

4 May 2026
Ref. E26810.G17

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Re: Letter on Potential Salinity for 27-33 Middleton Avenue, Castle Hill, NSW

This Salinity Assessment prepared by EI Australia on behalf of Scion is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a Concurrent Rezoning Proposal and State Significant Development Application for a mixed use development at Nos. 27 – 33 Middleton Avenue, Castle Hill, comprising a part 11 and part 14 storey residential flat building and cafe.

The Concurrent Rezoning and State Significant Development Application (SSDA) seeks approval for:

- Site preparation works, including demolition of all existing improvements, vegetation removal and bulk excavation.
- Construction of a part 11 and part 14 storey mixed use development comprising 109 residential apartments, communal open space, landscaping and public domain improvements, inter-allotment drainage, 3 levels of basement car parking, rooftop plant and a 143.13m² café at ground level.

This report should be read in conjunction with the Environmental Impact Statement prepared by Mecone, the Architectural Drawings prepared by BHK Architects, and other technical documents that form part of the State Significant Development Application.

The site is located at Nos. 27 – 33 Middleton Avenue, Castle Hill, and is legally identified as Lots 209, 210, 211 & 212 DP 249973 (see Figure 1). The site is within The Hills Shire local government area (LGA), and is approximately 500 metres walking distance of the entrance to Hills Showground Station.

The site is occupied by four (4) existing dwellings, of brick with tile construction, and is within an existing low density urban setting characterised by large residential lots supporting single and double storey detached houses, undergoing transition to a high density residential neighbourhood, as part of the emerging Showground Station Priority Precinct.

This letter follows on from previous investigations completed at the site, including:

- EI (2026), Geotechnical Investigation, Report Ref. E26810.G0_Rev1, dated 1 May 2026;

Based on a review of the previous reports and a search of environmental data provided by the NSW government, the following is noted:

- With reference to the Dryland Salinity Potential of Western Sydney (NSW Office of Environment and Heritage), Dryland Salinity – National Assessment data, the majority of the site was mapped as '*low risk*', with a small part in the southeast mapped as '*moderate risk*'.

As such, the potential for saline soils to be present on site was considered to be low to moderate. EI considers further assessment for salinity warranted in the southeast corner of the site.

Should you have any queries regarding this letter, please contact the undersigned on (02) 9516-0722.

For and on behalf of

EI Australia

Theo Wood

Senior Geotechnical Engineer