



Office of
Environment
& Heritage

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Sydney Central Planning Panel
GPO Box 39
SYDNEY NSW 2001

Attention: Dimitri Gotsis

Exhibition of Planning Proposal for 360 - 378 Windsor Road, Baulkham Hills (also known as Bush and Bull Hotel - PP_2016_THILL_016_00)

Dear Mr Gotsis,

I refer to your letter dated 27 November 2018, requesting input from the Office of Environment and Heritage (OEH) on the planning proposal for 360 - 378 Windsor Road, Baulkham Hills.

The Planning Proposal seeks to amend The Hills Shire LEP 2012 as follows:

- Rezoning from R1 General Residential to B2 Local Centre
- Increase the Floor Space Ratio from 1:1 to 3.2:1
- Increase the Building Height from 12m to 49m.

This will facilitate approximately 200 dwellings in three towers up to 15 storeys comprising:

- 4,890m² of retail/commercial space
- 1,000m² upgraded Bull + Bush Hotel
- new multi-purpose public library and community centre of 2,500sqm, to facilitate the relocation of the existing Baulkham Hills Library and Conie Avenue Community Centre and
- additional open space and through site linkages to the adjacent Reserve.

Please find OEH comments in Attachment 1.

Should you have any queries regarding this matter, please contact Svetlana Kotevska, Senior Conservation Planning Officer on 8837 6040 or at Svetlana.kotevska@environment.nsw.gov.au.

Yours sincerely

S. Harrison 06/02/19

SUSAN HARRISON
Senior Team Leader Planning
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Attachment 1 – Office of Environment and Heritage (OEH) comments - Exhibition of Planning Proposal for land at 360 - 378 Windsor Road, Baulkham Hills

Aboriginal Cultural Heritage

The site that has been continuously used as an inn from 1822 to the present. The heritage report notes that orcharding began in the area in 1801 and continued well into the 1930s and presents a number of subdivision plans in the 1900s which show the hotel on site surrounded by farmland. The heritage report recommends further archaeological assessment as part of the mitigation works and states "An archaeological excavation research study should be prepared for the site given its long occupation and use and the likelihood of potential archaeological material being recovered during the process of demolition and excavation." While the buildings on site have been modified, and there are extensive paved areas across the site, potential exists for undisturbed subsurface Aboriginal artefacts buried on site. As all buildings are to be demolished on site and given the likely significant future excavation to facilitate the proposed basements, the proposal may be likely to impact on Aboriginal archaeology.

Given the above, OEH strongly recommends that an Aboriginal cultural heritage assessment be undertaken to inform the planning proposal and include:

- an archaeological assessment – involving the identification and assessment of Aboriginal objects (often referred to as 'sites') and their management based on archaeological criteria and
- a cultural heritage assessment – involving consultation with Aboriginal stakeholders (groups and individuals) and can include historical and oral history assessment and broader values assessment (e.g. landscape and spiritual values).

OEH also notes that the planning proposal refers to the *Section 9.1 Ministerial Direction 2.3 Heritage Conservation*. The planning proposal states it is consistent with this Direction. However, the planning proposal does not refer to any Indigenous Heritage Study that has been completed for this site to be able to confirm that Aboriginal cultural values has been adequately considered, protected or the impacts mitigated.

Sustainability and Urban tree canopy cover

OEH requires further detail on how the proposal addresses the following Central District Plan Priorities.

Planning Priority C16 – Increasing urban tree canopy cover and delivering Green Grid connections
Objective 30 Urban tree canopy cover is increased.

OEH comment: The NSW Government target is to increase tree canopy cover across Greater Sydney to 40 per cent. There is no detail in the planning proposal of percentage site green cover and consistency with this target.

Objective 32 The Green Grid links parks, open spaces, bushland, and walking and cycling paths.

OEH comment: The following response in the PP is inadequate "This Planning Proposal is not identified to contain land with Green Grid connections."

Planning Priority C17 – Delivering high quality open space
Objective 31 Public open space is accessible, protected and enhanced

OEH comment: The future occupants of the redevelopment site will benefit from their proximity to the adjacent public open space. To protect the park and its usage, details on how potential conflicting uses of the park with future residents especially given night time use should be detailed in a Social Impact Assessment.

Planning Priority C19 – Reducing carbon emissions and managing energy, water and waste efficiently

Objective 33 A low – carbon city contributes to net – zero emissions by 2050 and mitigates climate change

Objective 34 Energy and water flows are captured, used and re-used

Objective 35 More waste is reused and recycled to support the development of a circular economy

OEH comment: The following response in the proposal is inadequate "This Planning Proposal encourages a range of transport demand management initiatives such as improved walking connections, cycling, and is near on-demand transport connections."

OEH suggests that the planning proposal should be revised to detail its consistency with these prioritise/objectives and detail its sustainability measures in a supporting DCP and/or Voluntary Planning Agreement (VPA).

Further, OEH recommends the development incorporate green walls, green roof and/or a cool roof into the design. The benefits of Green Roofs and Cool Roofs are outlined in the *OEH (2015) Urban Green Cover in NSW Technical Guidelines* which can be found at the following link:
<http://climatechange.environment.nsw.gov.au/Adapting-to-climate-change/Green-Cover>

In relation to the Sydney Regional Environmental Plan No. 20 Hawkesbury Nepean River this policy is applicable however no details are provided other than to state, "Drainage will be addressed in a future Development Application". Water sensitive urban design measures should be designed into the development at the earliest possible stage and detailed in a site specific DCP.

Floodplain Risk Management

OEH understands that Council has developed The Hills Urban Overland Flow Study. OEH recommends that this study is utilised to provide information on whether the site is impacted by overland flow, i.e. major runoff that would flow overland through the site for the full range of flooding up to the probable maximum flood (PMF). Under the NSW Government's Flood Prone Land Policy, the principles of the Floodplain Development Manual (2005) applies to lands affected by overland flow. Therefore, if Council's study indicates that the site is impacted by overland flow, a detailed assessment should be undertaken for the proposed site and adjacent areas for the full range of events up to the PMF.

(END OF SUBMISSION)

