



State Significant Development

Date Submitted: 05/09/2024

Project Name: Hills Showground Precinct East.
Case ID: SSD-62802207

Applicant Details

Project Owner Info

Title	Ms
First Name	Poonam
Last name	Chauhan
Role/Position	Senior Development Manager
Phone	0403745552
Email	pchauhan@deicorp.com.au
Address	161 REDFERN STREET REDFERN , New South Wales, 2016 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	DEICORP CONSTRUCTION PTY LTD
ABN	15117191885

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Poonam	Chauhan
Phone	Email	Role/Position
0403745552	pchauhan@deicorp.com.au	Development Manager

Address

161
REDFERN STREET
REDFERN,
New South Wales
2016
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Hills Showground Precinct East.
Industry	Residential & Commercial
Development Type	Residential
Estimated Development Cost (excl GST)	AUD337,682,926.00
Indicative Operation Jobs	25
Indicative Construction Jobs	400
Number of Occupants	1,400
Number of Dwellings	873
Number of Apartments	873
Number of Rooms	1,821
Gross Floor Area (GFA) sqm	86,275

Description of amended development
Staged construction of the Showground Precinct East within the Hills Showground Station Precinct, comprising:
- Residential towers (3-18 Storey) over three lots;

- Construction of 873 apartments and associated basement parking;
- infrastructure upgrades, civil and stormwater works;
- stratum subdivision.

Description of Changes

Briefly describe the proposed changes to the application

A summary of the key design changes is provided below:

- 1) Redistribution of Building Height
- 2) Amendments to Building Envelopes
- 3) Reduction of Basement C Basement Extent
- 4) Improved Articulation and Modulation to Building C
- 5) Improved Residential Amenity

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

No

Concept Proposal ID

[PDA-627](#)

Concept Proposal Name

Showground Station Precinct - Concept Proposal

Site Details

Site Information

Site Name	Showground Station Precinct East
Site Address (Street number and name)	3 Andalusian Way Castle Hill
Site Co-ordinates - Latitude	-33.726592
Site Co-ordinates - Longitude	150.989

Local Government Area

Local Government	District Name	Region Name	Primary Region
The Hills Shire	Central City District	Sydney	

Lot and DP

Lot and DP

56/1253217

Site Area

What is the total site area for your development?

Site Area sqm

28,226

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	A60 - Owners Consent
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Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Under Development Consent SSD 9653, the Minister for Planning determined pursuant to s4.37 of the Environmental Planning & Assessment Act 1979 that any subsequent stage of development with capital investment value of less than \$30 million is to be determined by the relevant authority and that stage of the development ceases to be State significant development. The proposed stages of the development exceeds \$30m and therefore continues to be State Significant Development.

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

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 19 - Rail and related transport facilities

Type of Project
Commercial premises or residential accommodation within a rail corridor or associated with railway infrastructure

Permissibility of Proposal
Permissible with consent

Land Use Zones
What land use zone/s is the development in?
Land use zones (select all that apply)
R1 General Residential, SP2 Infrastructure

Critical Habitat and Threatened Species
Is the land, or part of the land, critical habitat?
No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?
No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))
Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?
Yes

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

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

No

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

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

No

Is the development wholly residential?
Yes

Is the development for purposes of residential care facilities?
No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?
No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?✳️
No

Has a BDAR waiver been issued?✳️
Yes

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?✳️
No

Does the application include a site plan of the land, which indicates
:
✳️

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?
✳️
Yes

Does the application include
:
✳️

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape

- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

Yes

Does the application include preliminary engineering drawings of the work to be carried out?*

Yes

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

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

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

No

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

No

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

No

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

No

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

Yes

Approvals - Part2

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

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

No

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

No

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

No

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

No

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

No

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

No

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

No

Summarised Amended DA

Amended DA Report

Attachments

File Name	Appendix 3 - Architectural Package (Lot 3 & 4)
File Name	Appendix 2 - Design Report (Lot 5)
File Name	Appendix 1 - Architectural Package(Lot 5)
File Name	Appendix 4 - Design Report (Lot 3 & 4)
File Name	Appendix 22 - BASIX Reports & Plans (Lot 3&4)
File Name	Appendix 22 - BASIX Report and Drawings (Lot 5)
File Name	Appendix 29 - Landscape Report
File Name	Appendix 10 - Photomontages
File Name	Appendix 41 - Dewatering Management Plan
File Name	Appendix 20 - TUFLOW Model
File Name	Appendix 21 - Flood Report
File Name	Appendix 30 - Landscape Plans
File Name	Appendix 25 - Addendum Wind Report
File Name	Appendix 34 - Acoustic Report & Addendum
File Name	Appendix 16 - Stormwater Management Report & Plan
File Name	Appendix 26 - Solar Light Reflectivity Study
File Name	Appendix 28 - Stratum Plans (Lots 3, 4 & 5)
File Name	Response to Submissions
File Name	Appendix 18 - Music Model
File Name	Appendix 40 - OWMP
File Name	Appendix 39 - Drained Basement Support Memo
File Name	Appendix 23 - BASIX Certificates (Lot 3&4)
File Name	Appendix 35 - Staging Plan
File Name	Appendix 31 - Clause 4.6 Height Variation Request
File Name	Appendix 23 - BASIX Certificates (Lot 5)
File Name	Appendix 36 - Soil Specification Report
File Name	Appendix 24 - Natural Ventilation Statement
File Name	Appendix 37 - Horticultural Review
File Name	Appendix 38 - ESD Memo
File Name	Appendix 27 - Solar Shading
File Name	Appendix 32 - Fire Engineering Review - Lot 3 & 4
File Name	Appendix 33 - Fire Engineering Review - Lot 5
File Name	Appendix 19 - DRAINS Model (1%)
File Name	Appendix 8 - Design Integrity Report
File Name	Appendix 15 - Civil Package
File Name	Appendix 19 - DRAINS Model (10% AEP)
File Name	Appendix 9 - Addendum to Design Excellence Report
File Name	Appendix 13 - BCA Report (Lot 3 & 4)
File Name	Appendix 11 - Transport Impact Assessment
File Name	Appendix 14 - Access Report
File Name	Appendix 5 - Notification Plan Elevations (Lot 5)
File Name	Appendix 7 - Solar Diagrams
File Name	Appendix 6 - Notification Plan (Lots 3 & 4)
File Name	Appendix 12 - BCA Report (Lot 5)
File Name	Appendix 17 - OSD Calculations