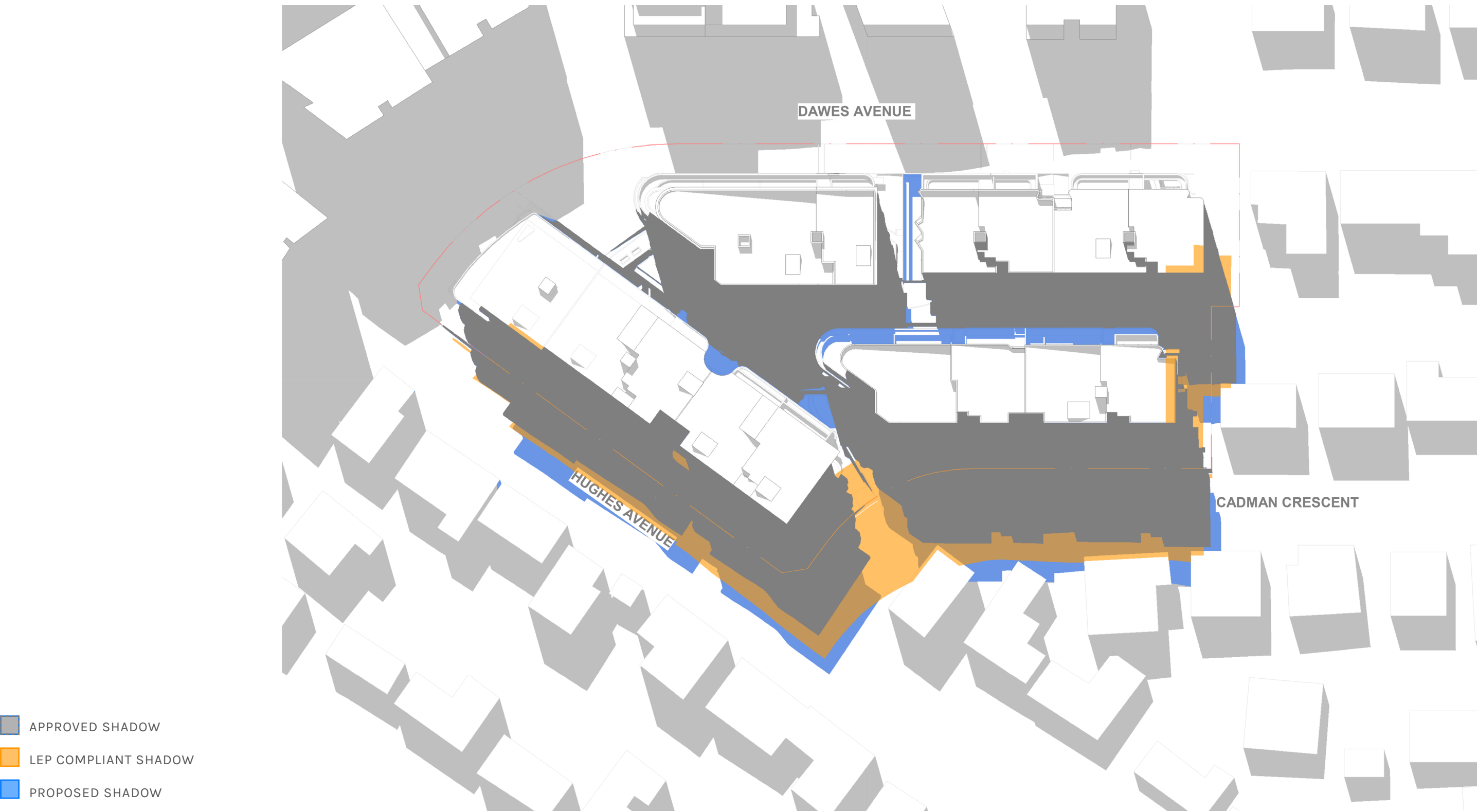


5.0 SHADOW DIAGRAMS

JUNE SOLSTICE 10AM



5.0 SHADOW DIAGRAMS
JUNE SOLSTICE 11AM



5.0 SHADOW DIAGRAMS
JUNE SOLSTICE 12PM



- APPROVED SHADOW
- LEP COMPLIANT SHADOW
- PROPOSED SHADOW

5.0 SHADOW DIAGRAMS
JUNE SOLSTICE 1PM



- APPROVED SHADOW
- LEP COMPLIANT SHADOW
- PROPOSED SHADOW

5.0 SHADOW DIAGRAMS

JUNE SOLSTICE 2PM



5.0 SHADOW DIAGRAMS

JUNE SOLSTICE 3PM



6.0 PROPOSED ASSESSMENT OF IMPACTS

INTRODUCTION

It is anticipated that the environmental, social and economic impacts upon the locality will be addressed within an EIS and through the assessment requirements that would form the basis of a SEARS issued by the Department of Planning.

Initial commentary is provided to assist with the scoping discussions for this project.

URBAN DESIGN

The proposed alterations seek to add additional levels to an existing approval on the site.

The existing consent provides a high-quality in accordance with the underlying Design Excellence requirements of the LEP.

It is noted that the proposed alterations and additions would result in a building above 21m, which will trigger 9.5(5) of the LEP and require review by a Design Review Panel.

ENVIRONMENTAL AMENITY

It is anticipated that any additional impact to environmental amenity will be minor.

Additional height is proposed to setback upper levels of the existing scheme, and overshadowing to the south is offset by the separation provided by Cadman Crescent.

A visual impact assessment will form part of any Industry Specific SEARs for the future SSDA.

ACCESS

Traffic and parking provisions are being provided to the basement through a proposed Section 4.56 with Hills Shire Council.

This modification seeks to refine the basement layout, increase parking efficiency and provide an additional 140 parking spaces.

It is anticipated that the parking provision will be consistent to both on-market and affordable apartments.

HERITAGE

The site does not contain any LEP Heritage items and is not part of any Heritage Conservation Area.

As part of the SSDA, an Aboriginal Cultural Heritage Assessment Report will be prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.

HAZARDS & RISKS

The site is not flood affected, and the existing land use has been historically residential.

This application does not seek to change the proposed basement extent or ground plane.

A Construction Waste Management Plan and Operational Waste Management Plan will be prepared as part of the SSDA

SOCIAL & ECONOMIC

The SSDA will include a Social Impact Assessment (SIA) prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.

It is anticipated that the development will deliver social and economic benefits associated with the delivery of additional residential units including affordable apartments.

7.0 CONCLUSION



The purpose of this report is to provide supporting context for the Scoping meeting in preparation for a SEARS application. The proposed alterations and additions have the opportunity to provide affordable apartments in close proximity to the Hills Showground Station.

The subject site and existing approval can accommodate the proposed alterations with minimal additional impact to adjacent properties, or to the existing approved apartments on the site.

The Applicant is committed to working with key stakeholders, including State government agencies and Hills Shire Council to deliver a high-quality development. We trust that the information outlined in this report will assist with the progression of this proposal.

Yours Sincerely,

A handwritten signature in black ink, reading "James Alexander-Hatziplis".

James Alexander-Hatziplis
CEO | Place Studio
NSW ARB # 10535