

Notice of Decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-9653 Hills Showground Station Precinct
Applicant	Landcom, on behalf of Sydney Metro
Consent Authority	Minister for Planning and Public Spaces

Decision

The Executive Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to the recommended conditions.

A copy of the development consent is available [here](#).

A copy of the Department of Planning and Environment's Assessment Report is available [here](#).

Date of decision

29 January 2021

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- the considerations under s 7.14(2) and 7.16(3) of the Biodiversity Conservation Act 2016 (NSW);
- all information submitted to the Department during the assessment of the development;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision. Additional reasons for making the decision are also recorded in the Department's Assessment Report.

The key reasons for granting consent to the development application are as follows:

- it is consistent with the strategic planning framework for the Hills Showground Precinct which seeks to deliver additional housing and employment surrounding the new Sydney Metro station
- it is consistent with the strategic objectives and applicable development standards contained in The Hills Local Environmental Plan 2012 (THLEP)
- the density of development is appropriate for the site as it provides for a significant increase in residential accommodation, affordable housing, employment opportunities with excellent access to public transport
- the scale of future buildings can be managed / mitigated consistent with the requirements of conditions, the Urban Design Guidelines and the approved concept envelope
- future development would be guided by a Design Excellence Strategy, which incorporates reviews by Design Review Panel, and Urban Design Guidelines to ensure high-quality architectural and urban design outcomes
- future developments would be designed in accordance with ESD principles
- it delivers several public benefits including the provision of 4,900 m² of new public open space, 500 m² of community facilities, a minimum of 5% affordable housing and improved connections to the adjacent Hills Showground.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 13 November until 10 December 2019 (28 days) and received 27 submissions, including 9 objections and one in support of the project.

The Department also undertook the following consultation activities:

- site visit
- attended workshops with Council, the Applicant and TfNSW
- attended two meetings with community members that lodged submissions

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include traffic and parking, bulk and scale, character, impact on private development, public infrastructure and heritage. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<i>Traffic and Parking</i> <ul style="list-style-type: none"> • increased traffic congestion • lack car parking (residential / commercial / commuter) 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Department engaged an independent traffic and transport consultant to peer review the traffic reports submitted with the application. The Department's consultant and Transport for NSW (Roads and Maritime Services) advised the traffic and transport impacts of the proposal are acceptable including congestion impacts on the local road network and on public transport. • Due to the site being immediately adjacent to the Metro train station and several bus services, TfNSW recommended the number of residential car spaces should be restricted by imposing a maximum cap. • The Department accepts TfNSW's advice and supports a maximum residential car parking cap to actively encourage people to shift away from private car usage towards public transport at this highly accessible location. <p><i>Conditions</i></p> <ul style="list-style-type: none"> • Conditions include requirements to adopt a maximum amount of residential car spaces accordance with TfNSW's advice. Future applications would also be required to identify impacts on the road network and any required changes to delivered with developments.
<i>Bulk and Scale</i> <ul style="list-style-type: none"> • residential density • over-development • excessive building height • not in keeping with local character 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The amended proposal reduced the number of dwellings from 1,900 to 1,620 and reduced the size and scale of a number of proposed building envelopes. • The proposal complies with the height of buildings and floor space ratio development standards contained in The Hills Local Environmental Plan 2012. • The Department considers the provision of higher density development at this location is consistent with strategic plan for the Showground Station Precinct, creating a new town centre that will accommodate additional housing and employment opportunities with excellent access to the new Hills Showground Station. <p><i>Conditions</i></p> <ul style="list-style-type: none"> • Conditions include requirements to address the approved Design Excellence Strategy and Urban Design Guidelines which will inform the detailed design of future development.
<i>Impact on development potential of properties in surrounding area</i>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Department notes the proposed dwelling numbers remains below the maximum dwelling cap for the Showground Station Precinct and still allows for the redevelopment of other sites within the Precinct. • The Department notes the planning controls were designed to focus development immediately surrounding the new Metro station,

	<p>providing a new local centre then transitioning to the lower scale developments in the site's surrounds and outside the precinct.</p> <ul style="list-style-type: none"> The Department considers the subject proposal is in line with the planning controls for the site and the proposal does not impact on private developers seeking approval for development on other nearby sites in line with the relevant planning controls. <p><i>Conditions</i></p> <ul style="list-style-type: none"> A condition has been recommended which sets out the maximum number of dwellings permitted under the concept approval.
<p><i>Public infrastructure</i></p> <ul style="list-style-type: none"> Open space Community facilities School 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The proposal will provide 4,900 m² of additional public open space, comprising a new public park adjacent to Carrington Road (3,500 m²) and the Doran Drive Plaza (1,400 m²), in addition to the existing Station Plaza, Cattai Creek corridor and Castle Hill Showground. The Department notes future developments for the site would be required to pay developer contributions under Council's Contributions Plan No. 19 – Showground Station Precinct to contribute to the local infrastructure. The Applicant has also committed to delivering a 500m² community infrastructure as part of future development for the Doran Drive Precinct. The Applicant consulted with School Infrastructure NSW (SINSW), who indicated that it is yet to confirm a suitable site for a future school that may be required to meet the additional demand for the wider Showground Station Precinct. However, the Department notes Precinct West was one of several possible sites being investigated by SINSW for a school within the area. The concept approval would not exclude a school within Precinct West should it be chosen by SINSW. <p><i>Conditions</i></p> <ul style="list-style-type: none"> Conditions include requirements for subsequent applications to be subject to Council's contributions plan and provision of a community facility.
<p><i>Amenity Impacts</i></p> <ul style="list-style-type: none"> solar access overshadowing privacy construction impacts 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Department considers the orientation and separation between the proposed building envelopes and adjoining residential development will result in acceptable amenity for those adjoining sites. The Department is satisfied the adjoining sites are capable of be redeveloped in accordance with the planning controls and achieving acceptable level of amenity. The Department considers that the impacts of future construction works can be appropriately managed and mitigated, subject to future development applications including acceptable construction noise and vibration management plans and construction pedestrian and traffic management plans. <p><i>Conditions</i></p> <p>Conditions include requirements to implement the Urban Design Guidelines and future applications being accompany by appropriate management plans.</p>
<p><i>Heritage impacts</i></p>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Department notes objectives and controls have been included the Urban Design Guidelines to ensure that both European and Indigenous cultural history will be integrated into the scheme in a meaningful way with reference to the submitted Heritage Interpretation Strategy and the draft Sydney Metro Northwest Places Public Art Guidelines.

- The Department notes the site was rezoned specifically to accommodate high density residential and mixed-use development and is satisfied appropriate objectives and controls have been included in the Urban Design Guidelines to address potential heritage impacts.

Conditions

- Condition sets out the requirements for the implementation of the Heritage Interpretation Strategy. Further assessment of heritage impacts would also be required to be carried with subsequent applications.