

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

Part 8 of the *Environmental Planning and Assessment Regulation 2021*

Application Number	SSD-86785964
Project	325-329 Old Northern Rd - Shoptop housing HDA
Location	Lot 1 in DP1017056 and lots A, B and C in DP357092 within The Hills Shire
Proponent	MNR Investment Group Pty Ltd
Date of Issue	25 July 2025

Rezoning

Content and guidance

The concurrent rezoning should be clearly described in a Rezoning Report which includes the following information.

Contents

Item	Supporting Information
1. Rezoning proposal • Site description • Local context • Proposed development	This section shall include: - the legal description of the site - relevant maps or diagrams - full description of the proposed development.

Item	Supporting Information
2. Proposed Amendments • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. • Identify compliance with applicable development standards and provide an explanation of proposed amendments. • Land application • Land use zoning • Height of buildings • Floor space ratio • Minimum allotment sizes (if applicable) • Provision of affordable housing • Site specific provisions • Development Control Plan (DCP) (if applicable) • State Environmental Planning Policies (SEPPs) • Contributions ○ State contributions ○ Local contributions	An explanation of the provisions that are to be included in the proposed legislative changes. This section should be clearly stated and contain enough information on the proposal including but not limited to: proposed zones and/or development standards if known at this stage.
3. Strategic and Site-Specific Merit • Regional Plans and strategies • Local strategic documents (e.g. LSPS, Housing Strategy, Castle Hill Strategic Centre Precinct Plan)	- The proposals demonstrated alignment with the NSW strategic planning framework or current government priority. - A proposal's demonstrated environmental, social and economic impact on the site and surrounds and ability to be accommodated within the capacity of the current and/or future infrastructure and services.
4. Relevant Issues Including, but not limited to the following: • Connecting with Country • Environmental ○ Flooding ○ Bushfire ○ Biodiversity ○ Contamination ○ Heritage	The section shall cover off all relevant issues relating to the subject site and proposed changes.

Item	Supporting Information
• Social and Economic ○ Urban Design ○ Shadow analysis ○ Affordable housing ○ Public benefit ○ Impact of proposed commercial floor space on the Castle Hill Strategic Centre structure with respect to the identified priorities for Focus Area 12 and the desired outcome to locate mixed use development in other focus areas to the west and south of the site • Infrastructure funding and delivery ○ Transport ○ Utilities • The draft planning proposal to expand the permissibility of commercial development in the R4 High Density Residential Zone (See Council Meeting Item 3 – Activation of High Density Residential Areas (FP244) at Appendix A • Comments raised by the Hills Shire Council at Appendix A	
5. Consultation • Sydney Water • Endeavour Energy • The Hills Shire Council • Sydney Metro	Details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken in relation to the proposal.
6. Annexures • Proposed statutory maps.	Include details of the existing and proposed maps, where relevant, to identify the effect of the proposed changes and the area to which it applies.

Environmental Impact Assessment Requirements

Content and guidance

The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and the State Significant Development Guidelines. The EIS must also address the issues set out below. Relevant policies, guidelines and planning circulars can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>

Issue and Assessment Requirements	Supporting Documentation
1. Statutory Context • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. • Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. • Provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences. • Address the requirements of any approvals applying to the site, including any concept approval, any endorsed or draft master plan, precinct plan or any recommendation from Gateway determination. • Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification and evaluation of the project as a whole. • Provide the name and ABN of the registered community housing provider that will be responsible for managing the affordable housing component, along with documentation confirming the provider's agreement to this responsibility.	<u>If required:</u> Clause 4.6 Variation Request (for any non-compliances with applicable development standards)
2. Estimated Development Cost and Employment • Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. • As applicable, the EDC Report must separately specify the EDC of: ○ the residential component of the development. ○ the tenant component of the built-to-rent development. ○ the seniors housing component of the development.	EDC Report
3. Contributions and Public Benefit • Address the requirements any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind agreement. and include details of any proposal for further material public benefit. • Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the <i>Planning agreements – Practice note- February 2021</i>. • Address comments raised by the Hills Shire Council at Appendix A	Address in EIS <u>If required:</u> Draft planning agreement
4. Engagement	Engagement Report

Issue and Assessment Requirements	Supporting Documentation
• Demonstrate that engagement and consultation activities with The Hills Shire Council and other key agencies have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received have been considered in the design of the project. ○ If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.	
5. Design Quality • Demonstrate how the development will achieve: ○ design excellence in accordance with any applicable EPI provisions. ○ good design in accordance with the seven objectives for good design in Better Placed. • Demonstrate that the development: ○ has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams, or ○ has been granted an exemption to SDRP • Recommendations of the SDRP are to be addressed prior to lodgement.	Design Excellence Strategy (where design excellence is required by an EPI) Design Review Report (where the project has been reviewed by the SDRP)
6. Built Form and Urban Design • Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI. • Provide an assessment of the development against the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the <i>Apartment Design Guide</i> (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria. • Provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing. • Address comments raised by the Hills Shire Council at Appendix A	Architectural Drawings Design Report Survey Plan Schedule of Colours, Materials and Finishes Design Verification Statement
7. Environmental Amenity • Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding	Shadow Diagrams Chapter 4 Housing SEPP Assessment (ADG)

Issue and Assessment Requirements	Supporting Documentation
residential or other sensitive land uses must be demonstrated. Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	<u>If required:</u> View Impact Analysis
8. Visual Impact - Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	Visual Impact Analysis <u>If required:</u> Visual Impact Assessment
9. Transport Transport Impact Assessment requirements Provide a Transport Impact Assessment, developed in accordance with the Guide to Transport Impact Assessment ('GTIA') version 1.1, which includes the following: - Baseline for existing and future transport network conditions to inform the assessment of impacts. This may include maps, illustrations and/or description of land uses and transport networks surrounding and within the development site. It should detail both existing and committed improvements to transport systems, identification of nearby transport facilities and evaluation of accessibility of the development by all transport modes, as well as existing road safety performance. (GTIA Section 3.3.1) - Document the existing and proposed use of the site (if developed), including land use type(s), scale and access arrangements for each mode (GTIA Section 3.3.1). - Document estimated trips generated by the development and mode share, deducting any trips generated by any removed uses in line with GTIA Chapter 5. - Identify the requirements for parking for each mode of transport (GTIA Section 8.3 & 8.5) Document the number of parking spaces by mode proposed by the development. Given the site's close proximity to public transport, it is recommended that the precinct-specific parking controls outlined by The Hills Council be adopted. - Assess the impact of the development on the safety and operational efficiency for transport users of all types at the year of completion (GTIA Chapter 6), including a performance assessment for each mode of	Transport Impact Assessment Construction Transport Management Plan Green Travel Plan Metro Rail Impact Assessment

Issue and Assessment Requirements	Supporting Documentation
transport per GTIA Section 6.2.3 Table 6.1. ○ Traffic modelling (e.g., SIDRA) should be undertaken, and intersection level of service (LoS) results must be provided for the intersection of Old Northern Road / Brisbane Road under the following scenarios: ▪ Existing conditions ▪ At development opening (with and without the proposed development) ▪ Ten years post-development (with and without the proposed development) ▪ Given the proximity to adjacent intersections at McMullen Avenue and Terminus Street, a SIDRA network model should be used to capture interaction effects. Consider use of previous/recent analysis if applicable. ○ Recommendations to address issues and reasonably manage potential impacts of trips generated by the proposed development on the surrounding transport network. ○ The safety and functionality of the development's proposed multimodal access arrangements and internal road layout, including service and parking areas for all user groups (e.g. freight and servicing, general traffic, visitor parking, disabled parking, car share and car charging), and pedestrians and cyclists. The provision of well-designed active transport connections both within the site and linking to the surrounding area is essential. To support the best practice design, please refer to the following guidance documents: ▪ Cycleway Design Toolbox (2020) ▪ Walking Space Guide (2020). ○ A statement by a chartered / registered engineer for any bicycle, car, commercial vehicle or mobility parking spaces that they parking spaces comply with AS2890 and that any new or modified driveway has sufficient sight distance and appropriate dimensions for the design vehicle (refer GTIA Section 7.3.1). If the facilities do not comply with standards, deficiencies should be documented and justified. Swept path plans should be provided as required to demonstrate the compliance. ○ If there are intersection upgrades required specifically as a result of the development on a State Road, new or intensified access arrangements on a State Road, or new traffic signals, evidence should be provided of consultation of the initiatives with Transport for NSW regarding these initiatives.	

Issue and Assessment Requirements	Supporting Documentation
Construction Transport Management Plan A preliminary Construction Transport Management Plan (CTMP) must be prepared to address the impact of construction traffic on the road network. The CTMP must include a detailed description of the proposed construction activities, anticipated vehicle types and volumes, designated truck routes, and construction access points. The plan must outline traffic control measures, parking arrangements, and loading zones, ensuring minimal disruption to public roads and safety. It should also identify responsible personnel, regulatory approvals required, and strategies for managing environmental impacts and community communication. All vehicle movements and site operations must comply with relevant council and Transport for NSW guidelines. Green Travel Plan A Green Travel Plan (GTP) is required to identify site-specific measures that promote and maximise the use of more sustainable modes of transport, such as walking, cycling, public transport, and carpooling. The preparation of the GTP should align with the principles and requirements outlined in Transport for NSW's Travel Demand Management framework (Travel Demand Management nsw). This includes adopting a data-led, evidence-based approach tailored to the specific characteristics of the site, with the aim of influencing travel behaviour, reducing reliance on private vehicles, and supporting long-term mode shift. The plan should also include clear targets, implementation strategies, and monitoring mechanisms to ensure its effectiveness over time. Metro Rail Impact Assessment Provide a Metro Rail Impact Assessment (MRIA) Report endorsed by a TfNSW Technically Assured Organisation (TAO) in accordance with Sydney Metro comments (Appendix A). This report should specifically address how the development will comply with the Sydney Metro Underground Corridor Protection Guidelines accompanied by associated supporting documents as required. Additionally, the development must account for <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>. Address comments raised by The Hills Shire Council, Transport for NSW and Sydney Metro (Appendix A)	
10. Noise and Vibration Provide a noise and vibration impact assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.	Noise and Vibration Impact Assessment

Issue and Assessment Requirements	Supporting Documentation
11. Water Management - Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater). - Demonstrate how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts. - Address comments raised by The Hills Shire Council at Appendix A	Integrated Water Management Plan
12. Ground and Groundwater Conditions - Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site and including soil erosion. - Where required provide a Groundwater Impact Assessment in accordance with relevant Groundwater Guidelines. If the proposed development is on land identified as having high salinity or acid sulfate soil potential in an EPI provide a Salinity Management Plan or Acid Sulfate Soil Management Plan that includes appropriate management measures and strategies.	Geotechnical Assessment <u>If required:</u> Groundwater Impact Assessment Salinity Management Plan Acid Sulfate Soils Management Plan
13. Contamination and Remediation In accordance with Chapter 4 of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.	Preliminary Site Investigation Report <u>If required:</u> Detailed Site Investigation Remedial Action Plan Preliminary Long-term Environmental Management Plan
14. Trees and Landscaping - Provide a landscape plan, that: - details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). - provides evidence that opportunities to retain significant trees have been explored and/or inform the plan. - If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance	Landscape Plan <u>If required:</u> Arboricultural Impact Assessment

Issue and Assessment Requirements	Supporting Documentation
of trees to be removed and retained including: ○ any existing canopy coverage to be retained on-site. ○ tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant	
15. Ecologically Sustainable Development (ESD) • Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. • Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>.	ESD Report BASIX Certificate
16. Biodiversity • Unless a waiver has been granted, provide a Biodiversity Development Assessment Report (BDAR) that assesses any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020</i>. OR • If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.	Biodiversity Development Assessment Report or BDAR Waiver
17. Waste Management • Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements. • Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site. • Address comments raised by The Hills Shire Council at Appendix A	Waste Management Plan
18. Social Impact • The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i>.	Address in EIS <u>If required:</u> Social Impact Assessment in accordance with the guidelines
19. Flood Risk • Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine;	<u>If required:</u> Flood Impact and Risk

Issue and Assessment Requirements	Supporting Documentation
○ The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans ○ The site access and egress routes ○ the potential effects of climate change, ○ any relevant provisions of the <i>NSW Flood Risk Management Manual</i>, and any other relevant guidelines • Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the <i>Flood Impact and Risk Assessment – Flood Risk Management Guide LU01</i>. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. • Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	Assessment (FIRA)
20. Bush Fire Risk • If the development is on mapped bush fire prone land, or a bush/grass fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>.	<u>If required:</u> Bush Fire Assessment
21. Aboriginal Cultural Heritage • Where there is known, or reasonably likely, to be Aboriginal cultural heritage on or near the site demonstrate that impacts have been adequately investigated and assessed by: ○ Identifying that an appropriate prior planning process has already considered these impacts, e.g. a rezoning or development application, or ○ Providing an initial assessment of the potential impacts. • If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which: ○ Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site. ○ Is prepared in accordance with relevant guidelines.	<u>If required:</u> Aboriginal Cultural Heritage Assessment Report
22. Environmental Heritage • Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	<u>If required:</u> Statement of Heritage Impact

Issue and Assessment Requirements	Supporting Documentation
	Archaeological Assessment
23. Public Space • If public space is proposed as part of the development, demonstrate how the development: ○ maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. ○ provides accessible public space. ○ maximises permeability and connectivity. ○ maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. ○ maximises street activation. ○ minimises potential vehicle, bicycle and pedestrian conflicts. • Address comments raised by The Hills Shire Council at Appendix A	<u>If required:</u> Public Space Plan
24. Hazards and Risks • If the development is affected by above ground dangerous goods storages from the surrounding developments and/or underground high-pressure dangerous goods pipelines in the vicinity of proposal location: ○ Report on any consultation outcomes with operators. ○ Consider whether the development would cause these storages non-compliance with <i>Australian Standards</i>. • Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.	<u>If required:</u> Hazard Analysis
25. Infrastructure Requirements and Utilities In consultation with relevant service providers: • Assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site • Identify any infrastructure upgrades required on site and offsite to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained	• Infrastructure Delivery, Management and Staging Plan • Evidence of consultation with providers.

Issue and Assessment Requirements	Supporting Documentation
• Provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development • Identify potential impacts to existing utility infrastructure, as a result of the development. • Address comments raised by Endeavour Energy and Sydney Water at Appendix A.	

APPENDIX A
Government Authority Responses to Request for Key Issues