

Modification of Development Consent

Section 4.55(1a) of the *Environmental Planning and Assessment Act 1979*

As delegate of the NSW Independent Planning Commission, I approve the modification of the development consent referred to in Schedule 1, subject to the modified conditions in Schedule 2.



Anna Nowland
Acting Team Leader
Key Sites Assessments

Sydney 9 January 2023

File: SSD-15882721-Mod-2

SCHEDULE 1

Development Consent:	SSD-15882721 granted by the NSW Independent Planning Commission on 18 August 2022
For the following:	Construction of the Doran Drive Plaza Precinct within the Hills Showground Station Precinct, comprising: <ul style="list-style-type: none">• four residential towers above a retail/commercial podium• basement car parking• infrastructure upgrades, civil and stormwater works• outdoor public plaza (Doran Drive Plaza)• signage strategy• stratum subdivision
Applicant:	Deicorp Construction Pty Ltd
Approval Authority:	NSW Independent Planning Commission
The Land:	2 Mandala Parade, Castle Hill Lot 55 DP 1253217
Modification:	SSD-15882721-Mod-2: Modification of the development consent to reference design changes and stage the payment of contributions

SCHEDULE 2

The above approval is modified as follows:

1. Condition A2 is amended by the insertion of the **bold and underlined words/numbers** as follows:
- A2. The development must only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS, RtS and any RRFI;
 - (d) in accordance with the approved plans in the table below:

Architectural drawings prepared by Turner			
Drawing Number	Rev	Name of Plan	Date
DA-010-003	02	Building Separation	21.04.22
DA-110-002	18	Basement 06	21.04.22
DA-110-003	18	Basement 05	21.04.22
DA-110-004	18	Basement 04	21.04.22
DA-110-005	19	Basement 03	21.04.22
DA-110-006	19	Basement 02	21.04.22
DA-110-007	22	Basement 01	21.04.22
DA-110-008	29	Ground Level	21.04.22
DA-110-009	26	Upper Ground Level	21.04.22
DA-110-010	30	Level 01	21.04.22
DA-110-020	37	Level 02	21.04.22
DA-110-030	32	Level 03	21.04.22
DA-110-040	31	Level 04	21.04.22
DA-110-050	32	Level 05	21.04.22
DA-110-060	33	Level 06	21.04.22
DA-110-070	31	Level 07	21.04.22
DA-110-080	33	Level 08	21.04.22
DA-110-090	33	Level 09	21.04.22
DA-110-100	31	Level 10	21.04.22
DA-110-110	31	Level 11	21.04.22
DA-110-120	31	Level 12	21.04.22

DA-110-130	31	Level 13	21.04.22
DA-110-140	31	Level 14	21.04.22
DA-110-150	31	Level 15	21.04.22
DA-110-160	31	Level 16	21.04.22
DA-110-170	31	Level 17	21.04.22
DA-110-180	31	Level 18	21.04.22
DA-110-190	31	Level 19	21.04.22
DA-110-200	30	Level 20	21.04.22
DA-110-210	21	Level 21	21.04.22
DA-110-220	09	Roof Level	21.04.22
<u>DA-210-101</u>	<u>15</u>	<u>North Elevation</u>	<u>07.12.22</u>
<u>DA-210-201</u>	<u>15</u>	<u>West Elevation</u>	<u>07.12.22</u>
<u>DA-210-301</u>	<u>16</u>	<u>South Elevation</u>	<u>07.12.22</u>
DA-210-401	14	East Elevation	21.04.22
<u>DA-310-101</u>	<u>12</u>	<u>Internal Elevation Buildings A & B</u>	<u>07.12.22</u>
DA-310-201	12	Internal Elevation Buildings C & D	21.04.22
<u>DA-310-301</u>	<u>12</u>	<u>Internal Elevation Buildings A & C</u>	<u>07.12.22</u>
DA-310-401	11	Internal Elevation Buildings B & D	21.04.22
DA-200-101	07	North Elevation Context	21.04.22
DA-200-201	07	West Elevation Context	21.04.22
DA-200-301	07	South Elevation Context	21.04.22
DA-200-401	07	East Elevation Context	21.04.22
DA-260-101	05	Street Level Activation – North & East Elevations	21.04.22
DA-260-102	05	Street Level Activation – South & West Elevations	21.04.22
DA-320-101	04	Facade Sections 1	21.04.22
DA-320-201	04	Facade Sections 2	21.04.22
DA-320-301	04	Facade Sections 3	21.04.22
DA-350-101	04	Retail Sections	21.04.22
DA-795-001	05	Staging Diagram	21.04.22

DA-890-001	08	Material and Finishes Sample Board	21.04.22
Supermarket drawings prepared by D + R Architects			
Drawing Number	Rev	Name of Plan	Date
DA 1.01	E	Basement 1 Supermarket Pick Up Plan	05/04/22
DA 1.02	G	Ground Level Plan	05/04/22
DA 1.03	F	Level 1 Supermarket Loading Dock Plan	05/04/22
DA 1.04	F	Reflected Ceiling Plan	05/04/22
DA 1.05	D	Internal Elevations	15/03/22
DA 1.06	D	Internal Elevations	15/03/22
DA 1.07	E	Internal Elevations	15/03/22
Landscape drawings prepared by Urbis			
Drawing Number	Rev	Name of Plan	Date
003	I	GL Illustrative Plan	18.05.22
004	A	Upper Level Illustrative Plan	04.04.22
005	G	Level 2 Illustrative Plan	04.04.22
006	G	Level 3 Illustrative Plan	04.04.22
007	A	Level 5 Illustrative Plan	04.04.22
008	G	Level 6 Illustrative Plan	04.04.22
009	G	Level 8 Illustrative Plan	04.04.22
010	G	Level 09 Illustrative Plan	04.04.22
Stratum subdivision plans prepared by LTS			
Drawing Number	Rev	Name of Plan	Date
Sheet 1 of 17 sheet(s)	B	Location Plan	22.04.22
Sheet 2 of 17 sheet(s)	B	Basement 06 & Below	22.04.22
Sheet 3 of 17 sheet(s)	B	Basement 05	22.04.22
Sheet 4 of 17 sheet(s)	B	Basement 04	22.04.22
Sheet 5 of 17 sheet(s)	B	Basement 03	22.04.22
Sheet 6 of 17 sheet(s)	B	Basement 02	22.04.22
Sheet 7 of 17 sheet(s)	B	Basement 01	22.04.22

Sheet 8 of 17 sheet(s)	B	Ground Level	22.04.22
Sheet 9 of 17 sheet(s)	B	Upper Ground Level	22.04.22
Sheet 10 of 17 sheet(s)	B	Level 01	22.04.22
Sheet 11 of 17 sheet(s)	B	Level 02	22.04.22
Sheet 12 of 17 sheet(s)	B	Level 03	22.04.22
Sheet 13 of 17 sheet(s)	B	Level 04	22.04.22
Sheet 14 of 17 sheet(s)	B	Level 05	22.04.22
Sheet 15 of 17 sheet(s)	B	Level 06 - 19	22.04.22
Sheet 16 of 17 sheet(s)	B	Level 20	22.04.22
Sheet 17 of 17 sheet(s)	B	Level 21 & Above	22.04.22

2. Condition B12 is amended by the insertion of the **bold and underlined words/numbers** as follows:

DEVELOPER CONTRIBUTIONS

B12. Prior to the issue of the **first relevant** Construction Certificate, the Applicant must obtain evidence of receipt from Council confirming the monetary contribution for the development pursuant to the provisions of The Hills Contribution Plan – Showground Precinct No. 19 has been paid. The Applicant must submit evidence of receipt to the certifier and the Planning Secretary. **Payments are to comprise of the following:**

Stage 1: Comprising the basement, podium and residential towers A and B

The following contributions are required prior to the issues of a Construction Certificate for Stage 1 of the Development: \$4,830,220.39:

<i>Development Category</i>	<i>Rate per m² of Total Floor Space: 12,514.00 m²</i>	<i>Total \$7.11</i>
Transport Facilities - Land	\$ 46.67	\$ 584,012.89
Transport Facilities - Capital	\$ 72.63	\$ 908,888.14
Water Management - Capital	\$ 12.64	\$ 158,164.68
Administration	\$ 1.15	\$ 14,330.80
Total	\$ 133.08	\$ 1,665,396.52

	<i>Purpose: 1 bedroom unit</i>	<i>Purpose: 2 bedroom unit</i>	<i>Purpose: 3 bedroom unit</i>	<i>No. of 1 Bedroom Units: 70</i>	<i>No. of 2 Bedroom Units: 159</i>	<i>No. of 3 Bedroom Units: 11</i>	<i>Sum of Units</i>	<i>Total \$7.11</i>
Open Space - Land	\$ 4,502.04	\$ 6,302.84	\$ 7,803.52	\$ 315,142.67	\$ 1,002,150.96	\$ 85,838.67	\$ 1,403,132.30	\$ 1,403,132.30
Open Space - Capital	\$ 2,275.62	\$ 3,185.87	\$ 3,944.41	\$ 159,293.45	\$ 506,553.84	\$ 43,388.55	\$ 709,235.84	\$ 709,235.84
Transport Facilities - Land	\$ 1,119.69	\$ 1,567.55	\$ 1,940.78	\$ 78,378.04	\$ 249,241.13	\$ 21,348.61	\$ 348,967.79	\$ 348,967.79
Transport Facilities - Capital	\$ 1,742.38	\$ 2,439.33	\$ 3,020.12	\$ 121,966.37	\$ 387,853.40	\$ 33,221.30	\$ 543,041.07	\$ 543,041.07
Water Management - Capital	\$ 454.92	\$ 636.89	\$ 788.54	\$ 31,844.52	\$ 101,266.25	\$ 8,673.97	\$ 141,784.73	\$ 141,784.73
Administration	\$ 59.86	\$ 83.84	\$ 103.79	\$ 4,190.52	\$ 13,329.91	\$ 1,141.70	\$ 18,662.13	\$ 18,662.13
Total	\$ 10,154.51	\$ 14,216.32	\$ 17,601.16	\$ 710,815.57	\$ 2,260,395.50	\$ 193,612.80	\$ 3,164,823.87	\$ 3,164,823.87

Stage 2: Comprising residential towers C and D

The following contributions are required prior to the issues of a Construction Certificate for Stage 2 of the Development: \$2,785,045.51:

	<i>Purpose: 1 bedroom unit</i>	<i>Purpose: 2 bedroom unit</i>	<i>Purpose: 3 bedroom unit</i>	<i>No. of 1 Bedroom Units: 6</i>	<i>No. of 2 Bedroom Units: 152</i>	<i>No. of 3 Bedroom Units: 32</i>	<i>Sum of Units</i>	<i>Total \$7.11</i>
Open Space - Land	\$ 4,502.04	\$ 6,302.84	\$ 7,803.52	\$ 27,012.23	\$ 958,031.11	\$ 249,712.50	\$ 1,234,755.83	\$ 1,234,755.83
Open Space - Capital	\$ 2,275.62	\$ 3,185.87	\$ 3,944.41	\$ 13,653.72	\$ 484,252.73	\$ 126,221.23	\$ 624,127.68	\$ 624,127.68
Transport Facilities - Land	\$ 1,119.69	\$ 1,567.55	\$ 1,940.78	\$ 6,718.12	\$ 238,268.25	\$ 62,105.06	\$ 307,091.43	\$ 307,091.43
Transport Facilities - Capital	\$ 1,742.38	\$ 2,439.33	\$ 3,020.12	\$ 10,454.26	\$ 370,778.09	\$ 96,643.78	\$ 477,876.14	\$ 477,876.14
Water Management - Capital	\$ 454.92	\$ 636.89	\$ 788.54	\$ 2,729.53	\$ 96,807.99	\$ 25,233.36	\$ 124,770.87	\$ 124,770.87
Administration	\$ 59.86	\$ 83.84	\$ 103.79	\$ 359.19	\$ 12,743.06	\$ 3,321.30	\$ 16,423.55	\$ 16,423.55
Total	\$ 10,154.51	\$ 14,216.32	\$ 17,601.16	\$ 60,927.05	\$ 2,160,881.23	\$ 563,237.23	\$ 2,785,045.51	\$ 2,785,045.51

The contributions above are applicable at the time this consent was issued and are updated at the time of the actual payment in accordance with the provisions of the applicable plan.

Prior to payment of the above contributions, the applicant is advised to contact Council's Development Contributions Officer on 9843 0555. Payment must be made by cheque or credit/debit card. Cash payments will not be accepted.

This condition has been imposed in accordance with Contributions Plan No 19. Council's Contributions Plans can be viewed at www.thehills.nsw.gov.au or a copy may be inspected or purchased at Council's Administration Centre.