



Is

8 July, 2025

Place Studio Au Pty Ltd
Level 5 140 William St
WOOLLOOMOOLOO NSW 2011

Ref No.672/2023/JP/A
Delegated Authority

Dear Sir/Madam

SECTION 4.56 MODIFICATION OF DEVELOPMENT CONSENT

CONSENT NUMBER: 672/2023/JP/A

Pursuant to the provisions of Clause 118 of the Environmental Planning and Assessment Regulation 2021, notice is hereby given of the determination by The Hills Shire Council of the Development Application described below:

APPLICANT:

Place Studio Au Pty Ltd

OWNER:

Ms M L Shih and Mr S Nahirny and Mrs B E Matthews and Mr J A Mercimek and C H Aashour and Castle Hill Group Holdings Pty Limited and Mr P Ryou and Mrs E Ryou and Mr J Yang and Ms T Yan and Mr N T Wong and Mrs P H Boey and Mr D F Sutton and Mrs T A Said and Mrs J M Sultana and Mr R A Czereba and Mr V M Czereba and Mr Z Yao and Ms P Wang and Mr J Harney and Mrs C D Harney and Mrs V Linklater and Castle Hill Group Holdings Pty Ltd

PROPERTY:

Lot 446 DP 253971, Lot 4 DP 592886, Lots 316, 317, 318, 319 & 320 DP 252593, Lots 1 & 2 DP 600593, Lots 11, 12, 13, 14, 15, 16 & 17 DP 255722
16, 18, 20, 22, 24, 26, 28, 30 Dawes Avenue, 4, 6, 8 Hughes Avenue and 2, 4, 6, 8, 10 Cadman Crescent CASTLE HILL

DEVELOPMENT:

Section 4.56 Modification to an Approved Residential Flat Building Development containing 280 units

DATE OF APPROVAL:

8 July 2025

ENDORSED DATE OF ORIGINAL CONSENT: 17 August 2023

The Section 4.56 application for modification of Development Consent Number 672/2023/JP be approved as follows:

CONDITIONS OF CONSENT

1. Conditions 1, 6, 7,8, 9, 36, 49 and 79 to be **deleted** and **replaced** as follows:

GENERAL MATTERS

1. **Development in Accordance with Submitted Plans**

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent and as amended under 672/2023/JP/A except where amended by other conditions of consent.

REFERENCED PLANS AND DOCUMENTS – 672/2023/JP/A

DRAWING NO.	DESCRIPTION	REVISION	DATE
MOD-0002	Site Plan	6	13/12/2024
MOD-1000	Basement 03 Plan	6	13/12/2024
MOD-1001	Basement 02 Plan	7	20/02/2025
MOD-1002	Basement 01 Plan	7	20/02/2025
MOD-2000	Ground Floor Plan	8	20/02/2025
MOD-2001	Level 1 Plan	7	20/02/2025
MOD-2002	Level 2 Plan	7	20/02/2025
MOD-2003	Level 3 Plan	7	20/02/2025
MOD-2004	Level 4 Plan	7	20/02/2025
MOD-2005	Level 5 Plan	7	20/02/2025
MOD-2006	Roof Plan	6	13/12/2024
MOD-3000	Elevation – North – Dawes Ave	5	13/12/2024
MOD-3001	Elevation – South – Cadman Crescent	5	13/12/2024
MOD-3002	Elevation – West – Hughes Ave	5	13/12/2024
MOD-3003	Elevation – Building A	5	13/12/2024
MOD-3004	Elevation – Building B	5	13/12/2024
MOD-3005	Elevation – Building C	5	13/12/2024
MOD-3006	Elevation – Building D	5	13/12/2024
MOD-3007	Elevation – Building E	5	13/12/2024
MOD-3008	Elevation – Building F	5	13/12/2024
MOD-3009	Elevation – Building G	5	13/12/2024
MOD-3010	Elevation – Building H	5	13/12/2024
MOD-4000	Section A-A & B-B	6	13/12/2024
MOD-4003	Building C Sections	6	13/12/2024
MOD-4004	Building D Sections	6	13/12/2024
MOD-5003	Deep Soil	7	13/12/2024
MOD-5004	Landscaping	7	13/12/2024
MOD-5020	Staging Diagram	1	16/06/2025
MOD-5012	Unit Schedule	7	16/06/2025
MOD-5018	Storage Provision Schedule	1	16/06/2025
L000	Site Plan	C	21/03/2025
L001	Existing Trees	C	21/03/2025
L002	Hardscape Finishes	C	21/03/2025

L003	Softscape Finishes	C	21/03/2025
L004	Tree Planting – Ground Floor	C	21/03/2025
L005	Planting Plan – Ground Floor	C	21/03/2025
L006	Levels 1,2,3 & 5	C	21/03/2025
L007	Level 4 Planters	C	21/03/2025
L008	Planting Schedule/Typical Details	C	21/03/2025
L016	Landscape Details	C	21/03/2025
MOD - 1001	Numbering Plans (6 Pages – for numbering purposes only)	7	20/02/2025
MOD - 1002		7	20/02/2025
MOD - 2000		8	20/02/2025
MOD - 2001		7	20/02/2025
MOD - 2002		7	20/02/2025
MOD - 2003		7	20/02/2025
MOD - 2004		7	20/02/2025
MOD - 2005		7	20/02/2025
MOD - 2006		7	20/02/2025

REFERENCED PLANS AND DOCUMENTS – 672/2023/JP

DRAWING NO.	DESCRIPTION	REVISION	DATE
Report	Preliminary Site Investigation (PSI) Report	N/A	3 April 2023
Statement of Compliance	Access Report	Rev A	1 June 2023
Statement	Design Verification Statement – SEPP 65	Rev A	1 June 2023
Certificate No. 1335113M_02	BASIX Certificate	Rev A	2 June 2023
Statement	Design Excellence Statement	Rev-02- 06-2023	2 June 2023
Report No. nss23907	Construction Noise Management Plan and Mechanical Ventilation Noise Assessment	Rev A	June 2023
Ref: 22141	Traffic Report	Rev A	2 June 2023
Zenith Landscaping Designs – Landscape plans			
22-4730 LO1	Landscape Plan	E	23 June 2023
22-4730 LO2	Landscape Plan	E	23 June 2023
22-4730 LO3	Landscape Plan	E	23 June 2023
22-4730 LO4	Landscape Plan	E	23 June 2023
22-4730 LO5	Landscape Plan	E	23 June 2023
22-4730 LO6	Landscape Plan	E	23 June 2023
22-4730 LO7	Landscape Plan	E	23 June 2023
22-4730 LO8	Landscape Plan	E	23 June 2023
22-4730 LO9	Landscape Plan	E	23 June 2023
22-4730 L10	Landscape Plan	D	19 June 2023
22-4730 L11	Landscape Plan	E	23 June 2023
22-4730 L12	Landscape Plan	E	23 June 2023
Place Studio – Architectural Drawing List			
DA-0000	Cover & Drawing List	6	23 June 2023
DA-0001	Development Summary	5	19 June 2023
DA-0002	Site Plan	5	19 June 2023
DA-0003	Demolition Diagram	5	19 June 2023
DA-0004	Site Setbacks	3	19 June 2023
DA-0005	3D View 01	5	19 June 2023
DA-0006	3D View 02	5	19 June 2023

DA-0007	3D View 03	5	19 June 2023
DA-0008	3D View 04	5	19 June 2023
DA-0009	Notification Plan	4	19 June 2023
DA-1000	Basement 03 Plan	5	19 June 2023
DA-1001	Basement 02 Plan	5	19 June 2023
DA-1002	Basement 01 Plan	5	19 June 2023
DA-2000	Ground Floor Plan	6	23 June 2023
DA-2001	Level 1 Plan	5	19 June 2023
DA-2002	Level 2 Plan	5	19 June 2023
DA-2003	Level 3 Plan	5	19 June 2023
DA-2004	Level 4 Plan	5	19 June 2023
DA-2005	Level 5 Plan	5	19 June 2023
DA-2006	Roof Plan	5	19 June 2023
DA-3000	Elevation – North – Dawes Ave	4	19 June 2023
DA-3001	Elevation – South – Cadman Crescent	4	19 June 2023
DA-3002	Elevation – West – Hughes Ave	4	19 June 2023
DA-3003	Elevation – Building A	4	19 June 2023
DA-3004	Elevation – Building B	4	19 June 2023
DA-3005	Elevation – Building C	4	19 June 2023
DA-3006	Elevation – Building D	4	19 June 2023
DA-3007	Elevation – Building E	4	19 June 2023
DA-3008	Elevation – Building F	4	19 June 2023
DA-3009	Elevation – Building G	4	19 June 2023
DA-3010	Elevation – Building H	4	19 June 2023
DA-4000	Section A-A & B-B	5	23 June 2023
DA-4001	Building A Sections	5	23 June 2023
DA-4002	Building B Sections	5	23 June 2023
DA-4003	Building C Sections	5	23 June 2023
DA-4004	Building D Sections	5	23 June 2023
DA-4005	Building E Sections	5	23 June 2023
DA-4006	Building F Sections	5	23 June 2023
DA-4007	Building G Sections	5	23 June 2023
DA-4008	Building H Sections	5	23 June 2023
DA-4100	Section _Ramp	4	23 June 2023
DA-5000	GFA Calculation Plans	4	19 June 2023
DA-5001	Communal Open Space Compliance	5	19 June 2023
DA-5002	Communal Open Space	5	19 June 2023
DA-5003	Deep Soil/Site Coverage	5	19 June 2023
DA-5004	Landscaping	5	19 June 2023
DA-5005	Landscaped Path/Fencing Detail	3	19 June 2023
DA-5006	Solar Access Compliance Plans	5	19 June 2023
DA-5007	Solar Access Compliance	5	19 June 2023
DA-5008	Cross Ventilation Compliance Plans	5	19 June 2023
DA-5009	Shadow Diagram Analysis	5	19 June 2023
DA-5010	LEP Apartment Mix Compliance	5	19 June 2023
DA-5011	LEP Height Plane	5	19 June 2023

DA-5012	Unit Schedule	5	19 June 2023
DA-5013	Gym Sections	2	23 June 2023
DA-5014	Solar Overlap – C.O.S	1	19 June 2023
DA-5015	Solar Access Matrix	1	19 June 2023
DA-5016	Solar Access Matrix	1	19 June 2023
DA-5017	Solar Access Matrix	1	19 June 2023
DA-5100	Solar View Jun 21 9.00am	4	19 June 2023
DA-5101	Solar View Jun 21 10.00am	4	19 June 2023
DA-5102	Solar View Jun 21 11.00am	4	19 June 2023
DA-5103	Solar View Jun 21 12.00pm	4	19 June 2023
DA-5104	Solar View Jun 21 1.00pm	4	19 June 2023
DA-5105	Solar View Jun 21 2.00pm	4	19 June 2023
DA-5106	Solar View Jun 21 3.00pm	4	19 June 2023
DA-6000	Adaptable Apartments	3	19 June 2023
DA-6001	Adaptable Apartments	3	19 June 2023
DA-6100	Liveable Apartments	3	19 June 2023
N/A	Jacksons Nature Works – Arborist Report	N/A	23 June 2023
CJP Consulting Engineers Plans			
22141-D02-V1	Ground Swept Path Assessment, Sheets No. 1 – 9		11 May 2023
2869-22 DET	Azimuth Surveyors Detail Survey	A	12 May 2023

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

6. Compliance with Endeavour Energy requirements

Compliance with the requirements of Endeavour Energy as outlined in their letter dated 11 February 2025 and 20 October 2022 uploaded on the NSW Planning Portal.

7. Tree Removal

Approval is granted for the removal of trees indicated to be removed on the Existing Trees drawing prepared by Place Landscape Rev C dated 21/03/2025.

All other trees are to remain and are to be protected during all works. Suitable replacement trees are to be planted upon completion of construction.

8. Tree Removal on Public Land

Approval is granted for the removal of street trees indicated in red for removal on the Existing Trees drawing prepared by Place Landscape Rev C dated 21/03/2025 which are located on the Council nature strip that will be impacted by works associated with the development.

All tree works must be undertaken by the owner/applicant at their cost. Prior to any works commencing on site, the owner/applicant must provide the following details to The Hills Shire Council's Manager – Environment & Health:

- Time and date of when the tree works will occur;
- Full details of the contractor who will be undertaking tree works (Minimum AQF level 3 Arborist);

- Current copy of the contractors Public Liability Insurance (Minimum \$10,000,000).

Note: The owner/applicant is to keep a photographic record pre and post tree removal works of the tree and surrounding Council infrastructure (e.g. concrete footpath, kerb & gutter) and provide these to Council upon request. The grass verge must be reinstated with any holes filled to existing natural ground level.

9. Planting Requirements

All trees planted as part of the approved landscape plan pursuant to Condition 1 of this consent are to be minimum 75 litre pot size. All shrubs planted as part of the approved landscape plan are to be minimum 200mm pot size. Groundcovers and ornamental grasses are to be minimum 150mm pot sizes. Any species that need substituting requires confirmation from Council.

All planting over slab must achieve the following soil depths:

- 1.2m for large trees, 1m for medium trees and 800mm for small trees.
- 500-600mm for shrubs
- 300-450mm for groundcovers; and
- 200mm for turf

36. Property Numbering and Mailboxes for Residential Flat Buildings

The responsibility for property numbering is vested solely in Council under the *Local Government Act 1993*.

The overall property address for this development is: -

Building A – 26 Dawes Avenue, CASTLE HILL NSW 2154

Building B – 22 Dawes Avenue, CASTLE HILL NSW 2154

Building C – 18 Dawes Avenue, CASTLE HILL NSW 2154

Building D – 10 Cadman Crescent, CASTLE HILL NSW 2154

Building E – 8 Cadman Crescent, CASTLE HILL NSW 2154

Building F – 6 Hughes Avenue, CASTLE HILL NSW 2154

Building G – 4 Hughes Avenue, CASTLE HILL NSW 2154

Building H – 2 Hughes Avenue, CASTLE HILL NSW 2154

Property and Unit Numbering is approved by Council's Land Information Team as per 'Numbering Plans' identifying unit numbers within consent documentation; and as follows:

Level	Build ing A	Build ing B	Build ing C	Build ing D	Build ing E	Build ing F	Build ing G	Build ing H
Basement 2								B201
Ground	G01 - G08	G09 - G13	G14 - G18	G19 - G23	G24 - G28	G29 - G34	G35 - G39	G40 - G44
One	101- 109	110- 115	116- 121	122- 127	128- 134	135- 141	142- 147	148- 152
Two	201- 209	210- 215	216- 221	222- 227	228- 234	235- 241	242- 247	248- 252
Three	301- 309	310- 315	316- 321	322- 327	328- 334	335- 341	342- 347	348- 352
Four	401- 407	408- 411	412- 416	417- 421	422- 426	427- 431	432- 436	437- 440
Five	501- 507	508- 511	512- 516	517- 521	522- 526	527- 531	532- 536	537- 540

These addresses shall be used for all correspondence, legal property transactions and shown on the final registered Deposited Plan/Strata Plan lodged with Land Registry Services NSW as required.

Under no circumstances can unit numbering be repeated or skipped throughout the development regardless of the building name or number.

Approved numbers, unless otherwise approved by Council in writing, are to be displayed clearly on all door entrances including stairwells, lift and lobby entry doors.

Signage

External directional signage is to be erected on site at driveway entry points, on buildings, stairwells and lifts to ensure that all numbering signage throughout the complex is clear to assist emergency service providers locate a destination easily & quickly.

Mailboxes

A cluster Mailbox for each building is required outside the entrance of each major Lobby.

Australia Post requires cluster mailboxes at the entrance to a building to be as close to the footpath or road as possible.

Parking for Postal officer motorcycle/walk buggy is to be provided in a safe location that is viewable from foyer mailboxes to ensure the security of mail located on the vehicle.

An intercom or doorbell is to be provided for each unit for the delivery of parcels.

Australia Post approval has been provided to Council by applicant signed off by Levi de Boehmler at Australia Post via email dated 14 August 2024 to applicant and on sent to Council on 9 September 2024. Locations are noted on plans DWG No DA-2000; Rev 6; Dated 23/06/2023.

The number of mailboxes to be provided is to be equal to the number of units plus one (1) for the proprietors of the development and be as per Australia Post size requirements. The proprietors additional mailbox is to be located within the cluster located at **Building A - 26 Dawes Avenue**.

Strata Developments

All approved developments that require subdivision under a Strata Plan, must submit a copy of the final strata plan to Council's Land Information Section *before it is registered* for the approval and allocation of final property and unit numbering. This applies regardless of whether the PCA is Council or not.

It is required that Lot numbers within the proposed strata plan are not duplicated, and all run sequentially within the same level, commencing from the lowest level upwards to the highest level within the development.

Please call 9843 0555 or email a copy of the final strata plan *before it is registered* at Land Registry Services NSW to council@thehills.nsw.gov.au for the approval of final Property and Unit numbering with corresponding Lot Numbers now required to be included within the registered Strata Administration sheet.

Under no circumstances is the Strata Plan to be lodged with Land Registry Services NSW before Council has approved the final strata plan Admin Sheet.

39. Stormwater Management – Hawkesbury River Catchment Area

Onsite Stormwater Detention (OSD) is required in accordance with Council's adopted policy for the Hawkesbury River catchment area, the Upper Parramatta River Catchment Trust OSD Handbook, with amended parameters for the site storage requirement and permissible site discharge.

The stormwater concept plan prepared by Telford Consulting Pty Ltd, Issue A Dated 18-12-2024 is for development application purposes only and is not to be used for construction. The detailed design must reflect the stormwater concept plan and the following necessary changes:

- a) MUSIC model shall be updated to reflect the revised architectural plans/design
- b) The proposed red stormwater pipe and pits fronting Hughe Ave shall be relocated away from the TPZ. The TPZ shall be shown on the stormwater plans.

c) The stormwater plans shall be consistent with the architectural and landscape plans

Water sensitive urban design elements, consisting of Rainwater tank, Ocean Guards and Storm filters are to be located generally in accordance with the plans and information submitted with the application. Detailed plans for the water sensitive urban design elements must be submitted for approval.

The detailed plans must be suitable for construction and include detailed and representative longitudinal and cross sections of the proposed infrastructure. The design must be accompanied, informed and supported by detailed water quality and quantity modelling. The modelling must demonstrate a reduction in annual average pollution export loads from the development site in line with the following environmental targets:

- 90% reduction in the annual average load of gross pollutants
- 85% reduction in the annual average load of total suspended solids
- 65% reduction in the annual average load of total phosphorous
- 45% reduction in the annual average load of total nitrogen

All model parameters and data outputs are to be provided.

The design and construction of the stormwater management system must be approved by either Council or an accredited certifier. A Compliance Certificate certifying the detailed design of the stormwater management system can be issued by Council. The following must be included with the documentation approved as part of any Construction Certificate:

- Design/ construction plans prepared by a hydraulic engineer.
- A completed OSD Drainage Design Summary Sheet.
- Drainage calculations and details, including those for all weirs, overland flow paths and diversion (catch) drains, catchment areas, times of concentration and estimated peak run off volumes.
- A completed OSD Detailed Design Checklist.
- A maintenance schedule

49. Section 7.11 Contribution

Before the issuing of a Construction Certificate, the following contributions must be paid to Council:

Stage 1: Nil.

Stage 2:

	<i>Purpose: 1 bedroom unit</i>	<i>Purpose: 2 bedroom unit</i>	<i>Purpose: 3 bedroom unit</i>	<i>Purpose: Credit</i>	<i>No. of 1 Bedroom Units: 40</i>
Open Space - Land	\$ 4,848.20	\$ 6,787.47	\$ 8,403.53	\$ 10,988.86	\$ 193,928.11
Open Space - Capital	\$ 2,450.59	\$ 3,430.84	\$ 4,247.70	\$ 5,554.50	\$ 98,023.78
Transport Facilities - Land	\$ 1,205.78	\$ 1,688.08	\$ 2,090.01	\$ 2,733.00	\$ 48,231.19
Transport Facilities - Capital	\$ 1,876.35	\$ 2,626.89	\$ 3,252.34	\$ 4,252.91	\$ 75,053.97
Water Management - Capital	\$ 489.90	\$ 685.87	\$ 849.17	\$ 1,110.42	\$ 19,596.04
Administration	\$ 64.47	\$ 90.28	\$ 111.77	\$ 146.14	\$ 2,578.71
Total	\$ 10,935.29	\$ 15,309.43	\$ 18,954.53	\$ 24,785.84	\$ 437,411.78

<i>No. of 2 Bedroom Units: 142</i>	<i>No. of 3 Bedroom Units: 98</i>	<i>Sum of Units</i>	<i>No. of Credits: 16</i>	<i>Total \$7.11</i>
\$ 963,820.06	\$ 823,546.21	\$ 1,981,294.39	\$ 175,821.77	\$ 1,805,472.62
\$ 487,178.86	\$ 416,274.78	\$ 1,001,477.42	\$ 88,872.04	\$ 912,605.38
\$ 239,708.00	\$ 204,821.09	\$ 492,760.27	\$ 43,728.05	\$ 449,032.22
\$ 373,018.54	\$ 318,729.03	\$ 766,801.53	\$ 68,046.54	\$ 698,754.99
\$ 97,392.96	\$ 83,219.04	\$ 200,208.03	\$ 17,766.69	\$ 182,441.34
\$ 12,820.06	\$ 10,953.58	\$ 26,352.35	\$ 2,338.31	\$ 24,014.04
\$ 2,173,938.48	\$ 1,857,543.73	\$ 4,468,894.00	\$ 396,573.40	\$ 4,072,320.60

The contributions above are applicable at the time this consent was issued. The amount may be adjusted at the time of payment in accordance with the provisions of the applicable plan. A reference to the 'applicable plan' within this condition refers to the Contributions Plan in force at the time this consent was issued.

Prior to payment, it is advised to phone or email Council to confirm the amount. Payments will be accepted via Debit or Credit Card. Cash payments will not be accepted. This condition has been imposed in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 and Contributions Plan No 19.

79. Compliance with BASIX Certificate

Under Section 75 of the Environmental Planning and Assessment Regulation 2021, it is a condition of this Development Consent that all commitments listed in BASIX Certificate No. 1335113M-03 are to be complied with. Any subsequent versions of these BASIX Certificates will supersede all previous versions of the certificates.

2. The addition of the following conditions:

PRIOR TO WORK COMMENCING ON THE SITE

53a. Tree Protection Signage

Prior to any works commencing on site a Tree Protection Zone sign must be attached to the Tree Protection Fencing stating "Tree Protection Zone No Access" (The lettering size on the sign shall comply with AS1319). Access to this area can only be authorised by the project arborist or site manager.

54a. Mulching within Tree Protection Zone

Prior to any works commencing on site all areas within the Tree Protection Zone are to be mulched with composted leaf mulch to a depth of 100mm.

Pursuant to Clause 118(3) of the Environmental Planning and Assessment Regulation 2021, the reasons for the conditions imposed on this application are as follows:-

1. To facilitate the orderly implementation of the objects of the Environmental Planning and Assessment Act, 1979 and the aims and objectives of Council's Planning instrument.
2. To ensure that the local amenity is maintained and is not adversely affected, and that adequate safeguards are incorporated into the development.
3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. To ensure the relevant heads of consideration under Section 4.15 of the Act 1979 are maintained.

Right of Review

Section 8.2 of the Environmental Planning and Assessment Act 1979 confers on the applicant the right of review of determination, subject to such request being made within six (6) months of the determination date and accompanied by a fee as prescribed in Sch 4, Part 7 of the Environmental Planning and Assessment Regulation 2021.

Section 8.2(2) of the Environmental Planning and Assessment Act 1979 does not permit a review of determination in respect of:

- a) A Complying Development Certificate,
- b) Designated Development,
- c) Development referred to in Division 4.6

Right of Appeal

Section 8.9 and 8.10 of the Environmental Planning and Assessment Act 1979 confers on the applicant who is dissatisfied with the determination of a consent authority, a right of appeal to the NSW Land and Environment Court exercisable within six (6) months of the endorsed date of determination.

Should you require any further information please contact Cynthia Dugan on 9843 0334.

Yours faithfully



Paul Osborne

MANAGER-DEVELOPMENT ASSESSMENT

ATTACHMENT 1: STATEMENT OF REASONS FOR THE DECISION

ATTACHMENT 2: ENDEAVOUR ENERGY REQUIREMENTS

ATTACHMENT 1: STATEMENT OF REASONS FOR THE DECISION

PUBLIC NOTIFICATION OF THE DETERMINATION PURSUANT TO ITEM 20(2) (c) AND (d) OF SCHEDULE 1 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

DECISION:

APPROVAL

DATE OF THE DECISION:

8/07/2025

REASONS FOR THE DECISION:

The Development Application has been assessed against the relevant heads of consideration under the following statutory requirements:

- Section 4.15 of the Environmental Planning and Assessment Act, 1979
- Section 4.56 of the Environmental Planning and Assessment Act, 1979
- The Hills Local Environmental Plan 2019
- The Hills Development Control Plan 2012
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Housing) 2021

and is considered satisfactory subject to conditions as outlined in the Notice of Determination.

HOW COMMUNITY VIEWS WERE TAKEN INTO ACCOUNT IN MAKING THE DECISION:

1. The Development Application was notified in accordance with Part 5 Division 2 of the Environmental Planning and Assessment Regulation 2021 which outlines the advertising and notification procedure pathways for various forms of development. Two submissions were received during the notification period.
2. Submissions received during the notification period have been considered in the assessment of the Development Application pursuant to Section 4.15(d) of the Act and issues raised do not warrant refusal of the application.
3. The Development Application has been assessed having regard to Section 4.15(e) of the Act taking into consideration the public interest.

ATTACHMENT 2: ENDEAVOUR ENERGY REQUIREMENTS



Endeavour Energy

ABN 11 247 365 823

T 133 718

Level 40-42, 8 Parramatta Square
10 Darcy Street
Parramatta NSW 2150
PO Box 811, Seven Hills NSW 1730

11 February 2025

The General Manager
The Hills Shire Council

Attention: Cynthia Dugan

672/2023/JP/A at 16-30 Dawes Avenue, 2-10 Cadman Crescent and 4-8 Hughes Avenue , Castle Hill NSW 2154

Dear Sir or Madam

I refer to the referral of 10 January 2025 from the NSW Planning Portal Concurrence and Referral Service regarding request CNR-78267 for The Hills Shire Council Development Application 672/2023/JP/A at 16-30 Dawes Avenue, 2-10 Cadman Crescent and 4-8 Hughes Avenue , Castle Hill NSW 2154 (Lot 446 DP 253971, Lots 11 - 17 DP 255722, Lots 316 – 320 DP 252593, Lots 1 & 2 DP 600593, Lot 4 DP 592886) for 'S4.56 - Modification to a development consent to DA 672/2023/JP granted by the NSW Land and Environment Court. Alterations to proposed residential flat building to improve amenity by landscape changes, adding lifts and parking'. Submissions need to be made to Council by 31 January 2025.

Please refer to Endeavour Energy's submission made to Council on 20 October 2022 via the NSW Planning Portal regarding NSW Government concurrence and referral request CNR-47066 for The Hills Shire Council Development Application 672/2023/JP at 16-30 Dawes Avenue, 2-10 Cadman Crescent and 4-8 Hughes Avenue , Castle Hill NSW 2154 (Lot 446 DP 253971, Lots 11 - 17 DP 255722, Lots 316 – 320 DP 252593, Lots 1 & 2 DP 600593, Lot 4 DP 592886) for 'Proposal for 315 apartments across 8 buildings, and up to 7 storeys'. Notwithstanding the modifications the conditions and advice provided therein essentially remain applicable.

The Section 4.56 Application Planning Report indicates the proposed modifications include 'Relocation of the substation along the Cadman Street frontage' which is shown in the below copy of the Site Plan.

Any required padmount substation will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling not located within a public road / reserve) with an appropriate form of property tenure as detailed in the attached copy of Endeavour Energy's 'Land Interest Guidelines for Network Connection'.

Generally it is the Level 3 Accredited Service Provider's (ASP) responsibility (engaged by the developer) to make sure substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc. If the substation does not comply with Endeavour Energy's standards, the applicant must request a dispensation.

For further information please also refer to the attached copies of Endeavour Energy's:

- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.



endeavourenergy.com.au

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- Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.

Please find attached for the applicant's reference a copy of Endeavour Energy's Standard Conditions for Development Applications and Planning Proposals, Version 10, January 2025 which provides some additional and updated information. For further advice the applicant can call Endeavour Energy via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 and the following contacts:

- Customer Network Solutions Branch for matters related to the electricity supply or asset removal / relocation who are responsible for managing the conditions of supply with the applicant and their Accredited Service Provider (ASP). Alternatively contact can be made by email CWAdmin@endeavourenergy.com.au.
- Easements Officers for matters related to easement management, protected works or other forms of property tenure / interests. Alternatively contact can be made by email Easements@endeavourenergy.com.au.
- Property Branch for matters related to property tenure. Alternatively contact can be made by email network_property@endeavourenergy.com.au (underscore between 'network' and 'property').
- Field Operations Branch for safety advice for building or working near electrical assets in public areas. The site is in the area covered by Kings Park Field Service Centre. Alternatively contact can be made by email Construction.Works@endeavourenergy.com.au.

Based on and subject to the foregoing Endeavour Energy has no objection to the Development Application. Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above or in Endeavour Energy's submission to DA 672/2023/JP in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to Property.Development@endeavourenergy.com.au is preferred.

Yours faithfully

Cornelis Duba | Development Application Specialist

M 0455250981

E comelis.duba@endeavourenergy.com.au

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Dharug/Wiradjuri/Dharawal/Gundungurra/Yuin Country

endeavourenergy.com.au |    



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Energy**

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Endeavour Energy respectfully acknowledges the Traditional Custodians on whose lands we live, work, and operate and their Elders past and present.