



# Statement of Environmental Effects

## Multi-dwelling Housing Development 47 Hynds Road, Box Hill

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# 1 Introduction

This Statement of Environmental Effects (SEE) has been prepared by RPS on behalf of UMA Project Management to accompany a development application (DA) for a proposed townhouse development and associated works at 47 Hynds Road, Box Hill.

This SEE provides a thorough and informed assessment of the proposed development against relevant planning controls and the matters for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

## 1.1 Background

The subject site is 47 Hynds Road, Box Hill, formally described as Lot 93 in DP 10157 ('the site'). The site is located within The Hills local government area (LGA) and is a part of the Box Hill Precinct within the North West Priority Growth Area. As such, the primary planning instrument applying to the site is State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

The site is rectangular in shape and has an area of approximately 1.68 ha. The site has a frontage to Hynds Road of approximately 213 m and a frontage to Terry Road of approximately 80 m.

### 1.1.1 Pre-DA Meeting

On 10 June 2016 representatives from Archian Architects attended a pre-DA meeting with relevant representatives of The Hills Shire Council to discuss the proposed development (Pre-DA Application Number: 209/2016/PRE). Discussions took place regarding the proposed townhouse development as reflected in the Pre-DA Meeting minutes from The Hills Shire Council dated 10 June 2016 and provided at Appendix 15.

Table 1.1 below summarises the items raised and discussed in the meeting, and how the proposal responds.

**Table 1.1** Pre-DA Meeting Issues and Responses

Issue	Council concerns raised and recommendations	Response
<b>Planning Comments</b>		
Building Height	The site has a 14 m height restriction.	Noted. Finished height of proposed building is 7.1m. Refer to Site elevations prepared by Archian architects in Appendix 2.
Section 94 Contributions	Section 94 Contributions will apply to the site, as well as Special Infrastructure Contributions applied by the Department of Planning.	Noted.
Flooding	<p>The subject site is flood affected on the south western corner. A flood study is required to be submitted.</p> <p>The DCP also identifies this area as being suitable for proposed land filling subject to a detailed design assessment. Please ensure that there is no excess filling.</p>	<p>By raising the floor levels of properties to a minimum elevation of 500mm above the 100 year ARI event, it could be expected that the proposed properties would not experience flooding during a 100 year ARI flood event, and remain flood free during such a flood event.</p> <p>Flood study and site evaluation has been developed by Haskoning Australia in</p>

Issue	Council concerns raised and recommendations	Response
		September 2016
Servicing	Council cannot consent to a proposal unless it has considered the availability of services as per the DCP and the Growth Centres SEPP. As Terry Road will be serviced with water and sewers in 2019, the capacity and lead in works need to be addressed and documented in the DA.	Noted.
Staging	The DA will be required to be staged to accommodate road widening and Council's upgrade works to Terry Road.	The development has been designed in two stages, the first stage consisting of 41 townhouses to be constructed on the eastern half of the site. Stage two will be the remaining 49 townhouses being constructed on the western half of the site. Staging plans have been prepared by Archian Architects in September 2016. Please refer Appendix 2 for staging plans
Temporary On-site Detention	Address the use of the temporary OSD space once it has been removed (Stage 2).	For the proposed development, it is recommended that temporary OSD be provided in the form of an above ground bio retention basin with a discharge control pit, orifice and weir control. It is currently proposed to provide a bio-retention basin with a minimum storage volume of 124m <sup>3</sup> . Temporary OSD design can be found in the Engineering report prepared by C&M Consultant Engineers in September, 2016. The temporary OSD site is located on the south west corner of the site as shown in the Townhouse master plan by Archian Architects
Design	Need to break up spaces between buildings. Facade treatment needs to be more detailed with varying architectural elements rather than a repetitive design.	Please note the design has been produced with a mix of four 3-bedroom style townhouses to address design issues. Please refer to architectural drawings including site elevations prepared by Archial Architects in Appendix 2.
Land Acquisition	Land acquisition potential of surplus land is required to be considered and addressed.	Noted.
Solar Access	Current design does not fully comply with the minimum solar access requirements for private open space of The Hills DCP. New design is required to comply with solar access requirements of The Hills DCP.	A shadow diagram prepared by Archial Architects on 27 <sup>th</sup> September 2016 has been provided in Appendix 2 showing the available sunlight on the 22 <sup>nd</sup> of June.
Development Control Plan	The proposed development is required to comply with The Hills DCP.	The plan has been produced in accordance with the Hills DCP
<b>Environmental Health Comments</b>		
Contamination	A Contamination Report is required to be submitted with the application.	Noted. Please refer to Phase 1 Environmental Site Assessment report prepared by RPS

Issue	Council concerns raised and recommendations	Response
		Australia East Pty Ltd in June 2016 in Appendix 4
<b>Landscaping</b>		
Landscape Plan	<p>An amended landscape concept design is required. In particular the following issues should be addressed:</p> <ul style="list-style-type: none"> <li>▪ Laneways are required to be condensed and/or removed when not required to create more usable communal open space.</li> <li>▪ Planting is required adjacent to all private open space and edge of buildings.</li> <li>▪ A landscape zone is required along the property boundary fence to provide sufficient screening.</li> <li>▪ Existing trees on neighbouring properties need to be protected with minimal encroachment into their Tree Protection Zone. Arboriculture Impact Assessment is required to assess impact.</li> <li>▪ Planting requirements: <ul style="list-style-type: none"> <li>▪ 1 x small native tree per private lot, minimum 3m from dwelling</li> <li>▪ 75% native plant species</li> <li>▪ Planting schedule is to be provided.</li> </ul> </li> <li>▪ Street trees are to be provided.</li> <li>▪ Address landscape treatment to the corner of Terry Road and Hynds Road, temporary OSD and future use.</li> </ul>	<p>N/A. Laneways are not proposed for the development as per master plan / landscape plan.</p> <p>Street trees are planted along Hynds Road and Terry Road to serve as landscaping, screening and noise buffering for the residential development</p> <p>Existing trees and landscaping on neighbouring property will not be affected by the development. An Arboriculture Impact Assessment has been provided in Appendix 1.</p> <p>The corner of Hynds Road and Terry Road will be landscaped with grass and street trees. Temporary OSD is proposed for the area during development as stated in the stormwater management plan in Appendix 8. Refer Temporary on-site-detention</p> <p>Please see landscape plan prepared by RPS Australia East Pty Ltd attached in Appendix 11.</p>
<b>Resource Recovery Comments</b>		
Basement Waste Collection	<p>Please ensure minimum access and loading for the standard 8.8m long MRV as per AS 2890.2-2002. A reduced 3.5m would be supported. Swept turning paths must be submitted demonstrating compliance with AS 2890.2-2002.</p> <p>Note: trucks must enter and leave the site in a forward direction with minimal or no need for reversing. General access to, from and within the site must not be impeded during the waste collection process.</p> <p>Allow 120 litres of garbage capacity and 120 litres of recycling capacity per unit. Garden organics is merit based.</p> <p>Garbage is collected in 240 litre, 660 litre and 1,100 litre bins. Recycling is collected in 240 litre and 660 litre bins. Garden organics is collected in 240 litre bins. Note that final bin sizes are at</p>	<p>Waste management trucks and swept pathways have been proven compliant in the 'Traffic and Parking Impact Assessment Annexure B: compliance of Swept Paths' prepared by McLaren Traffic Engineering and Road Safety Consultants on 22<sup>nd</sup> September 2016.</p> <p>The full report can be found in Appendix 14</p> <p>Noted.</p> <p>Noted.</p>

Issue	Council concerns raised and recommendations	Response
	<p>the discretion of Council.</p> <p>Waste storage areas shall be designed and constructed in accordance with the attached specifications.</p> <p>It is recommended that concept plans are provided to resource recovery team for further comment prior to lodgement.</p>	<p>Noted.</p> <p>Noted.</p>
<b>Engineering Comments</b>		
Road Widening and Construction	<p>The extent of road widening along Terry Road frontage must be consistent with the SP2 zoned land and Council's current design concept that has been forwarded to you previously. The ultimate Terry Road total width must be 25.7m, to be upgraded to the standards of Sub-Arterial Road as shown in Figure 17 of the Box Hill DCP. The land will be acquired by Council as per the Box Hill Section 94 Contribution plan No. 15. The extent of road widening must be identified as a separate 'road widening' lot.</p> <p>The extent of road widening along Hynds Road frontage must be consistent with Council's plans. The development application lodged will need to incorporate the full width reconstruction of Hynds Road to the standards of Collector Road to the DCP (total width of 19.6m). You will be responsible for the construction of this road to a 'collector street' standard which will ultimately need to be dedicated at no cost to Council. The requirement for full-width reconstruction arises because the sites are located adjacent to land zoned SP2 for trunk drainage purposes.</p> <p>The wider 4.5m wide footpath verge must be on the eastern side of Terry Road and southern side of Hynds Road correlating with Council's design.</p>	<p>Noted.</p> <p>Road widening on site is in accordance with the Council's current design for Terry Road future road widening.</p> <p>The subdivision plans clearly show land dedicated for road widening as 'Road Widening' in Appendix 13.</p> <p>Section 94 Developer Contributions will be submitted in accordance with Box Hill DCP upon approval of DA.</p>
Flood Prone Land and Filling	<p>Terry Road and Hynds Road profiles and ground levels of the residential lots must be flood free, and design levels must be above the 1 in 100 year ARI flood levels in the vicinity.</p> <p>Adequate engineering details confirming earth works are to be provided and comply with design requirements.</p>	<p>By raising the floor levels of properties to a minimum elevation of 500mm above the 100 year ARI event, it could be expected that the proposed properties would not experience flooding during a 100 year ARI flood event, and remain flood free during such a flood event.</p> <p>Please see Flood Risk Report Prepared by Royal Haskoning Australia Pty Ltd in September 2016, Appendix 9.</p>
Stormwater Drainage	<p>Stormwater management associated with the development must be designed to achieve the objectives and controls stated under the Integrated Stormwater Management section of</p>	<p>Consultant report on Stormwater Management prepared by Royal Haskoning Australia in September 2006, was prepared under the guidance of the Box Hill DCP</p>

Issue	Council concerns raised and recommendations	Response
	<p>Box Hill DCP.</p> <p>All building levels will be required to provide 500mm freeboard above flood level.</p> <p>Temporary OSD is to be appropriately scaled and designed to attenuate the stormwater volume and quality of runoff to ensure there is no impact downstream between pre-development and post-development conditions until regional bio retention basins are built downstream.</p> <p>A stormwater drainage concept must demonstrate the ultimate drainage network relating to the locality and the extent of works to be constructed with the subject development.</p> <p>Drainage outlet points must be considerate of the future retention system to be built within the SP2 land and the number of outlets to the basin must be minimised.</p> <p>The development will be responsible for removing the temporary basins and all associated pits and pipes when the downstream drainage network and basins are available for connection.</p> <p>Side walls of the detention basins must be battered 1:4, to Council's design requirements.</p> <p>Water quality treatment requirements affecting the site are governed by the Box Hill DCP.</p> <p>Temporary basin/s must be designed to comply with the design targets.</p>	<p>The entrance of each basement should be at least 500mm above the 100 year ARI Flood. This requires Basement West entrance to be raised from the proposed 28.0m AHD (assumed) to 28.7m AHD. The basement car park east ramp is at an assumed level of 28.7m AHD, so does not need to be modified from that which is currently proposed.</p> <p>Access staircases adjacent to the basement car park access ramps should emerge at floor level 500mm above the 100 year ARI Flood level (i.e. at 28.7m AHD).</p> <p>For the proposed development, it is recommended that temporary OSD be provided in the form of an above ground bio retention basin with a discharge control pit, orifice and weir control. It is currently proposed to provide a bio-retention basin with a minimum storage volume of 124m<sup>3</sup>.</p> <p>Bio retention basins and Stormwater tanks are proposed to maintain water quality under section 4 of the Stormwater Management Plan prepared by Royal Haskoning Australia in September 2016 in Appendix 9.</p> <p>All temporary structures and drainage will be designed to Council, as well as, Box Hill DCP requirements.</p> <p>All temporary structures and drainage will be removed prior to completion of development.</p>

## 1.2 Consent Authority

The consent authority for the development is The Hills Shire Council.

## 1.3 Structure of the Report

This report is divided into five subsequent sections.



- 
- Section 2 examines the context of the site by describing its location, ownership, existing character and uses and the local area in which it is situated.
- Section 3 describes the proposed development including built form and materials.
- Section 4 assesses the planning context of the proposed development by examining its conformity with the relevant planning controls.
- Section 5 summarises the environmental effects of the proposed development in accordance with Section 79C (1) of the EP&A Act, which lists matters for consideration by a consent authority in determining a development application.
- Section 6 concludes the statement of environmental effects.

The main body of the report is followed by the appendices.

## 2 Site and Context

### 2.1 Site Location and Description

The subject site is located at 47 Hynds Road, Box Hill (Figure 2.1). The existing title parcel is legally described as Lot 93 in DP 10157 and is highlighted below.



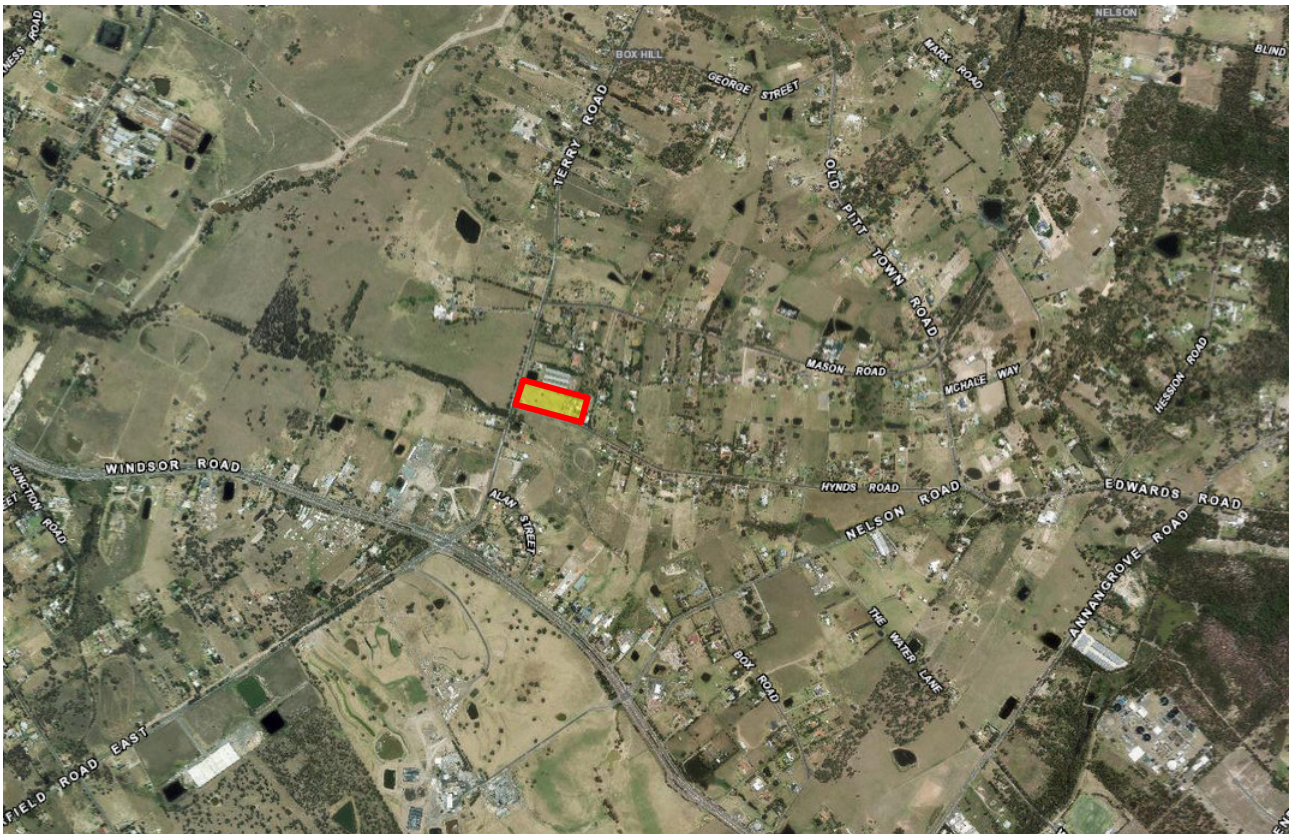
**Figure 2.1** Site location at 47 Hynds Road, Box Hill (Source: SIX Maps)

The site is rectangular in shape and is currently occupied by a residential dwelling in the eastern portion of the site. It has a gradual slope down from the north east to the south west and is approximately 1.68 ha in area.

The site has a frontage to Hynds Road of approximately 213 m and a frontage to Terry Road of approximately 80 m. It is bounded on the northern and eastern boundaries by lots of similar size and use.

## 2.2 Local Area Context

The site is located in a low density rural residential area, on the eastern side of Terry Road, in the suburb of Box Hill (Figure 2.2). Most lots in the vicinity of the site are partially used for residential purposes, with much of the surrounding enclosed areas left well-grassed, with scattered vegetation or currently utilised for ancillary agricultural purposes. While many of these low density and rural uses are current, much of the surrounding land has either been approved or is under assessment for low density residential subdivision such as the subject application.



**Figure 2.2** Local context at 47 Hynds Road, Box Hill (Source: SIX Maps)

The site and local area is undergoing significant change, being located within the Box Hill & Box Hill Industrial Precinct of the North West Priority Growth Area. The Precincts were rezoned for urban development in April 2013, allowing for 9,600 homes and an expected population of 29,700 persons across 974 hectares of land.

The site is also located within close proximity of Windsor Road, a major thoroughfare in the region which provides links to the M2 and M7 Motorways.

The nearest existing train station is Riverstone Station, located approximately 4.4 km south west of the site.

## 3 Development Proposal

### 3.1 Description of Development

This application seeks approval for a 90 townhouse dwelling residential development. The application also seeks approval for the demolition of existing structures on the site, construction of stormwater drainage infrastructure and removal of trees.

The proposed works include the following:

- Demolition of existing single dwelling and associated outbuildings;
- Stage 1 development of 41 Townhouses;
- Stage 2 Development of 49 Townhouses;
- Car park with 163 parking spaces 145 (including 5 accessible spaces) residential parking spaces and 18 (including 2 accessible) residential visitor spaces;
- Construction of access driveways;
- Landscaping;
- Clearing of development site;
- Ancillary earthworks, including cut and fill; and
- Stormwater drainage infrastructure.

Architectural plans provided by Archian Architects showing the proposal are provided at Appendix 2 with the concept civil designs prepared by C&M Consulting Engineers included in Appendix 7.

### 3.2 Staging

The proposed development will be completed in two stages. Stage one being the completion of 41 Townhouse dwellings and associated works on the eastern portion of the land. Stage two will consist of 49 Townhouse dwellings and associated works to be completed on the remaining western portion of the site.

### 3.3 Road Construction

Future road widening on the site are shown on the survey plans in Appendix 13 as 'Road Widening'. The area dedicated for future road has been created in accordance with Box Hill DCP and will be constructed in subject to Council's advice.

### 3.4 Access and parking

Vehicular access to the site will be provided by crossovers onto Hynds Road and Terry Road. Basement parking will be provided to the site and accessed via ramps from two separate ramp crossovers from Hynds Road. A total of 163 parking spaces have been provided, 145 (including 5 accessible spaces) residential parking spaces and 18 (including 2 accessible) residential visitor spaces;

Pedestrian access will be provided at two points along Hynds Road parallel to ramped crossovers.

### 3.5 Essential Services

Servicing will be provided to the new lots with relevant drainage infrastructure (either temporary or permanent) rolled out so as to cater for all upstream catchments.

## 4 Planning Context

### 4.1 State Environmental Planning Policy (Sydney Region Growth Centres) 2006

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP) sets out the provisions for development that is located within the Sydney Priority Growth Areas.

The SEPP provides information on the statutory controls applicable to the subject site. Relevant clauses are discussed below.

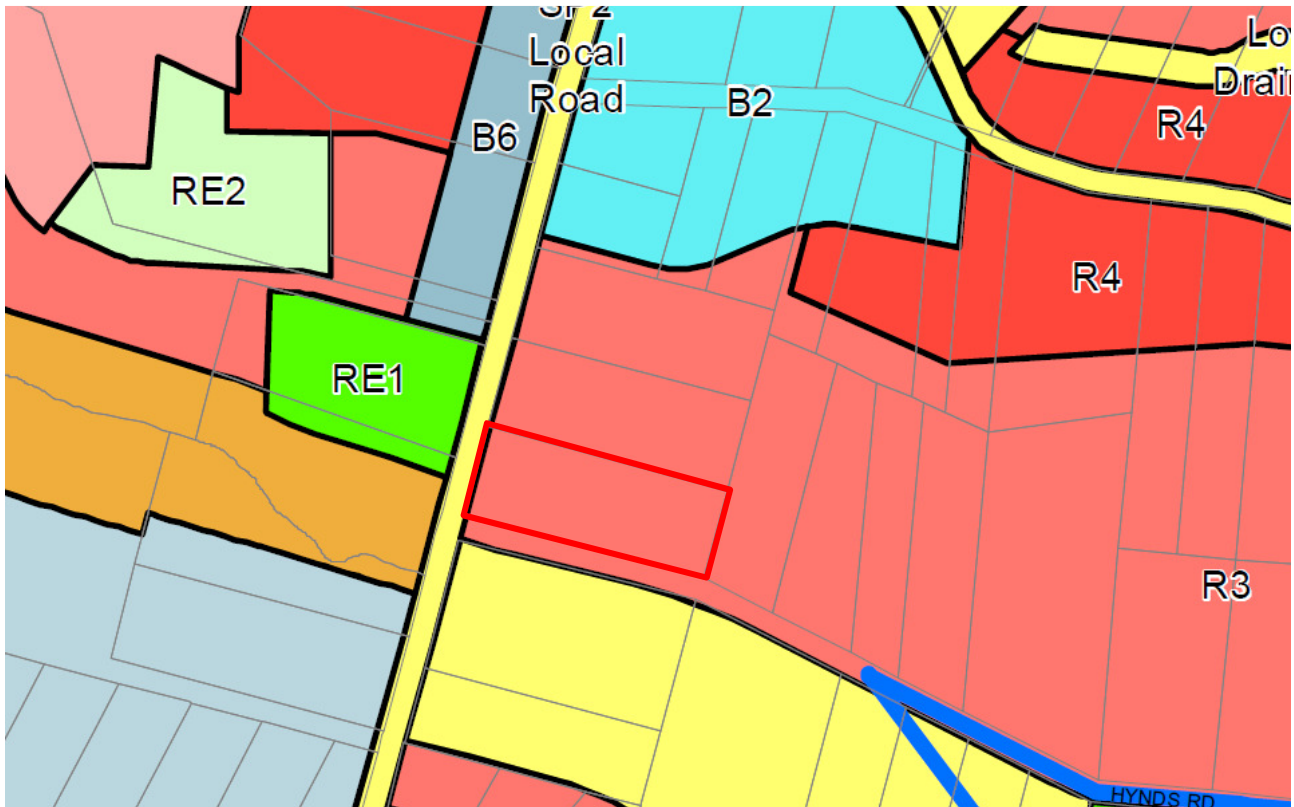
#### **Land use permissibility**

Appendix 11 of the SEPP sets out the provisions for development within The Hills Growth Centre Precincts, which the site is within. Relevant aims of this plan are:

- (a) to rezone land to allow for development to occur in the manner envisaged by the growth centre structure plan for the Box Hill and Box Hill Industrial Precincts,*
- (b) to deliver housing choice and affordability by accommodating a wide range of residential dwelling types that cater for housing diversity,*
- (c) to guide the bulk and scale of future development within the Precincts,*
- (d) to protect and enhance riparian corridors and areas of significant native vegetation by establishing development controls that prevent the clearing of existing native vegetation within the Precincts,*
- (e) to protect and enhance areas of local heritage significance by establishing development controls in order to maintain and respect the relationships between heritage sites and uses of adjacent sites,*
- (f) to identify land within the Precincts that is proposed to be brought into public ownership for the purposes of roads, parks, drainage and schools.*

The proposed townhouse development is consistent with the aims of this plan as the land is being developed in accordance with the Precinct Plan and will contribute to a wide range of dwelling types across the Precinct to cater for housing diversity.

Under the provisions of the SEPP, the site is zoned R3 Medium Density Residential (Figure 4.1). A 2m portion of the site fronting Terry Road is zoned SP2 Infrastructure (Local Road).



**Figure 4.1** Land use zoning at 47 Hynds Road, Box Hill

Under the provisions of the SEPP, multi dwelling housing is permitted with consent in the R3 zone.

In addition to the above, relevant development controls for land within the R3 zone are outlined in Table 4.1 below.

**Table 4.1** SEPP (Sydney Region Growth Centres) 2006 – The Hills Growth Centre Precincts Plan

Control	Comment	Complies
<b>Part 5 Development controls – flood prone and major creeks land</b>		
<p><b>19 Development on flood prone and major creeks land—additional heads of consideration</b></p> <p>Consent is not to be granted unless the consent authority has taken the following into consideration:</p> <p>(a) whether or not the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties,</p> <p>(b) whether or not the development will alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain,</p> <p>(c) whether the development will enable safe occupation of the flood prone and major creeks land,</p> <p>(d) whether or not the development will detrimentally affect the floodplain environment or cause avoidable erosion, siltation, salinity,</p>	<p>Noted.</p> <p>Refer to Appendix 9</p>	

Control	Comment	Complies
<p>destruction of riparian vegetation or a reduction in the stability of the riverbank/watercourse,</p> <p>(e) whether or not the development will be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding,</p> <p>(f) whether or not the development is compatible with the flow conveyance function of the floodway,</p> <p>(g) whether or not the development is compatible with the flood hazard,</p> <p>(h) in the case of development consisting of the excavation or filling of land, whether or not the development:</p> <p>(i) will detrimentally affect the existing drainage patterns and soil stability in the locality, and</p> <p>(ii) will significantly impact on the likely future use or redevelopment of the land, and</p> <p>(iii) will adversely impact on the existing and likely amenity of adjoining properties, and</p> <p>(iv) will minimise the disturbance of relics, and</p> <p>(v) will adversely impact on any watercourse, drinking water catchment or environmentally sensitive area</p>		
<b>Appendix 11 The Hills Growth Centre Precincts Plan</b>		
<b>Part 2 Permitted or prohibited development</b>		
<p><b>2.7 Demolition</b></p> <p>The demolition of a building or work may be carried out only with development consent.</p>	<p>This Development Application is seeking consent for the demolition of the existing structures on the site.</p>	<p>✓</p>
<b>Part 4 Principal development standards</b>		
<p><b>4.1A Minimum lot sizes for residential development in certain residential zones</b></p> <p>The minimum lot size for multi dwelling housing is 1,500m<sup>2</sup> if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 18.</p>	<p>The site is approximately 1.68 ha in area and is therefore suitable for the development of multi dwelling housing.</p>	<p>✓</p>
<p><b>4.1B Residential density</b></p> <p>The minimum dwelling density of the site is 18 dwellings/ha.</p>	<p>A minimum 31 dwellings are required on the site. 90 dwellings are proposed, therefore exceeding this requirement.</p>	<p>✓</p>
<p><b>4.3 Height of buildings</b></p> <p>The maximum building heights specified for the site is 14 metres.</p>	<p>The proposed height of the development is 7100mm</p>	<p>✓</p>
<p><b>4.4 Floor space ratio</b></p> <p>No maximum floor space ratio is specified for the site.</p>	<p>Noted.</p>	<p>N/A</p>
<b>Part 5 Miscellaneous provisions</b>		
<p><b>5.9 Preservation of trees or vegetation</b></p> <p>Development consent is required to remove</p>	<p>Due to the regrading of the site to match with the existing road network, the existing trees on the site</p>	<p>✓</p>



Control	Comment	Complies
certain vegetation.	will need to be removed.	
<p><b>5.10 Heritage conservation</b></p> <p>The objectives of this clause are:</p> <p>(a) to conserve the environmental heritage of the Alex Avenue and Riverstone Precincts, and</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views, and</p> <p>(c) to conserve archaeological sites, and</p> <p>(d) to conserve places of Aboriginal heritage significance.</p>	The site is not classified as a heritage item, nor is it located within a heritage conservation area.	
<p><b>5.11 Bush fire hazard reduction</b></p> <p>Bush fire hazard reduction work authorised by the <i>Rural Fires Act 1997</i> may be carried out on any land without development consent.</p>	The site is not identified as being bushfire prone land or within a vegetation buffer on The Hills Shire Council Bushfire Prone Land Map (dated 8 May 2013).	✓
<b>Part 6 Additional local provisions</b>		
<p><b>6.1 Public utility infrastructure</b></p> <p>Development consent must not be granted unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made.</p>	Utilities and services are to be supplied and constructed in accordance with the requirements of the relevant authorities.	✓
<p><b>6.2 Development controls – native vegetation retention areas and riparian protection areas.</b></p> <p>The objective of this clause is to prevent the clearing of certain native vegetation.</p>	The site does not comprise any native vegetation areas and riparian protection areas under the SEPP.	✓
<p><b>6.3 Development controls – existing native vegetation</b></p> <p>The objective of this clause is to manage existing native vegetation in accordance with the relevant biodiversity measures.</p>	The subject site does not contain any existing native vegetation under the SEPP.	✓

## 4.2 State Environmental Planning Policy No. 55 – Remediation of Land


State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Under the provisions of Clause 7 of SEPP 55, Council must not grant consent to a development application unless it has been considered whether the land is contaminated. If the land is found to be contaminated, Council must be satisfied that the land is suitable in its contaminated state or can be remediated to be made suitable for which the development is proposed to be carried out.

## 4.3 Box Hill and Box Hill Industrial Precincts Development Control Plan 2016

The non-statutory controls that guide development within The Hills Growth Centre Precincts are within the Box Hill and Box Hill Industrial Precincts Development Control Plan 2016 (DCP 2016). Relevant development controls for multi dwelling housing are addressed in Table 4.2.

**Table 4.2** Box Hill and Box Hill Industrial Precincts Development Control Plan 2016

Control	Comment	Complies
<b>2.0 Vision and Character</b>		
<b>2.1 Vision and Development Objectives</b>	The proposal complies with the objectives of the Box Hill Precinct by creating opportunities for the development of a variety of housing.	✓
<p><b>2.2 Indicative Layout Plan</b></p> <p>All development is to be undertaken generally in accordance with the Indicative Layout Plan, subject to compliance with the objectives and development controls set out in this DCP.</p>  <p>Where variation from the ILP is proposed, the applicant is to demonstrate that the proposed development is consistent with the Vision and Development Objectives for the Precinct set out in Section 2 and the Objectives and Controls in Sections 3, 4 and 5 of this DCP and the Growth Centres SEPP.</p>	<p>The ILP mapping as prepared by the (then) Department of Planning indicates a number of sites within the Box Hill and Box Hill Industrial Precincts that have been zoned for school provision. The site is identified as a potential school site. Subject to clause 2.4 a departure from the ILP is allowed.</p> <p>The site is not reserved for acquisition (SP2 Infrastructure – School) under the SEPP.</p>	✓
<b>2.4 Sub-precincts</b>	The proposal is located within sub-precinct 11 which allows for a departure from the ILP and ensure access, drainage and servicing are appropriately addressed. The proposal seeks to allow a departure from a school site to residential, and with R3 zoning the proposal is permitted within the zone.	✓
<b>3.0 Land Development</b>		
<b>3.1.1 Residential Density</b>		
All applications for residential subdivision and the construction of residential buildings are to demonstrate that the proposal meets the minimum residential density requirements of the relevant Precinct Plan and contributes to meeting the overall dwelling target in the relevant Precinct.	The proposal meets the minimum density requirements identified for the site under SEPP (Sydney Region Growth Centres) 2006.	✓
3.1.2 The block and lot layout is to establish a	The proposal creates a legible street hierarchy	

Control	Comment	Complies
clear urban structure	responding to the natural topography of the land.	
The		
<b>4.0 Residential Development</b>		
To minimise the extent of cut and fill within residential allotments.	Noted.	
To protect and enhance the aesthetic quality of the area by controlling the form, bulk and scale of land forming operations.	The proposal meets the requirements of the DCP. Please refer to Technical reports attached.	
To ensure that filling material is satisfactory and does not adversely affect the fertility or salinity of soil, or the quality of surface water or groundwater.		
To ensure that the amenity of adjoining residents is not adversely affected by any land forming operation		
<b>5.0 Additional controls for certain dwelling types</b>		
<b>5.3 Multi dwelling housing</b>		
<b>7.0 Managing the Environment</b>		
<b>7.1 Aboriginal Heritage</b> All development applications must protect and manage the known and potential Aboriginal heritage values of the Box Hill Precinct.	According to Figure 53 in the DCP, the site is identified as having areas of low Aboriginal cultural heritage sensitivity.	✓
<b>7.2 European Heritage</b> Development on land within 50 metres of a heritage site is not to detract from the identified significance of the place, its setting, nor obstruct important views to and from the site.	The site has not been identified as having Heritage Values	N/A
<b>7.3 Bush Fire Hazard Management</b> All development applications must ensure the loss of life and property due to bushfires are prevented within Bushfire Prone Land and in Asset Protection Zones.	The site is not identified as being bushfire prone land or within an asset protection zone.	N/A
<b>7.4 Tree and Bushland Protection</b> Trees and bushland should be retained and protected where possible, and that development enhances and complements this bushland.	Trees and bushland have been assessed on the site, with removal being advised. Please refer to recommendations of appendix 1	✓
<b>7.5 Contamination Management</b> All applications for residential subdivision must ensure that potential site contamination issues are adequately addressed to minimise the risks to human health and the environment.	Noted.  Further information can be found in the contamination report 'Phase 1 Environmental Site Assessment' prepared by RPS Australia East Pty Ltd in June 2016, in appendix 4.	✓
<b>7.6 Geotechnical</b>	Noted.	✓

Control	Comment	Complies
Development applications are accompanied by a geotechnical assessment to ensure soil movement or land slip does not adversely affect proposed development.	Full geotechnical report has been prepared by Greywacke Consulting Engineers 14 <sup>th</sup> October 2016, can be found in appendix 10.	
<p><b>7.7 Subdivision Earthworks</b></p> <p>Applications for residential subdivision must minimise topsoil and vegetation removal and “land-shaping”.</p>	<p>All topsoil from earthworks should be removed and stockpiled before prior to any earthworks</p> <p>All site regraded areas after formation, shall be covered with a 150mm select of topsoil layer. Topsoil stockpiled prior to earthworks operations can be reused for this purpose provided any deleterious material is removed prior to placing. Please refer to general notes in Civil Engineering Design for Development Application Approval Prepared by C&amp;M Consulting Engineers, September 2016 in Appendix 7</p>	✓
<p><b>7.8 Cut and Fill</b></p> <p>All applications ensure the landform is capable of supporting a range of residential, business and industrial uses whilst minimising the impact of earthworks on the stormwater regime, salinity and groundwater.</p>	A full geotechnical report has been prepared by Greywacke Consulting Engineers 14 <sup>th</sup> October 2016, addressing cut and fill, groundwater and salinity. Cut and fill is proposed to achieve the basement and flood proofing the site for development. Please refer to Appendix 10.	✓
<p><b>7.9 Salinity Management</b></p> <p>Applications are required to manage and mitigate the impacts of development on salinity and vice versa.</p>	The site is located in a moderate salinity potential. The site is considered to have a moderate salinity risk as it is not on low lying land. Please see ‘Geotechnical Investigation Report’ prepared by Greywacke Consulting Engineers 14 <sup>th</sup> October 2016, in Appendix 10 figure 3.	✓
<p><b>7.10 Waste Management</b></p> <p>Applications should minimise the generation of waste and demonstrate sufficient storage and collection of wastes and recyclables during demolition and construction stages of development.</p>	A Waste Management Plan will be prepared at CC stage by the contractor.	✓

## 5 Environmental Effects

Under the provisions of Section 79C (1) of the EP&A Act, in determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development subject of the development application.

- (a) *the provisions of:*
- (i) *any environmental planning instrument, and*
  - (ii) *any draft environmental planning instrument that is or had been placed on public exhibition and details of which have been notified, and*
  - (iii) *any development control plan, and*
  - (iv) *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
  - (v) *any matters prescribed by the regulations that applied to the land to which the development relates, and*
  - (vi) *any coastal zone management plan (within the meaning of the Coastal Protection Act 1979).*

(a)(i) The key relevant planning instruments are SEPP (Sydney Region Growth Centres) 2006, SEPP (Infrastructure) 2007 and SEPP No. 55 – Remediation of Land. The proposal has been assessed against all the relevant planning instruments (see Section 4) and is found to comply.

(a)(ii) No draft environmental planning instruments apply.

(a)(iii) The proposal has been assessed against the relevant development control plan as outlined in Section 4, the Box Hill and Box Hill Industrial Precincts Development Control Plan 2016.

(a)(iv) There are no planning agreements relevant to the application.

(a)(v) There are no relevant matters prescribed by the regulations.

(a)(vi) There are no coastal zone management plans relevant to the application.

(a) *The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality*

The environmental impacts of the proposal have been considered throughout this SEE. The proposed development will have a positive impact on the locality by catering for a variety of housing types for medium density development. Table 5.1 below provides further assessment of all potential impacts.

**Table 5.1** Likely environmental impacts

Potential Impact	Proposal
<b>Context and Setting</b>	
<b>Access, Transport and Traffic</b>	
<b>Public Domain, Visual and Streetscape</b>	The impact of the proposal on the public domain and streetscape will be consistent with the desired future character set out in the SEPP and DCP applying to the Precinct. Overall the impact will be positive, with the inclusion of public domain works including street tree planting.

Potential Impact	Proposal
<b>Amenity</b>	
<b>Heritage</b>	The site does not contain any heritage items, nor is it identified as being within a heritage conservation area.
<b>Bushfire</b>	The site is not identified as being bushfire prone land.
<b>Flooding</b>	The subject site is flood affected on the south western corner.
<b>Safety, Security and Crime Prevention</b>	Security and surveillance will be improved by the proposal through the increased residential occupation of the site. Casual surveillance of the local roads will be significantly improved with the addition of new residential dwellings in the locality.
<b>Social and Economic Impact on Locality</b>	The proposed townhouse development is a positive socio-economic outcome for the locality. The development is consistent with local and regional plans and provides housing choice within the North West Growth Centre.  It will facilitate short term construction jobs for the construction of future housing development. It is anticipated that these jobs would come from local and nearby surrounding areas.
<b>Construction</b>	Potential impacts during the construction phase are to be managed in accordance with Council guidelines and more fully addressed within the Construction Certificate at that future stage.
<b>Cumulative Impacts</b>	The proposed residential development is reflective of the current planning controls for the area.  The redevelopment of the site has been guided by a range of specialist consultant reports, as provided as Appendices to this report to ensure that environmental impacts are minimised and all relevant environmental and building standards can be achieved.

*(a) The suitability of the site for the development*

The proposed subdivision plan is suitable for the site as it is consistent with the land use zone objectives of the Box Hill Precinct and the ILP.

*(b) Any submissions made in accordance with this Act or the regulations*

No submissions are apparent at the time of writing. Any reasonable submission will be considered and suitably addressed.

*(c) The public interest*

The above assessment demonstrates how the public interest has been achieved. The proposal facilitates the increased occupation of the site for residential uses which are permissible in the zone. The development of the site for residential purposes is considered to be in the public interest as per the justifications provided throughout this assessment.

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## 6 Conclusion

This assessment of the environmental effects of the proposed development has demonstrated that the proposal will not result in adverse impacts and is a suitable land use activity. This development will provide 90 dwellings in a townhouse development, providing additional housing choice for the community.

The proposal will not have a detrimental impact and is a suitable land use activity for the site. It is considered that there will be no unreasonable adverse impacts on adjoining ownership and consideration has been given to the orderly development of the adjoining parcels.

The overall impact of the proposal on the locality is considered to be positive and accordingly the development is worthy of approval.

# Appendix 1

## Arboriculture Impact Assessment



# Appendix 2

## Architectural Plans\

# Appendix 3

## BASIX

# Appendix 4

## Environmental Impact Assessment

# Appendix 5

## Council Checklist

# Appendix 6

## Aboriginal Objectives Due Diligence

# Appendix 7

## Civil Engineering Design

# Appendix 8

## Storm Water Management Plan

# Appendix 9

## Flood Management Plan



# Appendix 10

## Geotechnical Investigation

# Appendix 11

## Landscaping Plans

# Appendix 12

## Capital Investment Value Report

# Appendix 13

## Survey Plans

# Appendix 14

## Traffic Impact Assessment

# Appendix 15

## Pre-DA Meeting Minutes