

15 May 2020

Mr Jim Betts
Secretary
NSW Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Dear Mr Betts

**RE: REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
2 GREEN ROAD, CASTLE HILL (LOT 102 DP 1130271)**

This request for the Secretary's Environmental Assessment Requirements (SEARS) relates to the proposed construction of a new building to facilitate the expansion of the Museums Discovery Centre (MDC) site at 2 Green Road, Castle Hill. The primary objective of the State Significant Development (SSD) Application is to provide expanded facilities to accommodate the Powerhouse collection including spaces for storage, conservation, research and display and spaces to facilitate increased public access to the collection through education, public programs, workshops, talks, exhibitions and events. The expansion of the existing MDC facility within the site at 2 Green Road Castle Hill will integrate with the existing MDC site located at 172 Showground Road, Castle Hill and its operations on a permanent basis.

The proposal is a type of *"Information and Education Facility"* with a Capital Investment Value (CIV) in excess of \$30 million and is classified as SSD under Schedule 1 Clause 13 of the State Environmental Planning Policy (State and Regional Development) 2011 (State and Regional Development SEPP). The proposal involves construction and operation of a new building (known as "Building J").

Please find enclosed with this SEARS request the following information:

- Gateway Determination dated 30 April 2020 for Planning proposal PP_2020_THILL_001_00 to amend Hills Local Environmental Plan 2019 (**Attachment A**).
- Preliminary Architectural Drawings prepared by Lahznimmo Architects dated 4 May 2020 (**Attachment B**).

A preliminary CIV statement is provided under separate cover.

This request for the Secretary's Environmental Assessment Requirements (SEARS) is prepared in accordance with Clause 3 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).

1. BACKGROUND

The MDC is located at 172 Showground Road, Castle Hill. The MDC is owned and operated by the Powerhouse Museum and currently contains six buildings housing facilities for the display, storage and conservation of the Powerhouse collection (refer to **Figure 1**). The MDC features exhibitions and displays in collaboration with Sydney Living Museums and the Australian Museum who also maintain collection storage and conservation facilities on the site.

MDC is currently open to the public on weekends and hosts a range of booked tours and events during weekdays. During 2017-2018 a total of 17,481 persons visited the MDC site.

The proposed expansion of MDC (the subject of this proposal) will occupy the western part of the adjoining property at 2 Green Road, Castle Hill currently owned by TAFE NSW as depicted in **Figure 1**. The new building proposed as part of the expansion is known as “Building J”.

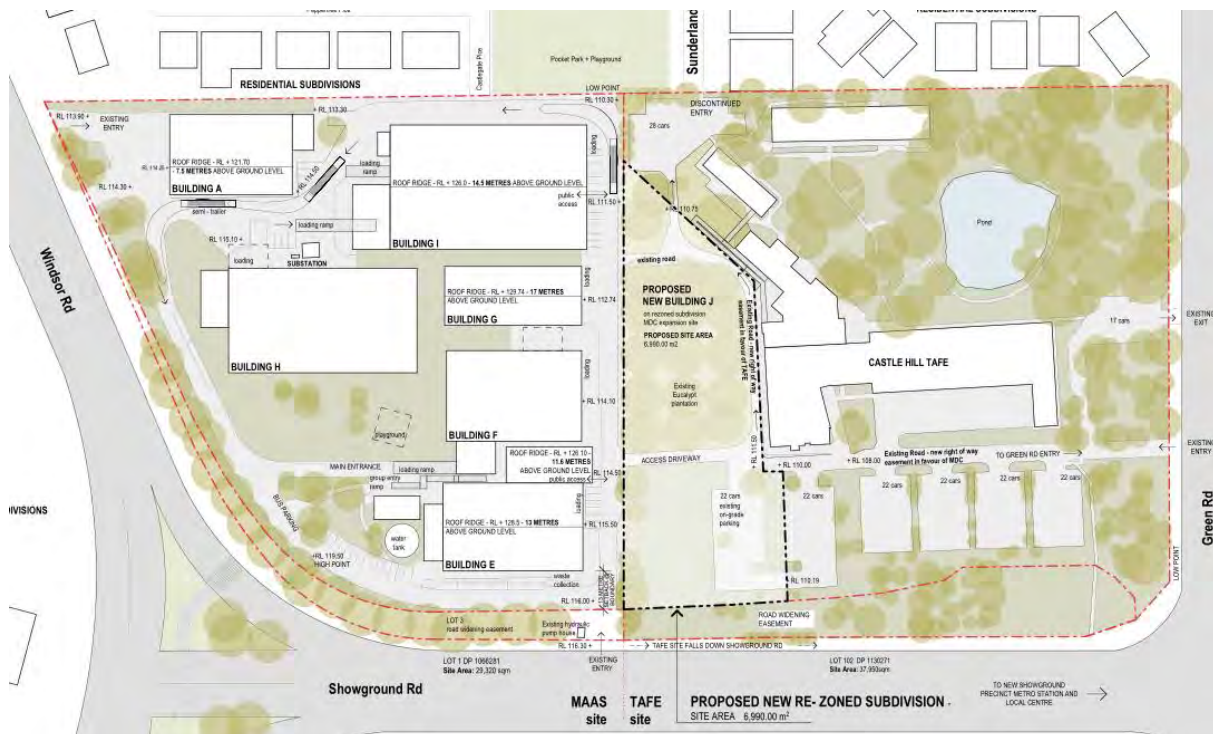


Figure 1: Existing site layout plan and proposed development site
Source: Lahznimmo Architects

The MDC Expansion is part of the renewal of the Museum of Applied Arts and Sciences, known as the Powerhouse Program, that includes:

- **Powerhouse Parramatta:** A new benchmark in cultural placemaking for Greater Sydney that will be a symbol of a new approach to creative activity and engagement.
- **Powerhouse Ultimo:** The NSW Government is committed to retaining a creative industries presence at Ultimo. A creative industries precinct is critical to cementing Sydney's reputation as Australia's cultural capital while investing in one of the fastest growing economic sectors of the state.
- **Powerhouse Collection Relocation and Digitisation Project:** The relocation of the Powerhouse collection and digitisation of around 338,000 objects, enhancing the collection's accessibility for local, national and international audiences.

The MDC expansion is an integral component of the Powerhouse Program and will provide the opportunity to increase visitation to the site, forming an important and significant cultural institution within the Hills Shire. In addition to the storage component of the proposal, the expansion will increase access to the Powerhouse collection through a range of spaces for visible storage, research and viewing of the collection, as well as flexible spaces for education and public programs, workshops, talks, exhibitions and events.

The successful delivery of this SSD project supports a priority cultural infrastructure project and is a NSW Government 2019 election commitment (Powerhouse Precinct at Parramatta).

Create Infrastructure NSW is managing the design, development and construction of the MDC expansion in collaboration with Powerhouse Museum.

It is intended that both the existing MDC and TAFE sites will remain operational during the MDC expansion.

1.1 Planning Proposal

The Building J Site is currently zoned R2 Low Density. In 2019, Create Infrastructure prepared a Planning Proposal to rezone the land to SP2 “Information and Education Facilities” Zone and impose a 15m maximum building height control. This proposal is consistent with the existing zoning and planning controls of the MDC site.

On 30 April 2020 the Department of Planning, Industry and Environment issued a Gateway Determination for the Planning Proposal. In accordance with the conditions of the Gateway Determination, the Planning Proposal will be placed on exhibition for a period of 28 days by The Hills Shire Council and is to be finalised and made by 30 November 2020 (refer to **Attachment A**).

2. THE SITE

The proposed Building J Site is located within the property known as 2 Green Road, Castle Hill which comprises a single lot legally described as Lot 102 DP 1130271. The site is generally square in shape with a splay corner to the intersection of Green Road and Showground Road and a total area of approximately 3.8ha. The overall site has frontages to Green Road and Showground Road of 183m and 186m (refer to **Figure 2**).



Figure 2: Subject Site Map
Source: SIX Maps 2019

The location of the proposed new Building J is located at the western end of the TAFE NSW site and is marked on **Figure 2** in a dashed yellow line (referred as the Building J Site). The TAFE campus caters for approximately 400 enrolled students and contains large institutional buildings set within a landscaped setting featuring a high tree canopy.

The main public vehicle access to the MDC site is via Windsor Road. There are also vehicle access points to the MDC on Showground Road and Green Road. The MDC and TAFE NSW have a longstanding arrangement that permits vehicle access to the MDC site from Green Road and to traverse across the TAFE site.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Summary of Proposed Development

The proposed development will involve the clearing of the site of vegetation, earthworks and site preparation, and the construction and operation of Building J. The building will have an overall envelope of approximately 130m long, 37m wide and 15m high (refer to **Figure 3**). Associated vehicles accessways will be constructed to maintain connectivity to the MDC and TAFE sites. The SSD Application also includes subdivision of the TAFE site.

The proposed new Building J will cater for the following uses:

- Storage for the Powerhouse collection and archives (both collected archives and institutional archives).
- Flexible spaces for education and public programs, workshops, talks, exhibitions and events.
- Suites of conservation laboratories and collection work spaces.
- Photography, digitisation and collection documentation facilities.
- Work space for staff, researchers, industry partners and other collaborators. This will include amenities, meeting and storage rooms, collection research and study areas as well as other ancillary facilities.
- Components of the image and research library.
- Object and exhibition preparation, packing, quarantine and holding areas.

The proposed Building J will offer many opportunities for public engagement as part of a desire to increase public access to the Powerhouse collection. The renewal of the site offers a range of opportunities to increase public access including visible storage facilities, booked tours, Open Days, public and education programs, workshops, talks and other events. The facilities in Building J will serve the needs of a variety of user groups including staff, volunteers, education groups, researchers, artists, scientists, industry partners and the general public.

The main elements of the proposal are as follows:

Capital Investment Value	The development has a capital investment value in excess of \$30 million.
Site Area (Building J Site):	6,990m ² (after subdivision).
Gross Floor Area (Building J):	9,710m ² .
Maximum building height:	15m (RL 126.75 roof ridge).
Building Footprint	4,093m ² .
Tree Removal	337 trees.
Car parking and vehicle access:	<p>Existing 54 car parking spaces on the MDC site will be utilised by the proposal. No additional on-site car parking is proposed. 24 existing car parking spaces within the footprint of the proposal will be relocated to the eastern end of TAFE site near Green Road.</p> <p>Right-of-way easements will be created in favour of both MDC and TAFE NSW in order to maintain existing vehicle access. Realignment of existing internal road to accommodate Building J footprint.</p>
Loading Dock:	One.
Delivery Hours:	8am to 5pm, Monday to Sundays.
Office Population:	50 additional staff and collaborators within Building J.
Project Delivery timeframes:	Commence construction in early 2021. Completion of construction and fully operational in 2022.

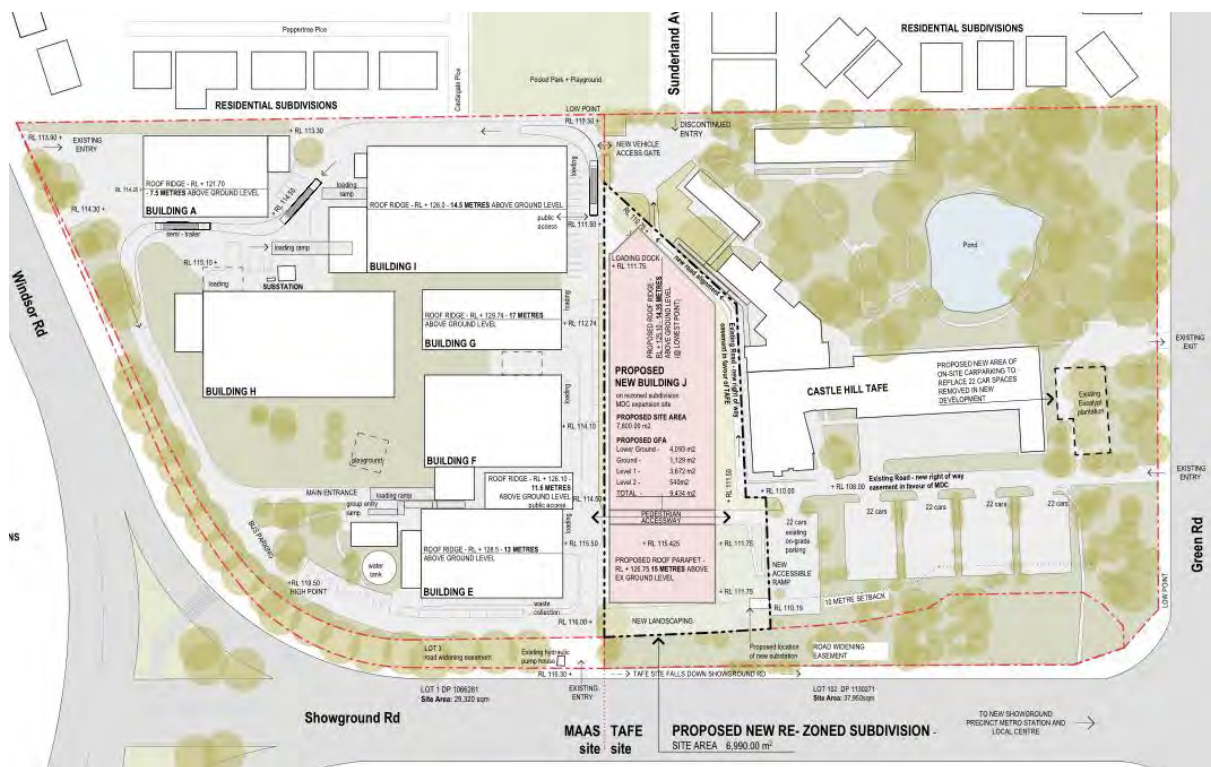


Figure 3: Proposed site layout plan
Source: Lahznimmo Architects

The proposal will require the removal of 337 trees from the Building J Site to accommodate the proposed development. Of the total trees proposed to be removed, 330 are plantation eucalyptus trees that were planted on the site in the 1940s for researching essential oils. There is no remnant Cumberland Plain woodland vegetation on the proposed development site. A Tree Replacement Strategy will be submitted with the SSD that confirms the commitment of the project to deliver a 2:1 ratio for tree replanting to provide a total of 674 trees on-site and off-site.

New landscaping including a mix of ground covers, shrubs and trees is proposed around the periphery of the proposed Building J and will be subject to a detailed Landscape Plan to be submitted with the SSD Application.

4. LEGISLATIVE FRAMEWORK

4.1 Consistency with Strategic Planning Policy

The proposal is consistent with the following strategic plans which will be addressed in detail within the EIS:

- Premier's Priorities.
- The Greater Sydney Region Plan - A Metropolis of Three Cities (2018).
- Central City District Plan (2018).
- "Hills Future 2036" Local Strategic Planning Statement (2019).
- Create in NSW: The NSW Arts & Cultural Policy Framework.
- NSW 2021: A Plan to make NSW Number One.
- State Infrastructure Strategy 2012 - 2032.
- State Infrastructure Strategy Update 2014.

The expansion of the MDC aims to deliver the following outcomes in alignment with NSW Government policy:

- Increase access and participation (target 15%) in the arts to support personal and collective wellbeing as well as flow-on economic benefits.

- Create career development opportunities.
- Facilitate the development of a Parramatta Cultural Precinct.
- Increase strategic investment in Western Sydney.
- Support partnerships with education, training, government organisations and the private sector in Western Sydney.
- Provide arts and culture infrastructure to support visitor growth, increased public interaction with creative industries and economic growth in NSW including regional areas.
- Strengthen Sydney's regional and global profile as a creative centre.
- Deliver high quality facilities that grow the arts and cultural opportunities in Western Sydney.

4.2 Applicable Statutory Planning Legislation

4.2.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) establishes the assessment framework for the SSD. Section 4.39 of the EP&A Act requires that a development application for SSD is to be accompanied by an Environmental Impact Statement in the form prescribed by Schedule 2 of the Environmental Planning and Assessment Regulation 2000. This request for SEARs will assist with informing the requirements of the EIS.

4.2.2 Biodiversity Conservation Act 2016

Section 7.9(2) of the Biodiversity Conservation Act 2016 requires any SSD DA to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the "Planning Agency Head" and the "Environment Agency Head" or their delegates, determine that the proposed development is not likely to have any significant impact on biodiversity values.

The existing trees located within the proposed Building J Site that are required to be removed as part of this SSD Application are plantation trees with no developed native understorey. The preliminary arboricultural assessment of the plantation prepared by Mackay Tree Management dated 14 May 2019 for the Planning Proposal concludes

"As the plantation does not have a shrub and near -continuous ground cover layer and the trees are planted (from stock sources unknown) they do not present as remnant tree species. A 'threatened species test of significance (former 7-part test)' in accordance with the Biodiversity Conservation Act 2016, is not required as part of the DA proposal or any future DA proposal."

In light of the above, a waiver for preparation of a BDAR will be made pursuant to Section 7.9 of the Biodiversity Conservation Act 2016 prior to submission of the EIS with DPIE.

4.2.3 State Environmental Planning Policies and State Regional Planning Policies

State Environmental Planning Policy (State and Regional Development) 2011

The State Environmental Planning Policy (State and Regional Development) 2011 (State and Regional Development SEPP) identifies development which is declared to be State Significant. The proposed development has a total estimated CIV in excess of \$30 million and Clause 13 of Schedule 1 of the State and Regional SEPP stipulates the proposed museum development is State Significant Development:

13 Cultural, recreation and tourist facilities

- (1) Development that has a capital investment value of more than \$30 million for any of the following purposes—
- (a) film production, the television industry or digital or recorded media,
 - (b) convention centres and exhibition centres,
 - (c) entertainment facilities,
 - (d) information and education facilities, including museums and art galleries,**
 - (e) recreation facilities (major),
 - (f) zoos, including animal enclosures, administration and maintenance buildings, and associated facilities.

- (2) *Development for other tourist related purposes (but not including any commercial premises, residential accommodation and serviced apartments whether separate or ancillary to the tourist related component) that—*
(a) has a capital investment value of more than \$100 million, or
(b) has a capital investment value of more than \$10 million and is located in an environmentally sensitive area of State significance or a sensitive coastal location.

“Information and education facility” is defined as follows:

“information and education facility” means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.”

The proposed Building J is a type of “information and education facility” that will provide public access to the museum collection and archives held within the building. In addition, public access will be provided through a range of activities including booked tours, Open Days, public and education programs, workshops, talks and other events.

State Environmental Planning Policy (Infrastructure) 2007

The site has a frontage to Showground Road which is a classified State Road pursuant to the (former) RMS Schedule of Classified Roads and Unclassified Regional Roads (April 2017). The site will be accessible from Windsor Road which is also a classified State Road. The proposal does not include any additional vehicle access points to the site.

On the basis of the Traffic and Car Parking Impact Statement prepared by Northrop dated 4 September 2019 for the Planning Proposal, the proposal is likely to generate a maximum of 105 trips per day, increasing the flow of traffic by less than 3% at the key intersections of Showground Road with Windsor Road, Green Road and Victoria Avenue.

The proposed development is therefore not classified as “Traffic-generating development” as defined by Clause 104 and Schedule 3 of the Infrastructure SEPP by virtue of the proposed use not generating “more than 50 or more motor vehicles per hour”. The expected traffic and car parking impacts of the proposal are likely to be minimal.

A Transport Impact Assessment will be submitted with the SSD Application and the EIS will address the provisions of Clause 104 of the Infrastructure SEPP.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The proposed development includes removal of existing trees located on the proposed Building J site. In accordance with the requirements of the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017, details of all trees to be removed will be included in the Arboricultural Impact Assessment to be submitted with the EIS.

Further, a Tree Replacement Strategy will be submitted with the SSD that confirms the commitment of the project to deliver a 2:1 ratio for tree replanting to provide a total of 674 trees on-site and off-site. The proposed tree replacement ratio of 2:1 exceeds the Council’s minimum requirement of an equal number of replacement trees (Section 3.2 in Part C Section 3 of The Hills Development Control Plan 2012 (DCP 2012)).

The proposed 2:1 replacement ratio also exceeds the NSW Government’s objective of a 40% Urban Tree Canopy increase as outlined in the Central City District Plan (a 100% canopy cover increase is proposed).

State Environmental Planning Policy No. 55 – Remediation of Land

The principle objective of State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) is to provide a legislative framework to facilitate the remediation of contaminated land to reduce the risk of potential harm to human health or the environment. SEPP 55 ensures potentially contaminated land is appropriately investigated before development applications for new land uses are determined by the consent authority.

A Detailed Site Investigation has been completed for the Building J site. The report concludes the site is suitable for the proposed redevelopment and that no further investigations are required for the development to proceed.

State Environmental Planning Policy No. 64 – Advertising and Signage

Building identification signage will be provided on the external elevations of the building. Details of signage will be provided on the architectural drawings submitted with the EIS. An assessment against the relevant provisions in SEPP 64 will be included in the EIS.

The Hills Local Environmental Plan 2019

The Hills Local Environmental Plan 2019 (LEP 2019) is the principle planning instrument for The Hills Local Government Area and applies to the site. The site is zoned R2 Low Density Residential Zone under LEP 2019. Museums are permissible with development consent on the site under the proposed SP2 Infrastructure “Information and Education Facilities” Zone.

The proposal will achieve consistency with the SP2 Zone objectives which are:

- *“To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.”*

There is no Floor Space Ratio (FSR) development standard for the site

The following clauses of LEP 2019 will apply to the proposed development:

Clause 4.1 – Minimum subdivision lot size

A minimum subdivision lot size of 450m² applies to the MDC and TAFE sites under LEP 2019. The proposal will involve creation of a new lot (Building J Site) with a total site area of 6,990m² which complies with the minimum lot size provisions in LEP 2019.

Clause 4.3 – Height of buildings

The proposal will be consistent with the maximum building height of 15m stipulated within the Planning Proposal for the Building J Site. The 15m maximum building height for the Building J Site is an appropriate response given the size of the existing buildings on the MDC and TAFE NSW sites. There is no maximum building height on the MDC site and a 10m maximum building height applies to the TAFE site under LEP 2019.

The proposed building has been situated on the site to have a 15m high frontage to Showground Road and to taper in height to 11.025m at the northern end of the site which has a residential interface to Sunderland Avenue and Sunderland Reserve.

Clause 7.2 – Earthworks

The objective of Clause 7.2 is *“to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land”*. The proposal involves clearing the site and earthworks that are necessary to prepare the site for construction of the new building. The SSD Application will demonstrate there will be no significant adverse environmental impacts on and off-site.

No other clauses in LEP 2019 are relevant to the site or the proposal.

Draft Environmental Planning Instruments

The EIS will address the provisions of any draft Environmental Planning Instruments applicable, including but not limited to:

- Draft Environment SEPP.

4.3 Development Control Plans

The site is subject to the provisions of The Hills Development Control Plan 2012. Clause 11 of the State and Regional Development SEPP stipulates that DCPs do not apply to SSD.

5. PROPOSED SSD DOCUMENTATION AND OVERVIEW OF LIKELY ENVIRONMENTAL IMPACTS AND PLANNING ISSUES

The EIS will be accompanied by the following supporting plans and consultant reports:

- Architectural Design Statement and Architectural Plans.
- Landscape Design Statement and Landscape Plans.
- Visual and View Impact Assessment.
- Biodiversity Development Assessment Report Waiver.
- Arboricultural Impact Assessment and Tree replacement Strategy.
- Detailed Site Investigation.
- Geotechnical Statement.
- Structural Engineering Statement.
- Infrastructure Services Strategy.
- Stormwater and Flooding Report.
- Consultation Outcomes Report.
- Transport Impact Assessment, Construction Pedestrian and Traffic Management Plan and Green Travel Plan.
- Accessibility Statement.
- BCA Statement.
- Heritage Impact Statement.
- Fire Engineering Statement.
- Preliminary Construction Management Plan.
- Noise and Vibration Impact Assessment.

Milestone has undertaken an environmental assessment of the proposal and identified the following key environmental impacts and planning issues that require consideration in the SSD Application.

5.1 Tree Removal and Replacement Canopy

As outlined in Section 4.2.2, the Biodiversity Conservation Act 2016 requires all SSD Applications to be accompanied by a BDAR, which assesses the proposal against the biodiversity assessment requirements outlined in the BC Act. Based on the Arboricultural Impact Assessment prepared for the Planning Proposal, a waiver to prepare a BDAR will be submitted prior to submission of the EIS.

A Tree Replacement Strategy will be submitted with the EIS and will outline the 2:1 tree replacement that will be undertaken as part of the delivery of this project.

5.2 Urban Design and Built Form

The proposed development has been carefully designed to provide a building envelope that will sit comfortably within the existing buildings on the MDC and TAFE NSW sites. The proposed new building will be screened from Showground Road by existing and proposed trees and landscaping, and is set back 10m from the site's northern boundary. The proposed new building will be screened by the existing trees located to the north of the Building J site and along the northern boundary of the TAFE site.

The proposed new building will have a high quality architectural design that includes articulated building elevations and activation to the street and TAFE site through the provision of glazing at ground and first floor levels to the south and east elevations at the southern end of Building J. In the event the road widening along Showground Road is implemented by Transport for NSW, and existing screening vegetation removed from the southern TAFE NSW site boundary, the building will result in an overall positive visual impact on the streetscape and the locality.

The view impact of the proposal from the nearest residential area located to the north of the site on Sunderland Avenue will be limited by virtue of the existing tree canopy screening. Furthermore, the proposed Building J has a comparable height and form to the existing MDC buildings (refer to **Attachment B**). The proposed siting of Building J and the bulk and scale of the proposal provides an acceptable response to the adjacent residential zone.

The proposed building envelope will sit comfortably on the site as an in-fill building that will not dominate the site when viewed from the nearest residential interface to the north or from within the TAFE site from the main internal access road from Green Road.

A Visual and View Impact Assessment will be submitted with the EIS and address streetscape, views and visual bulk amenity impacts of the proposal from key surrounding public vantage points.

5.3 Car Parking and Access

A Transport Impact Assessment will be submitted with SSD Application and assess the parking and access requirements for the proposed new building, and capacity of the existing car parking on the site to adequately cater for the demand of staff and visitors.

The proposal will utilise the 54 parking spaces on the existing MDC site to cater for staff and visitors to Building J. A Green Travel Plan will be implemented during operation of the new building to encourage public transport use and reduce the use of on-site and on-street car parking.

The proposal requires relocation of 24 car parking spaces from the site of the proposed new building, to an area along the Green Road frontage of the property. The relocated car parking spaces will be for the continued use by TAFE NSW.

5.4 Construction and Operational Impacts

A Construction and Environmental Management Plan will be prepared and provided as part of the EIS. The plan will include details such as:

- Timing of construction works to be undertaken.
- Construction hours of operation and program.
- Materials handling strategy.
- Noise, soil erosion, dust control and stormwater management.
- Environmental management strategies during construction.
- Waste management during earthworks and construction phases.

A Construction Pedestrian and Traffic Management Plan will also be prepared to ensure pedestrian safety is maintained and there is minimal disruption to TAFE operations.

A Noise and Vibration Impact Assessment will be provided with the EIS to assess the potential impacts on the residential properties to the north and on the existing MAAS MDC and TAFE buildings to the west and east during construction and operation.

5.5 Stormwater Management

A Stormwater Concept Management Plan and Erosion and Sediment Control Plan will be prepared and submitted with the EIS and will outline the proposed Water Sensitive Urban Design (WSUD) measures and stormwater management system incorporated into the proposed development.

5.6 Social and Economic Impacts

The proposal represents a major NSW Government investment for a cultural and scientific institution in The Hills Shire Council and Western Sydney. In particular, the EIS will address in the following social and economic benefits:

- Growth and enhancement of an internationally competitive education, research and innovation facility;

- Will be open to the public as a place for discovery, learning and research as well as contribute to promoting cultural diversity and opportunities for social connection within the community;
- Employment growth during both construction and operations phases of the proposed development; and
- Replanting of vegetation that is removed from the site at a ratio of 2:1 on and off the site

5.7 Heritage

The site is not heritage listed. The site is located adjacent to Windsor Road which is listed in Schedule 5 of LEP 2019 as *“Windsor Road from Baulkham Hills to Box Hill”* (Item I28). The proposal will be located 90m to the north east of Windsor Road and will have minimal heritage impact on the setting of the Windsor Road heritage item. A Heritage Impact Statement has been prepared by Curio Projects for the Planning Proposal to investigate the history of the site and concluded that *“The plantation also has no associations with any significant personnel at either a local or State level and therefore reinforces that the plantation holds no significance beyond the site itself.”*

6. CONSULTATION

In preparing the EIS, it is expected that the proponent will undertake consultation with the following stakeholders:

- The Hills Shire Council.
- Transport for NSW.
- Environment, Energy and Science.
- Department of Education.
- Surrounding landowners and the community.

Prior to the lodgement of the Planning Proposal to Council on 18 October 2019 with Milestone, Lahznimmo, Create Infrastructure and MAAS met with Council Strategic and Statutory Planning Officers on 19 February 2019 to discuss the proposed development and Planning Proposal. Further meetings were held with Council Officers on 28 November 2018 and 8 April 2020 regarding the proposed development and Planning Proposal.

7. CONCLUSION

This request for SEARS is prepared for the proposed SSD Application for the construction of a new building, Building J, to facilitate the expansion of the Powerhouse Castle Hill MDC site at 2 Green Road, Castle Hill. Subdivision of the site is also proposed. The primary objective of the SSD Application is to provide expanded facilities to accommodate the Powerhouse collection including spaces for storage, conservation, research and display; and spaces to facilitate increased public access to the collection through education, public programs, workshops, talks, exhibitions and events.

The successful delivery of this project supports a priority cultural infrastructure project and is a NSW Government election commitment (Powerhouse Precinct at Parramatta).

Yours sincerely

Milestone (AUST) Pty Limited



Patrick Lebon

Director

Encl.

ATTACHMENT A

**GATEWAY DETERMINATION DATED 30 APRIL 2020 FOR PLANNING PROPOSAL
PP_2020_THILL_001_00 TO AMEND HILLS LOCAL ENVIRONMENTAL PLAN 2019**



Mr Michael Edgar
General Manager
The Hills Shire Council
PO Box 7064
Norwest 2153, NSW

Dear Mr Edgar

Planning proposal PP_2020_THILL_001_00 to amend Hills Local Environmental Plan 2019

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone and amend the maximum height of buildings on the subject site at 2 Green Road, Castle Hill.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 3.1 Residential Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 7 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The State government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Elizabeth Kimbell to assist you. Ms Kimbell can be contacted on 9860 1521.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gina Metcalfe', with a large loop at the start and a horizontal line extending to the right.

30 April 2020
Gina Metcalfe
Acting Director, Central (Western)
Central River & Western Parkland City

Encl: Gateway determination
Plan-making template

Gateway Determination

Planning proposal (Department Ref: PP_2020_THILL_001_00): to rezone land and amend the maximum height of buildings on 2 Green Road, Castle Hill to facilitate the expansion of the Museum Discovery Centre.

I, the Acting Director at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Hill Local Environmental Plan (LEP) 2019 to rezone and amend the maximum height of buildings of the subject site at 2 Green Road, Castle Hill should proceed subject to the following conditions:

1. The planning proposal is to be amended prior to exhibition to address the following:
 - a. Planning Priority C15 'Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes';
 - b. Planning Priority C16 'Increasing urban tree canopy cover and delivering Green Grid connections';
 - c. Visual Impact Analysis, indicative landscape plan and photomontages showing views of the proposed development outcome viewed from the low density residential areas along Sunderland Avenue, Sunderland Avenue Reserve to the north and from within the TAFE campus.
 - d. Evidence of TAFE's 'in-principle' agreement (via a letter or similar) to:
 - i. Future development on TAFE's land for the expansion of the Museum Discovery Centre;
 - ii. The proposed relocation of tree planting with consideration afforded to implications for any future growth of the TAFE facility;
 - iii. Relocation of car parking spaces within the TAFE site;
 - iv. Formalisation of existing access arrangements by creation of an easement to allow vehicular access between the Museum Discovery Centre and TAFE to ensure certainty about a legal right of access; and
 - v. Continued arrangements to accommodate "overflow" parking associated with Museum Discovery Centre weekend events.
 - e. Clarification with respect to the intended arrangements for any tree replanting proposed off-site including negotiation with Council to identify possible suitable planting locations.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:

- (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
- Environment, Energy and Science
 - Transport for NSW
 - Department of Education
 - Endeavor Energy
- Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.

6. The time frame for completing the LEP is to be **7 months** following the date of the Gateway determination.

Dated 30th day of April 2020.

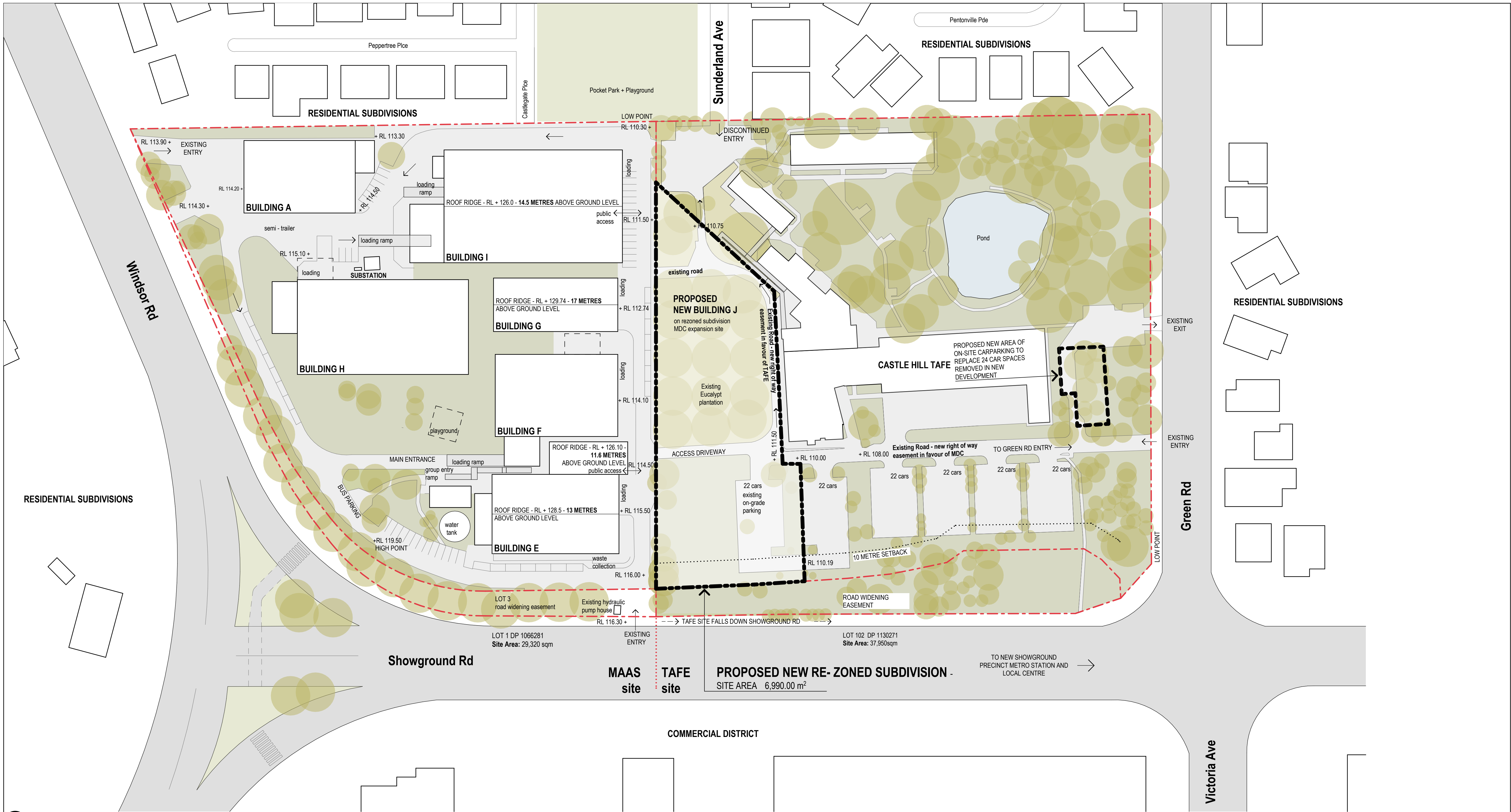
A handwritten signature in black ink, appearing to read 'Gina Metcalfe', with a large loop at the bottom left and a horizontal line extending to the right.

Gina Metcalfe
Acting Director, Central (Western)
Central River and Western Parkland
City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces

ATTACHMENT B

PRELIMINARY ARCHITECTURAL DRAWINGS PREPARED BY LAHZNIMMO ARCHITECTS



1 EXISTING SITE PLAN
1:750

REV	DESCRIPTION	DATE
01	OPTION 3D - Preliminary Issue	07/12/18
02	OPTION 3F - Coasting Issue	13/02/19
03	PRELIMINARY PLANNING APPLICATION ISSUE	08/05/19
04	PLANNING APPLICATION ISSUE	30/07/19

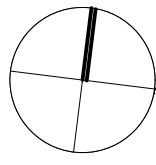
REV	DESCRIPTION	DATE

TITLE	TITLE	TITLE	TITLE
STRUCTURAL / CIVIL / SERVICES CONSULTANTS			
			

TITLE	TITLE	TITLE	TITLE

TITLE	TITLE	TITLE	TITLE

NORTH



DO NOT SCALE DRAWINGS: USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING, THE INFORMATION ON IT AND THE DESIGN ARE COPYRIGHT OF LAHZNIMMO ARCHITECTS PTY LTD

PROJECT SPONSOR

DEPARTMENT OF PREMIER AND CABINET

DEPT. PLANNING & ENVIRONMENT ENDORSEMENT

Signature _____ Date _____

PROJECT TITLE

Museum Discovery Centre Expansion

SCALE CHECK

5

10

CONST

lahznimmo architects

Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia

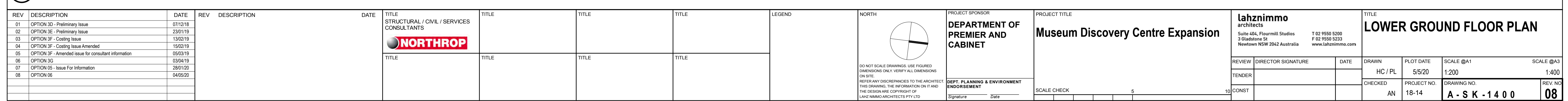
T 02 9550 5200
F 02 9550 5233
www.lahznimmo.com

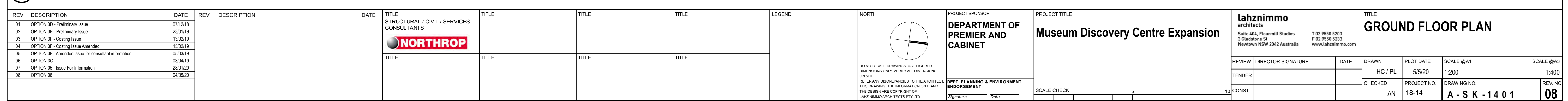
REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CHECKED	AN	

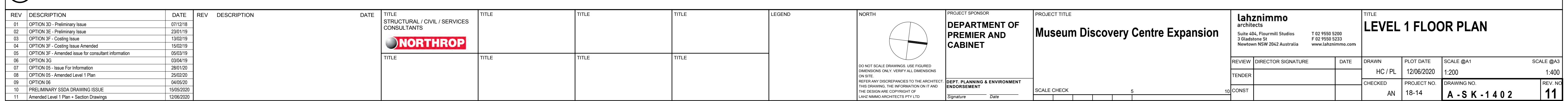
TITLE

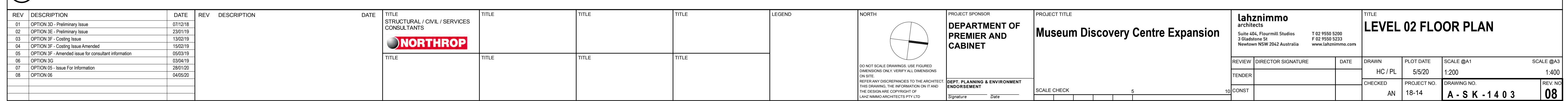
EXISTING SITE PLAN

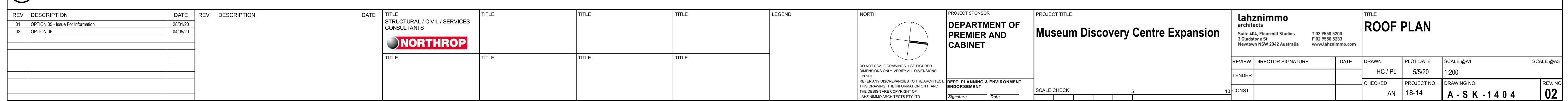
DRAWN	HC / PL	PLOT DATE	8/05/2020	SCALE @A1	1:750	SCALE @A3	1:500
CHECKED	AN	PROJECT NO.	18-14	DRAWING NO.	A - S K - 1 1 0 0	REV. NO.	04

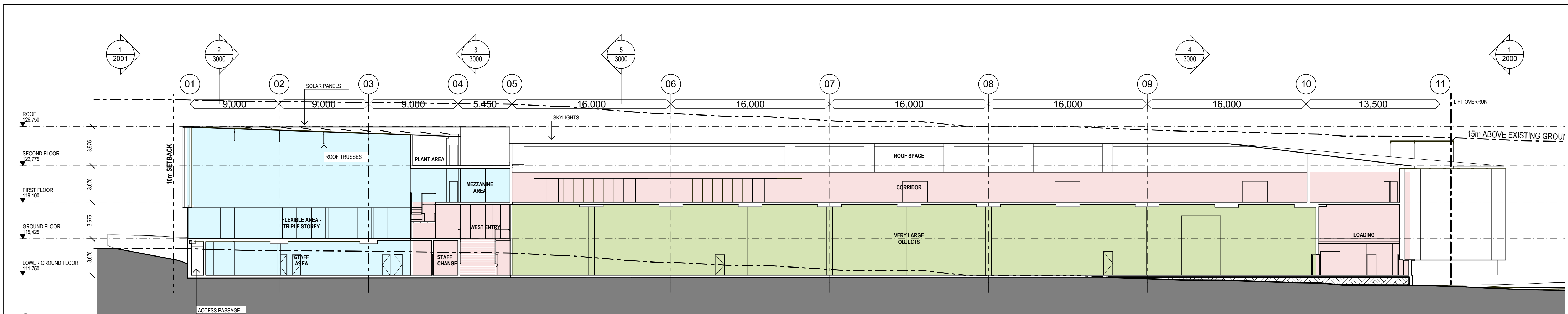




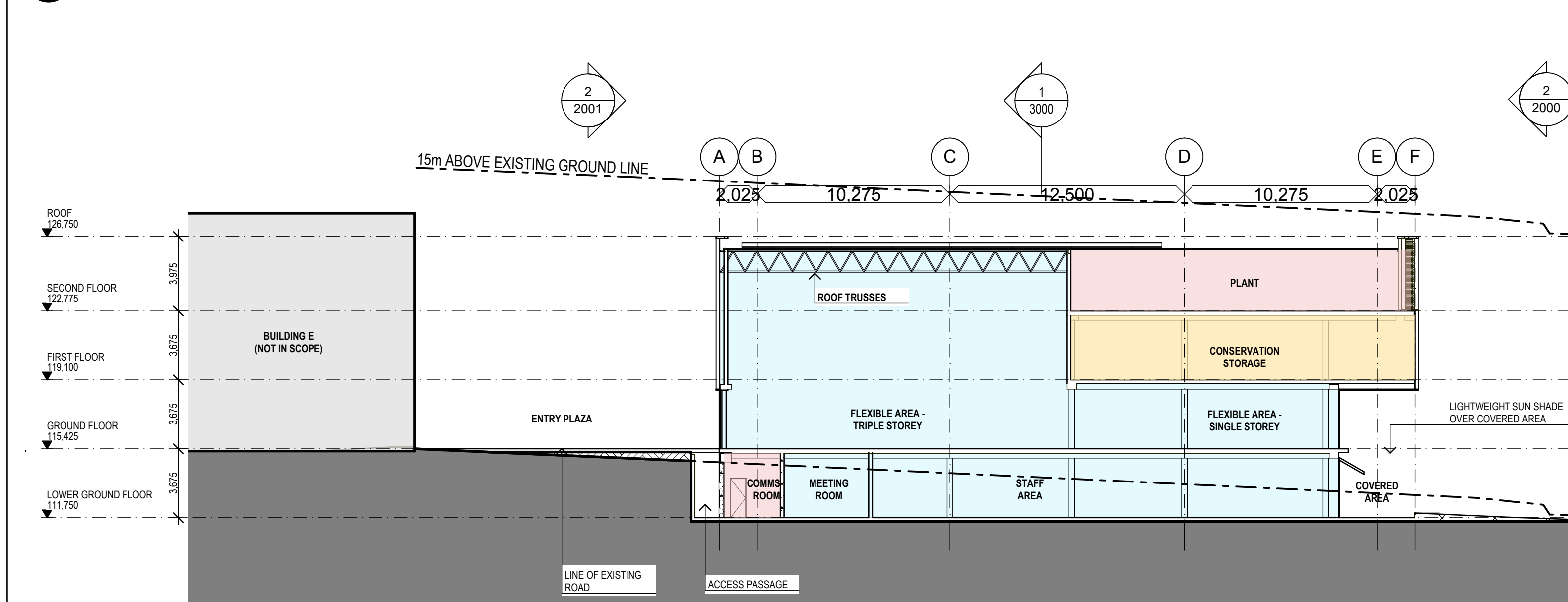




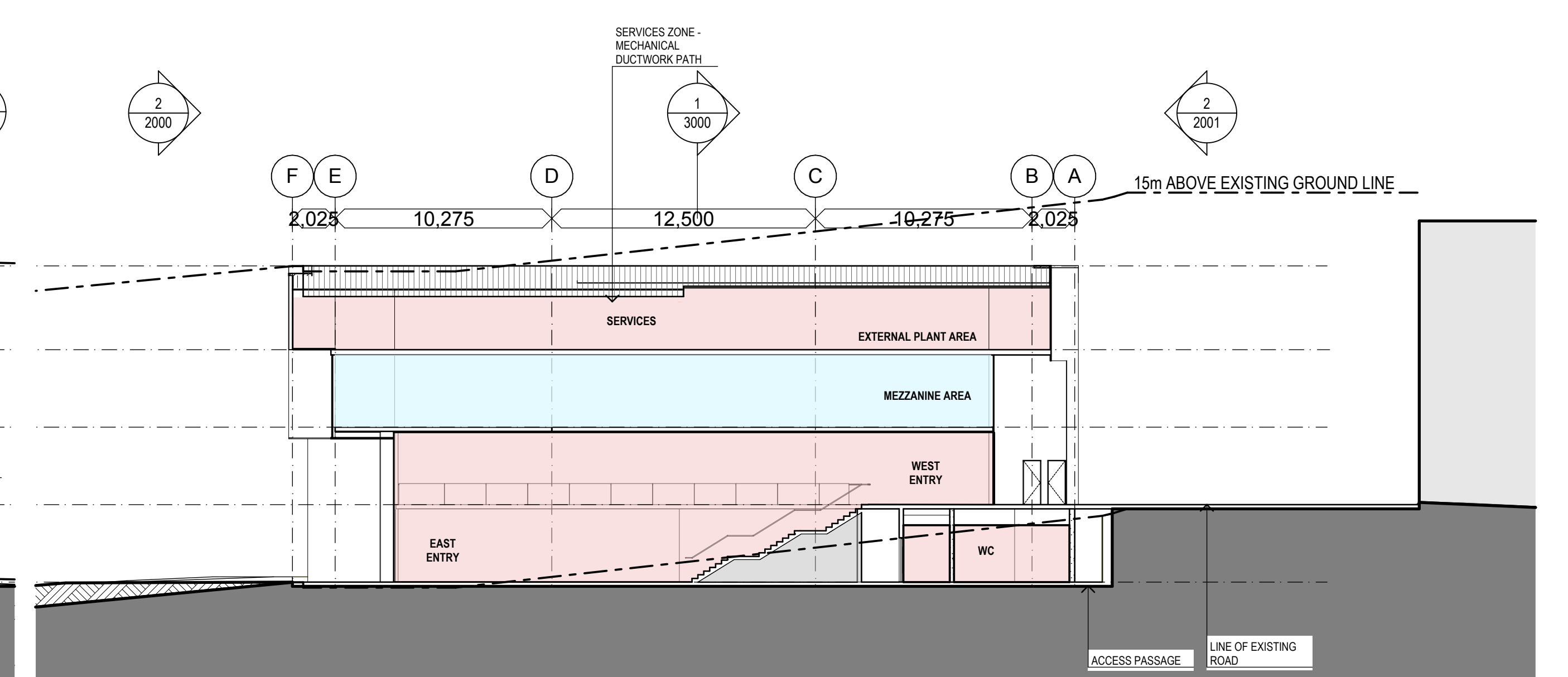




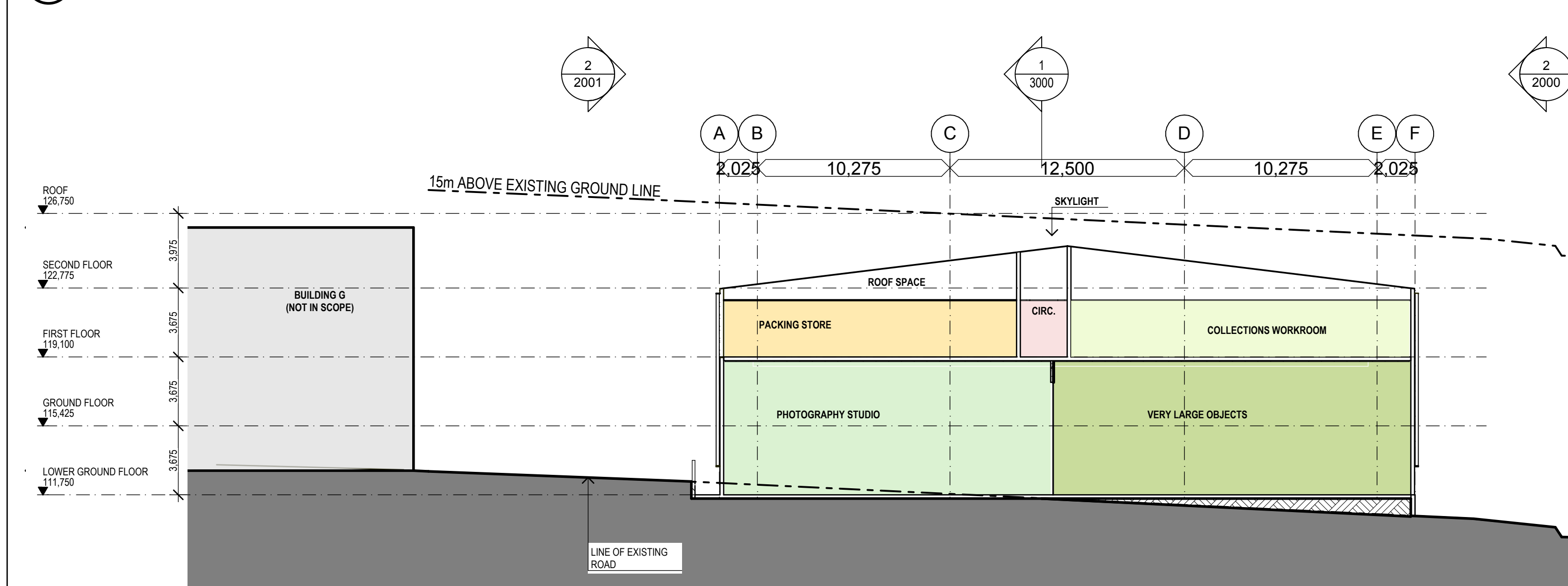
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1:200



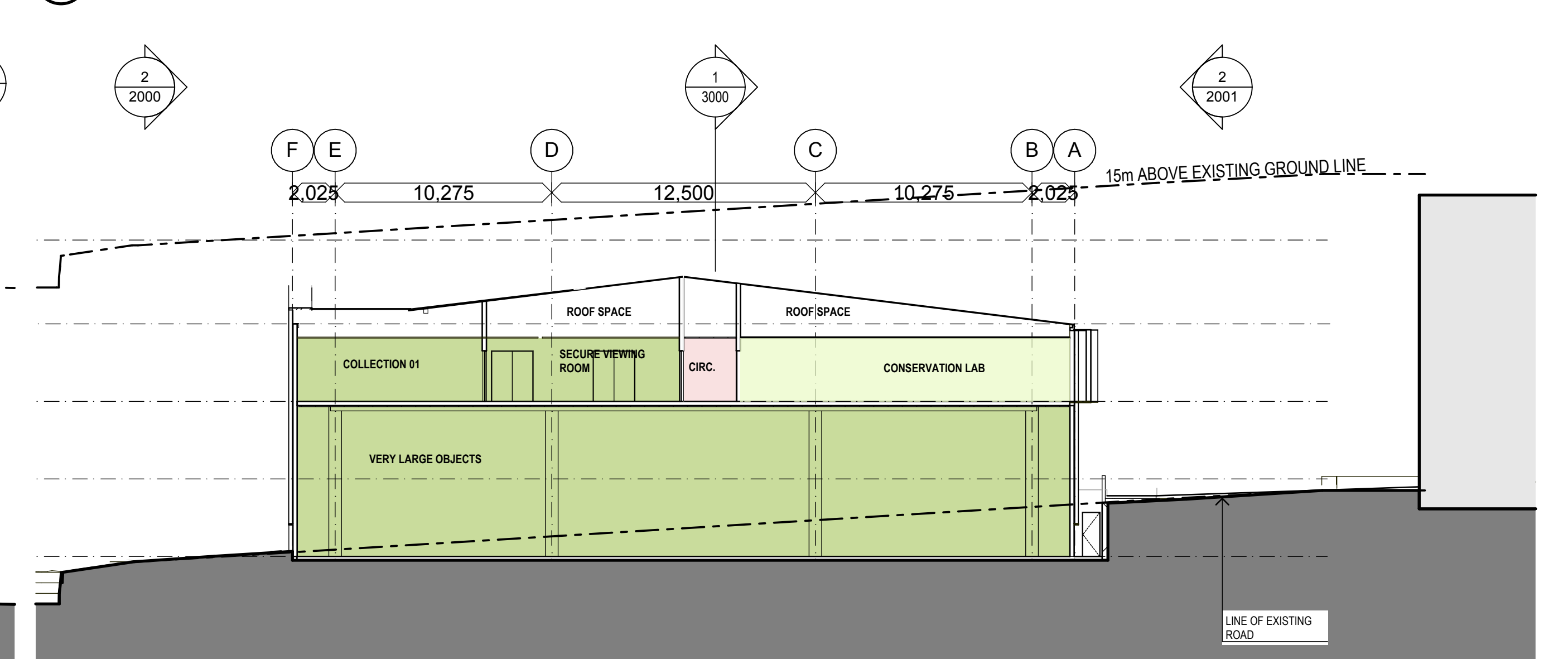
2 SECTION
1:200



3 SECTION
1:200



4 SECTION
1:200



5 SECTION
1:200

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	TITLE	TITLE	TITLE	TITLE	LEGEND	NORTH	PROJECT SPONSOR	PROJECT TITLE	lahznimmo architects	TITLE
01	OPTION 3E - Preliminary Issue	23/01/19				STRUCTURAL / CIVIL / SERVICES CONSULTANTS						DEPARTMENT OF PREMIER AND CABINET	Museum Discovery Centre Expansion	Suite 404, Flourmill Studios 3 Gladstone St Newtown NSW 2042 Australia T 02 9550 5200 F 02 9550 5233 www.lahznimmo.com	SECTIONS
02	OPTION 3F - Coating Issue	13/02/19													
03	OPTION 3F - Coating Issue Amended	15/02/19													
04	OPTION 3F - Amended issue for consultant information	05/03/19													
05	OPTION 3G	03/04/19													
06	OPTION 05 - Issue For Information	28/01/20													
07	OPTION 06	04/05/20													
08	PRELIMINARY SSDA DRAWING ISSUE	15/05/2020													
09	Amended Level 1 Plan + Section Drawings	12/06/2020													

REVIEW	DIRECTOR SIGNATURE	DATE	DRAWN	HC / PL	SCALE @A1	SCALE @A3
TENDER					1:200	
CHECKED					PROJECT NO.	REV. NO.
					18-14	09

SCALE CHECK	5	10	CONST
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