



Project Name: Mixed-use development with in-fill affordable housing - Cecil Avenue and Roger Avenue, Castle Hill

Case ID: SSD-78156221

Applicant Details

Project Owner Info

Title	Mr
First Name	Justin
Last name	Epstein
Role/Position	Director
Phone	0421370888
Email	justin@gemi.com.au
Address	Level 6/4 Martin Pl,
	Sydney , , 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	GEMI 168 PTY LTD
ABN	87638719641

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Karen	Chow
Phone	Email	Role/Position
0426998982	info@aplusdg.com.au	Director

Address

Level 3, 9 Barrack St
Sydney, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Mixed-use development with in-fill affordable housing - Cecil Avenue and Roger Avenue, Castle Hill
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD418,796,043.00
Indicative Operation Jobs	101
Indicative Construction Jobs	2,469
Number of Occupants	3,823
Number of Dwellings	610
Gross Floor Area (GFA) sqm	75,951
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	117

Description of amended development
Demolition of existing structures and construction of a mixed-use development with a total of 610 apartments, including approximately 15% of the gross floor area as affordable dwellings, and basement car parking.

Description of Changes

Briefly describe the proposed changes to the application

1. Deletion of Buildings A and D and corresponding opening up of the ground plane to provide approximately 7,100 m² of publicly accessible open space
2. Simplified massing now comprising four distinct towers which have significantly reduced floorplates
3. Deletion of below-ground commercial floor space

- 4. Reduction of number of apartments from 615 to 610
- 5. Refinement of the public realm design and Improved connectivity at the ground floor, and better alignment between the retail / commercial uses and the public domain
- 6. Minor basement reconfiguration
- 7. Provision of accessible rooftop communal areas to each tower
- 8. Increase in the overall provision of deep soil and tree canopy coverage
- 9. Refinement to landscape design, architectural expression and materiality informed by a rigorous Connecting with Country process

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Cecil Ave and Roger Ave, Castle Hill
Site Address (Street number and name)	93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill
Site Co-ordinates - Latitude	-33.735412
Site Co-ordinates - Longitude	151.004

Local Government Area

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

Lot and DP

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

Site Area

What is the total site area for your development?
Site Area sqm
17,623

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	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

The proposal is classified as a State Significant Development (SSD) as the residential component has an estimated cost and capital investment value (CIV) exceeding \$75 million, is located in the Central River City of the Six Cities Region, and does not involve any development prohibited under an Environmental Planning Instrument (EPI) applicable to the land. Therefore, the development is considered SSD in accordance with Section 26A of the Planning Systems SEPP.

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 26A - In-fill Affordable Housing

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)
MU1 Mixed Use

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?
No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No
Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes
A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes
A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes
The generation and storage of renewable energy?

Yes
The metering and monitoring of energy consumption?

Yes
The minimisation of the consumption of potable water?

Yes
Other?

Yes
If Other, provide details

Rooftop Gardens: Designed to mitigate the urban heat island effect and provide additional insulation
Deep Soil Zones: Integrated for enhanced rainwater absorption and support for vegetation
Water-Sensitive Urban Design (WSUD): Implemented to improve stormwater management and reduce runoff impacts

List the supporting document(s) that consider these provisions.

ESD Report and Embodied Emissions Form – Prepared by Credwell
Water Management Report – Prepared by Stellen
Operational Waste Management Plan – Prepared by Elephants Foot
Construction and Demolition Waste Management Plan – Prepared by Elephants Foot
Stormwater Management Plan – Prepared by Stellen
Infrastructure Management Plan – Prepared by Neuron
Landscape Plans and Design Report – Prepared by Site Image

Is the development seeking certification from a sustainability rating system?
Yes

Which sustainability rating will the development achieve?
Green Star Buildings Certification, NABERS Certification

What star rating or sustainability level will be achieved by the development?

Green Star Buildings v1.1 Rating

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Padraig
Last Name	Healy
Professional Qualification	NABERS assessor
Registration details	90398
Business Name	CREDWELL ENERGY PTY LTD
Australian Business Number (ABN)	65625598352

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Energy and Water Efficiency: The project integrates energy-efficient technologies and water-saving measures to reduce resource consumption

Renewable Energy: Use of renewable energy systems to improve the environmental performance of the building

Sustainable Building Materials: Emphasis on construction using sustainable and low-emission materials, particularly in addressing embodied emissions

Water Sensitive Urban Design (WSUD): Strategies for stormwater management to improve water quality and reduce environmental impacts

Rooftop Gardens and Green Spaces: These mitigate the urban heat island effect and improve insulation.

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?

No

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?*

No

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](#)?*

No

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 5_Architectural Package
File Name	Appendix 19_Connecting with Country Report
File Name	Appendix 39_Development Capacity Study
File Name	Appendix 23_Visual Impact Assessment
File Name	Appendix 22_CPTED Assessment
File Name	Appendix 36_ACHAR
File Name	Appendix 32_Model_drn
File Name	Appendix 14_Accessibility Report
File Name	Appendix 15_Civil Design
File Name	Appendix 28_Stormwater Management Plan
File Name	Appendix 6_Design Verification Statement and Design Report
File Name	Appendix 21_Natural Ventilation Study
File Name	Appendix 38_Pedestrian Level Wind - Wind Tunnel Test
File Name	Appendix 25_Green Travel Plan
File Name	Appendix 40_Arboricultural Report
File Name	Appendix 8_Detailed Site Investigation
File Name	Submissions and Amendment Report (Mar 26)
File Name	Appendix 7_Landscape Plans and Design Report
File Name	Appendix 10_Traffic and Parking Assessment Report
File Name	Appendix 9_Geotechnical Investigation
File Name	Appendix 34_Market and Economic Assessment
File Name	Appendix 11_Noise Impact Assessment
File Name	Appendix 33_Clause 4.6 request - building height
File Name	Appendix 30_Embodied Emissions Materials
File Name	Appendix 24_CN&V Management Plan
File Name	Appendix 20_Statement of Heritage Impact
File Name	Appendix 29_ESD Report
File Name	Appendix 13_Operational Waste Management Plan
File Name	Appendix 16_Water Management Report
File Name	Appendix 27_Civil and Public Domain Report
File Name	Appendix 26_Clause 4.6 request - Clause 7.18 of THLEP
File Name	Appendix 35_Employment Estimate
File Name	Appendix 37_Groundwater Seepage Analysis Report
File Name	Appendix 18_EDC Report
File Name	Appendix 17_Flood Risk Assessment
File Name	Appendix 31_ConsolidatedModel_A.sqz
File Name	Appendix 12_BASIX Certificates
File Name	Appendix 4_Site Consolidation Plan, Section 88B Instruments
File Name	Appendix 3_Updated Mitigation Measures Table
File Name	Appendix 2_Updated Statutory Compliance Table