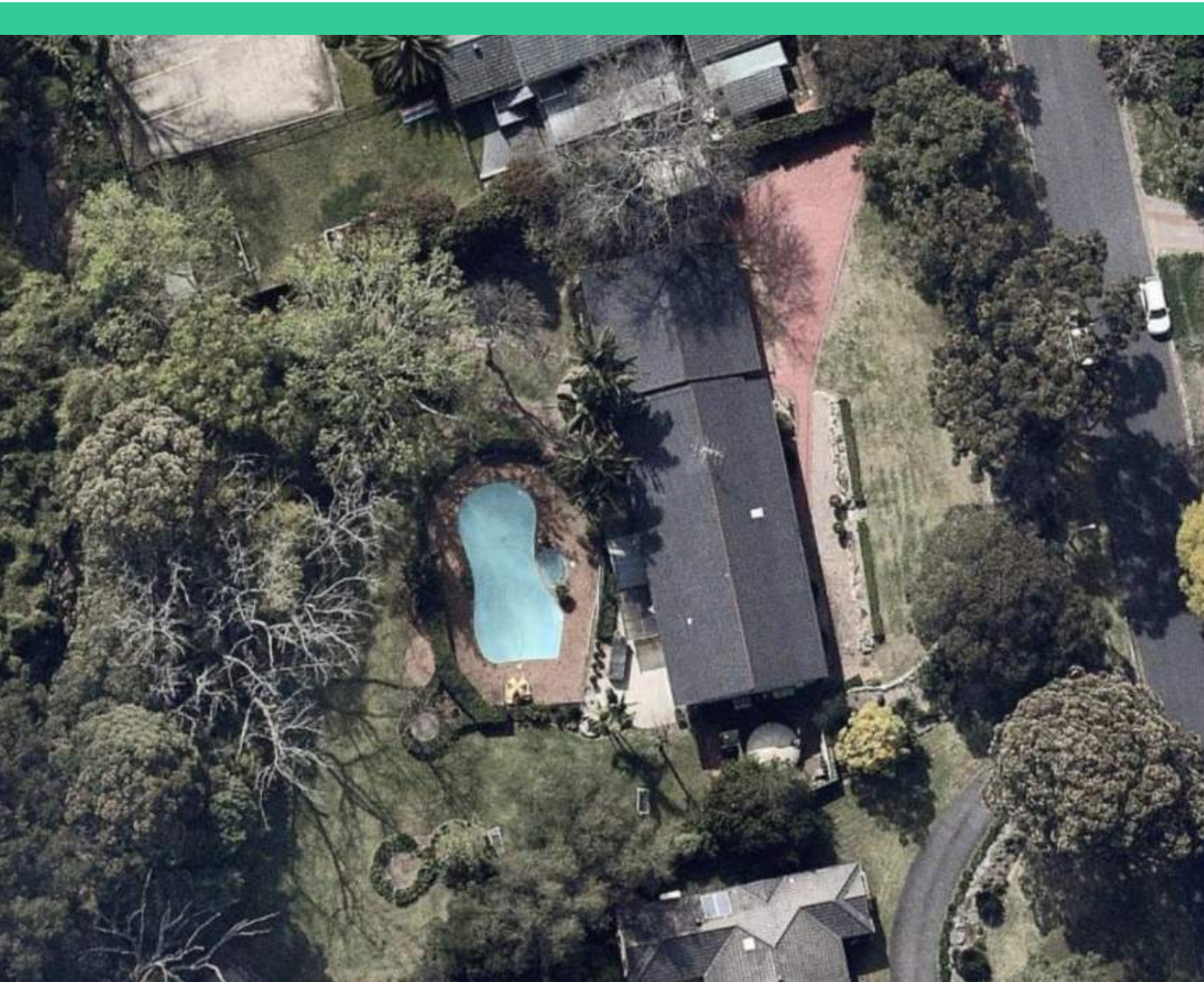




# Development Due Diligence Report

44 ASHFORD AVENUE, CASTLE HILL NSW 2154



Prepared by

**Developer Savvy**

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Prepared on  
29th October 2019

Prepared for  
Sample Report

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# Property Details



## 44 Ashford Avenue, Castle Hill NSW 2154

 2
  2
  4
  303m<sup>2</sup>
 766m<sup>2</sup>

**Year built** 1980

**Occupancy** Owner occupied

## Property history

### Sold

**17 April 2008** ● **\$1.0m** AUCTION  
 Agency: Elders Castle Hill

**23 August 1984** ● **\$ -**  
 Agency: -

### Latest Rental

No information available

## Value Estimate





LOW ————— MID ————— HIGH  
**\$1.6m** **\$2.0m** **\$2.4m**

Valuation date: 12/08/19

**Low confidence**

# Planning Details

## Permitted uses

Duplex	Townhouse	Apartment	Mixed Use
			
May be permitted	Permitted	Permitted	Not permitted

### Permitted without consent

Environmental protection works

### Permitted with consent

Aquaculture, Boat launching ramps, Building identification signs, Business identification signs, Car parks, Centre-based child care facilities, Community facilities, Emergency service facilities, Environmental facilities, Information and education facilities, Jetties, Kiosks, Markets, Recreation areas, Recreation facilities (indoor), Recreation facilities (major), Recreation facilities (outdoor), Respite day care centres, Restaurants or cafes, Roads, Take away food and drink premises, Water recreation structures.

### Prohibited

Agriculture, Air transport facilities, Airstrips, Amusement centres, Animal boarding or training establishments, Boat building and repair facilities, Boat launching ramps, Boat sheds, Camping grounds, Caravan parks, Cemeteries, Charter and tourism boating facilities, Commercial premises, Correctional centres, Crematoria, Depots, Eco-tourist facilities, Electricity generating works, Entertainment facilities, Environmental facilities, Exhibition villages, Extractive industries, Farm buildings, Forestry, Freight, transport facilities, Function centres, Heavy industrial storage establishments, Helipads, Highway service centres, Home occupations (sex services), Industrial retail outlets, Industrial training facilities, Industries, Information and education facilities, Jetties, Marinas, Mooring pens, Moorings, Mortuaries, Open cut mining, Passenger transport facilities, Pond-based aquaculture, Port facilities, Public administration buildings, Recreation facilities (indoor), Recreation facilities (major), Recreation facilities (outdoor), Registered clubs, Research stations, Residential accommodation, Restricted premises, Rural industries Service stations, Sewerage systems, Sex services premises, Signage, Storage premises, Tank-based aquaculture, Tourist and visitor accommodation, Transport depots, Truck depots, Vehicle body repair, workshops, Vehicle repair stations, Veterinary hospitals, Warehouse or distribution centres, Waste or resource management facilities, Water recreation structures, Water supply systems, Wharf or boating facilities, Wholesale supplies.

# Planning Details

This site is part of the precinct: **Showground Station Precinct, Castle Hill**

## Basic

<b>Lot ID</b>	2//DP259490	<b>Lot Area</b>	3,643m <sup>2</sup>
<b>LGA</b>	The Hills Shire Council	<b>FSR</b>	2.1:1
<b>Zone</b>	R4 High Density Residential	<b>Max building height</b>	40m

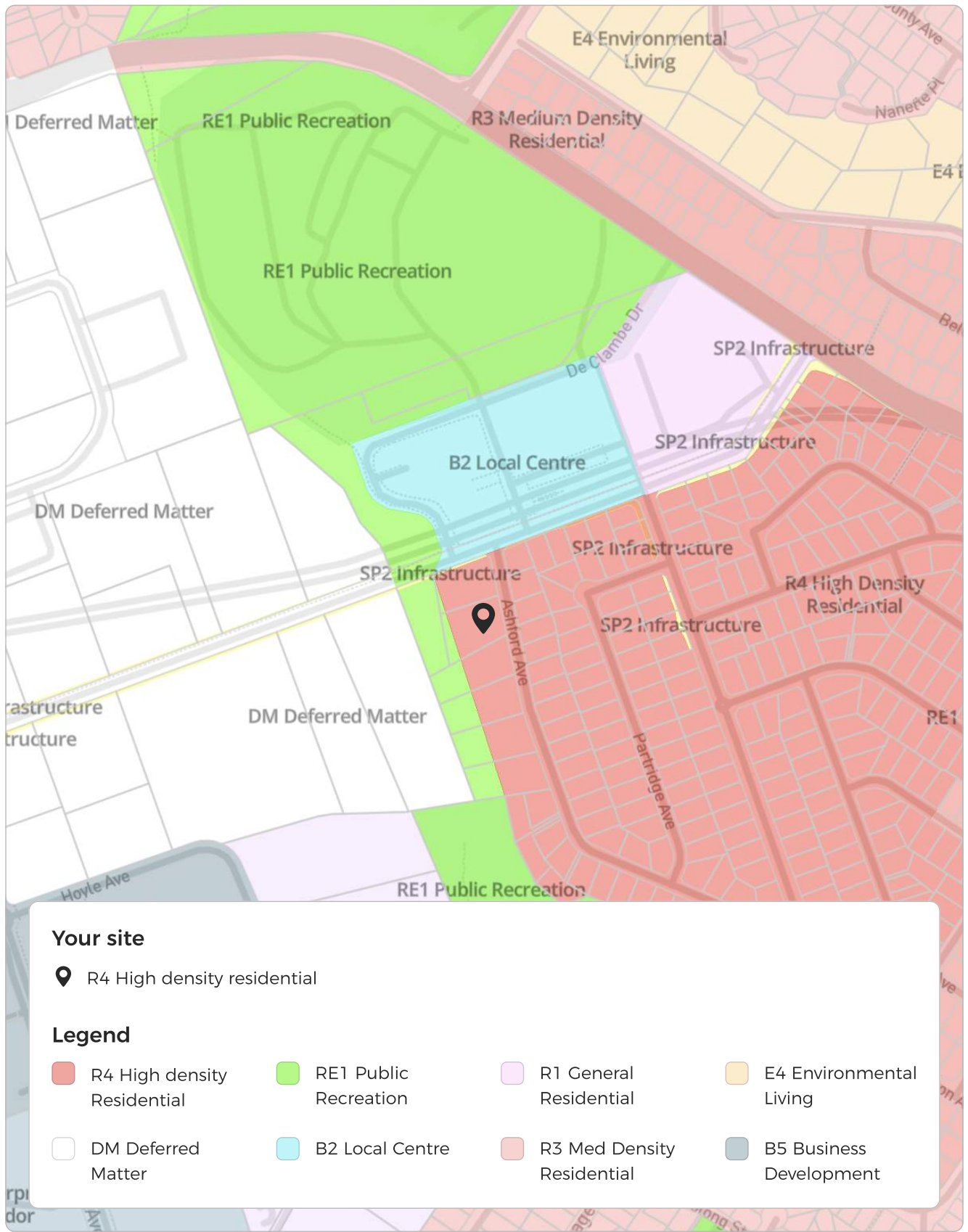
## Setbacks

<b>Min. Front Setback</b>	7.5m	<b>Min. Rear Setback</b>	6m
<b>Min. Side Setback</b>	3m	<b>Min. Street frontage</b>	9.5m

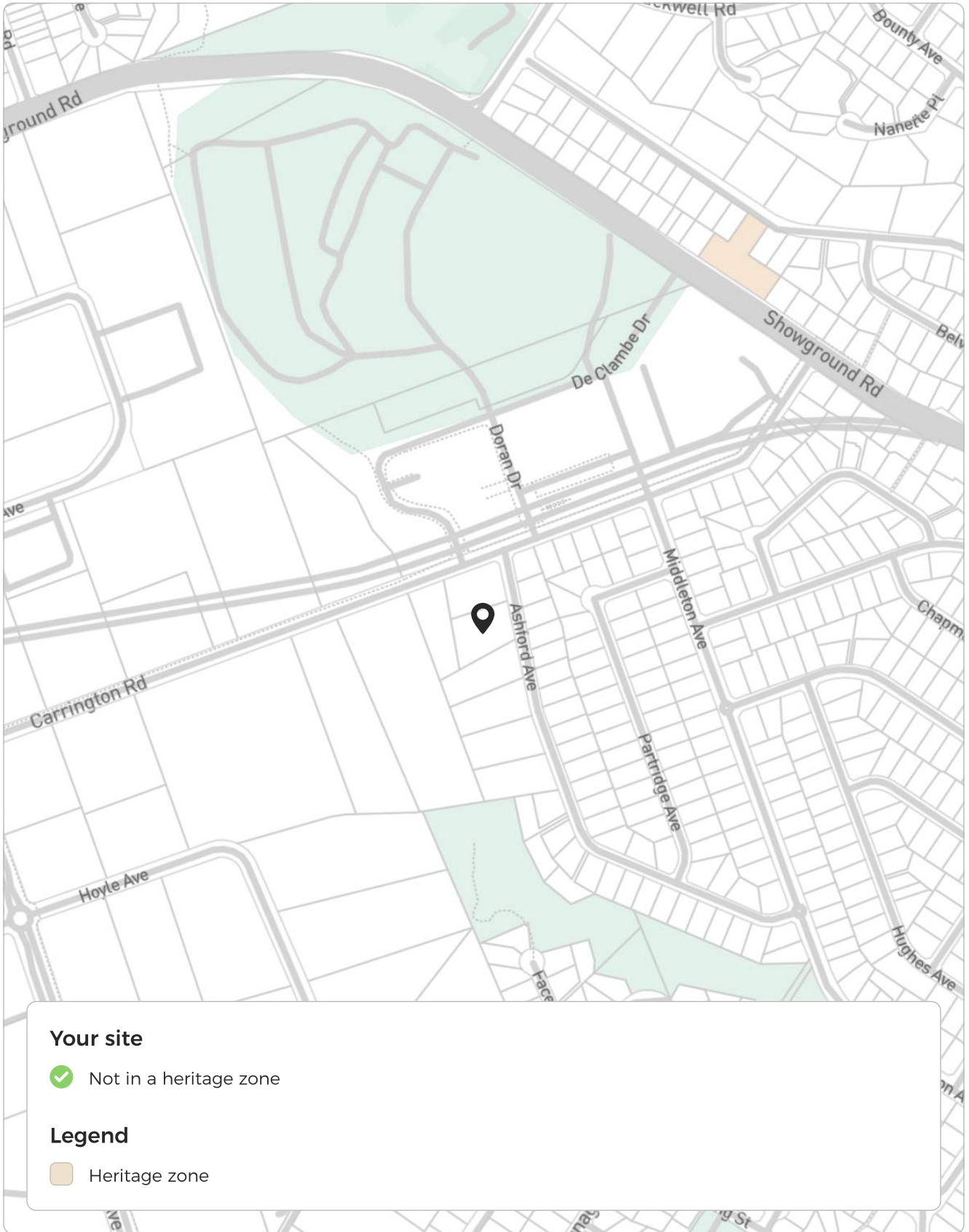
## Min lot size

<b>Subdivision</b>	1,800m <sup>2</sup>
--------------------	---------------------

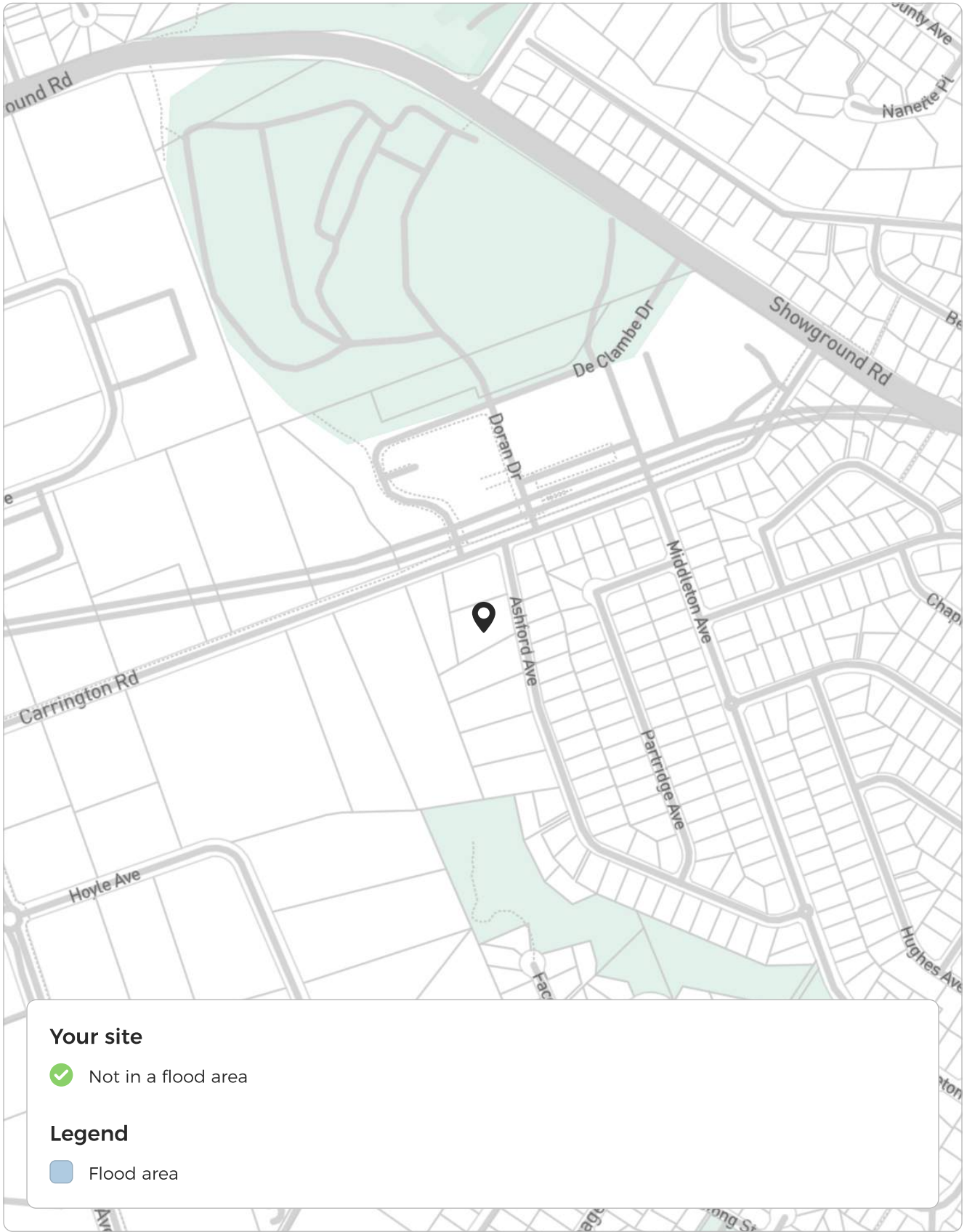
# Zoning



# Heritage

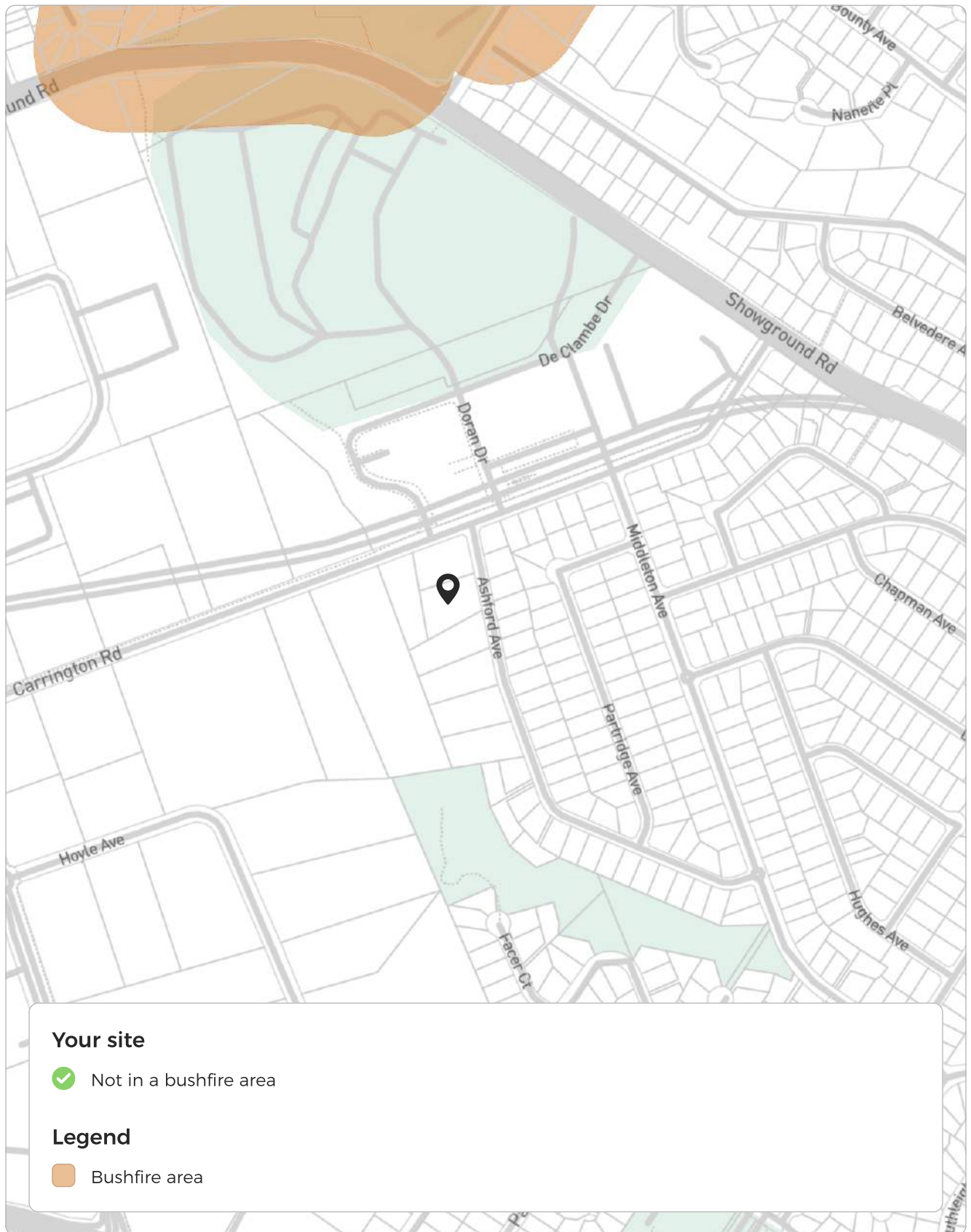


# Flood





# Bushfire



# Contours



# CoreLogic Suburb Insights



## Apartments

### 12 month Performance



**Median sales price**    **1 year change**  
 \$815k                      -0.07%



**Median rent price**    **1 year change**  
 \$550pw                      -



**Total sold**                      **1 year change**  
 125                              0.04%



**Days on market**  
 50 days

The breakdown below uses available data and may not include information from ALL sales this year.

#### 1 Bedroom

Number sold: 5  
 Median sale price: \$658k

#### 2 Bedroom

Number sold: 24  
 Median sale price: \$762k

#### 3 Bedroom

Number sold: 27  
 Median sale price: \$915k

### Historical Performance

#### Median Sale Price

2019	\$815k	-7.06%
2018	\$877k	-2.34%
2017	\$898k	11.55%
2016	\$805k	-0.62%
2015	\$810k	5.68%

#### Median Rent Price

2019	\$550pw	-4.34%
2018	\$575pw	-0.88%
2017	\$570pw	1.79%
2016	\$560pw	1.82%
2015	\$550pw	2.4%

#### Total sold

2019	125	-11.35%
2018	141	-19.89%
2017	176	7.97%
2016	163	-63.21%
2015	443	48.14%

# CoreLogic Suburb Insights



## Houses

### 12 month Performance

 <b>Median sales price</b> \$1.3m	<b>1 year change</b> -3.20%	 <b>Median rent price</b> \$680pw	<b>1 year change</b> 4.10%
 <b>Total sold</b> 324	<b>1 year change</b> -27%	 <b>Days on market</b> 40 days	

The breakdown below uses available data and may not include information from ALL sales this year.

#### 2 Bedroom

Number sold: -  
Median price: \$816k

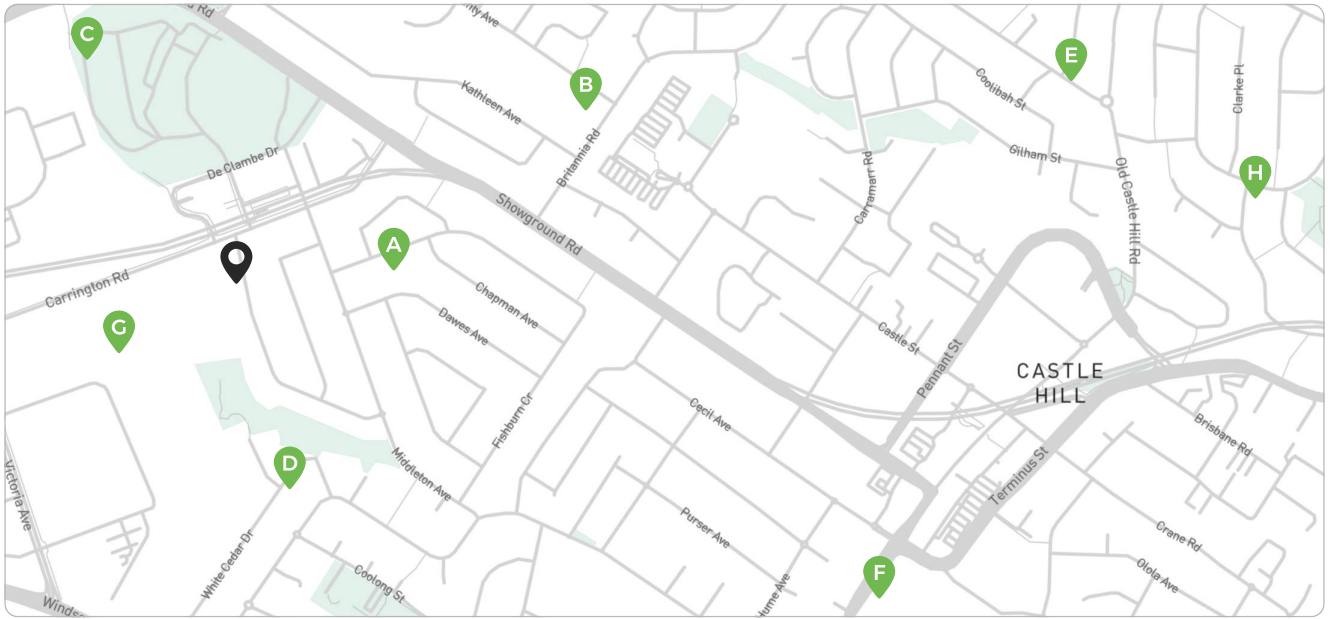
#### 3 Bedroom

Number sold: 31  
Median price: \$1.2m

### Historical Performance

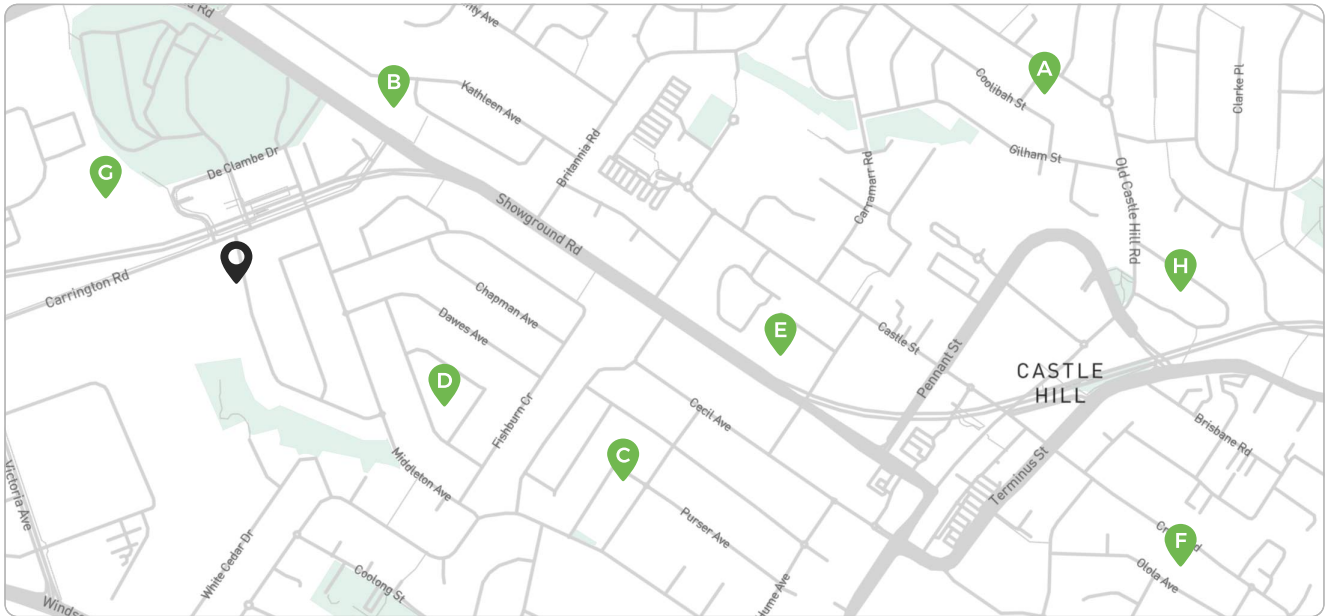
Median Sale Price			Median Rent Price			Total sold		
2019	\$1.35m	-12.9%	2019	\$680pw	-1.45%	2019	324	-13.37%
2018	\$1.55m	0%	2018	\$690pw	0%	2018	374	-13.43%
2017	\$1.55m	13.14%	2017	\$690pw	0%	2017	432	-1.81%
2016	\$1.37m	7.85%	2016	\$690pw	1.43%	2016	440	-14.56%
2015	\$1.27m	11.87%	2015	\$700pw	0%	2015	515	-2.56%

# Apartments For Sale



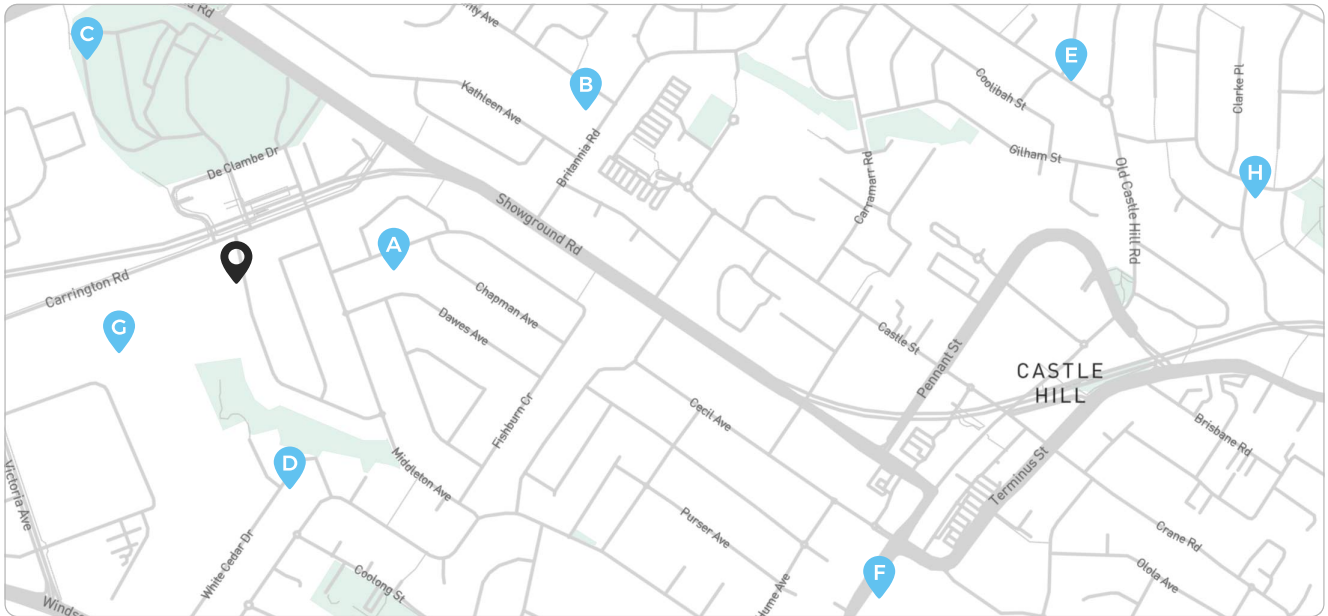
No.	Image	Address					Listing price	Days on market	Year built
A		33 Daves Avenue, Castle Hill NSW 2154	2	2	4	138m <sup>2</sup>	\$985k - \$1.2m	72	2010
B		33 Daves Avenue, Castle Hill NSW 2154	2	2	4	138m <sup>2</sup>	\$985k - \$1.2m	72	2010
C		33 Daves Avenue, Castle Hill NSW 2154	2	2	4	138m <sup>2</sup>	\$985k - \$1.2m	72	2010
D		33 Daves Avenue, Castle Hill NSW 2154	2	2	4	138m <sup>2</sup>	\$985k - \$1.2m	72	2010
E		33 Daves Avenue, Castle Hill NSW 2154	2	2	4	138m <sup>2</sup>	\$985k - \$1.2m	72	2010
F		33 Daves Avenue, Castle Hill NSW 2154	2	2	4	138m <sup>2</sup>	\$985k - \$1.2m	72	2010
G		33 Daves Avenue, Castle Hill NSW 2154	2	2	4	138m <sup>2</sup>	\$985k - \$1.2m	72	2010
H		33 Daves Avenue, Castle Hill NSW 2154	2	2	4	138m <sup>2</sup>	\$985k - \$1.2m	72	2010

# Houses For Sale



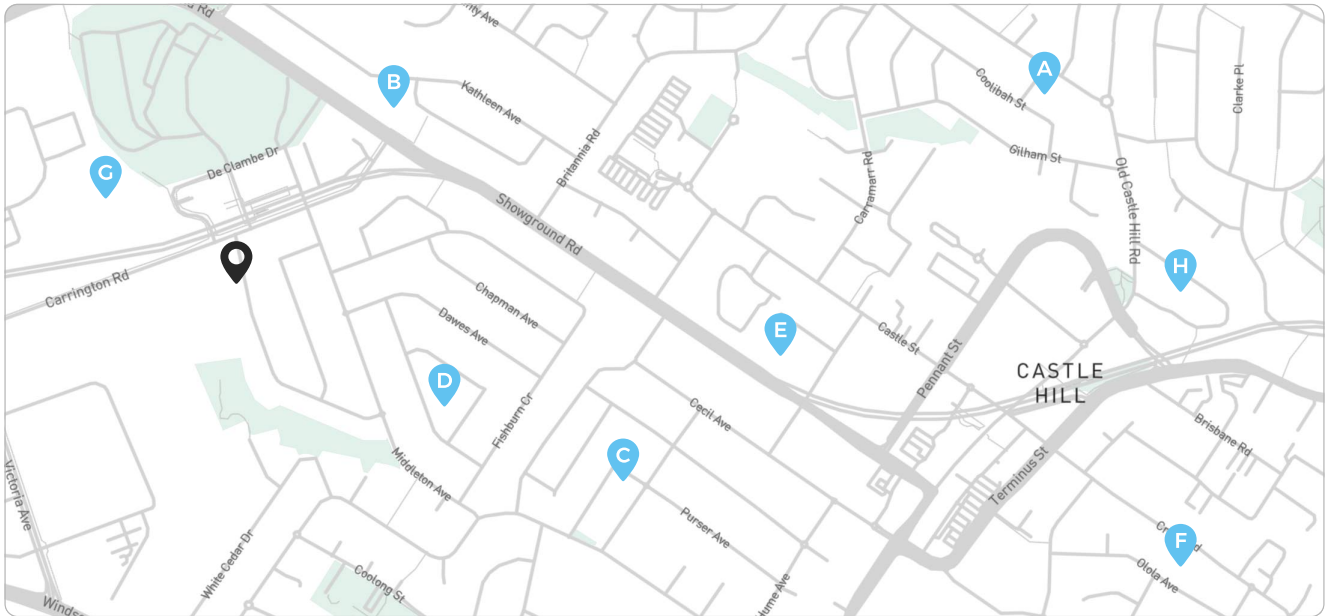
No.	Image	Address						Listing price	Days on market	Year built
A		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	2.1m	72	2010
B		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	2.1m	72	2010
C		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	2.1m	72	2010
D		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	2.1m	72	2010
E		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	2.1m	72	2010
F		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	2.1m	72	2010
G		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	2.1m	72	2010
H		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	2.1m	72	2010

# Apartments For Rent



No.	Image	Address					Listed ad price	Rental date	Year built
A		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	\$410pw	12/10/19	2010
B		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	\$410pw	12/10/19	2010
C		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	\$410pw	12/10/19	2010
D		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	\$410pw	12/10/19	2010
E		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	\$410pw	12/10/19	2010
F		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	\$410pw	12/10/19	2010
G		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	\$410pw	12/10/19	2010
H		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	\$410pw	12/10/19	2010

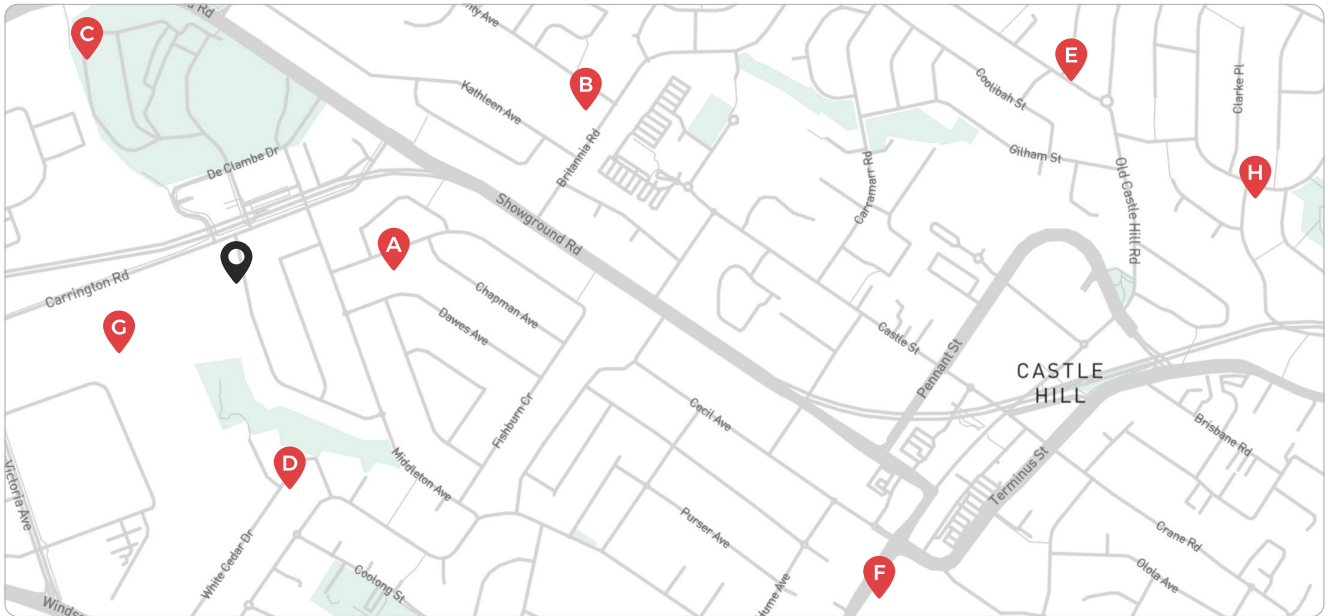
# Houses For Rent



No.	Image	Address						Listed ad price	Rental date	Year built
A		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	\$680pw	12/10/19	2010
B		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	\$680pw	12/10/19	2010
C		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	\$680pw	12/10/19	2010
D		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	\$680pw	12/10/19	2010
E		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	\$680pw	12/10/19	2010
F		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	\$680pw	12/10/19	2010
G		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	\$680pw	12/10/19	2010
H		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	284m <sup>2</sup>	695m <sup>2</sup>	\$680pw	12/10/19	2010

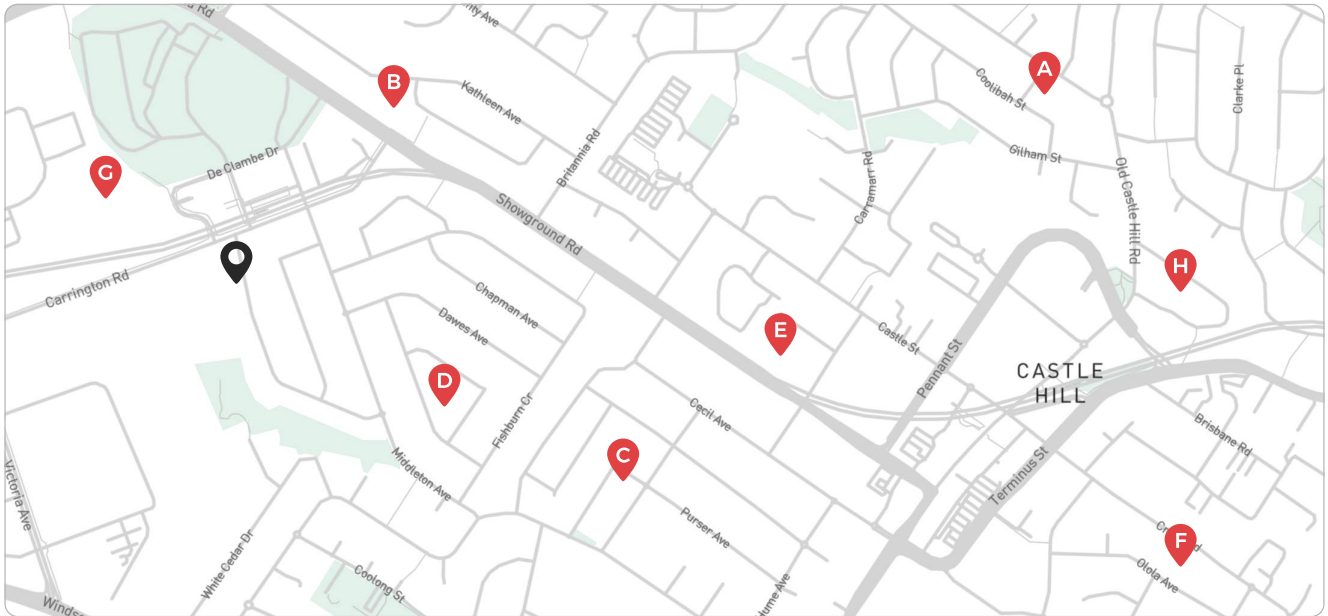


# Apartments Recently Sold



No.	Image	Address					Sale date	Sale price	Listing price	Days on market	Year built
		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	12/10/19	\$1.15m	\$985k - \$1.2m	72	2010
		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	12/10/19	\$1.15m	\$985k - \$1.2m	72	2010
		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	12/10/19	\$1.15m	\$985k - \$1.2m	72	2010
		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	12/10/19	\$1.15m	\$985k - \$1.2m	72	2010
		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	12/10/19	\$1.15m	\$985k - \$1.2m	72	2010
		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	12/10/19	\$1.15m	\$985k - \$1.2m	72	2010
		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	12/10/19	\$1.15m	\$985k - \$1.2m	72	2010
		33 Daves Avenue, Castle Hill NSW 2154	3	2	2	138m <sup>2</sup>	12/10/19	\$1.15m	\$985k - \$1.2m	72	2010

# Houses Recently Sold



No.	Image	Address					Sale date	Sale price	Listing price	Days on market	Year built
A		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	695m <sup>2</sup>	12/10/19	2.1m	1.9m	72	2010
B		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	695m <sup>2</sup>	12/10/19	2.1m	1.9m	72	2010
C		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	695m <sup>2</sup>	12/10/19	2.1m	1.9m	72	2010
D		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	695m <sup>2</sup>	12/10/19	2.1m	1.9m	72	2010
E		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	695m <sup>2</sup>	12/10/19	2.1m	1.9m	72	2010
F		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	695m <sup>2</sup>	12/10/19	2.1m	1.9m	72	2010
G		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	695m <sup>2</sup>	12/10/19	2.1m	1.9m	72	2010
H		4 Carcoola Street, Castle Hill NSW 2154	4	3	3	695m <sup>2</sup>	12/10/19	2.1m	1.9m	72	2010

## Apartments

### 12 month Performance

 <b>Median sales price</b> \$800k	<b>1 year change</b> -6.43%	 <b>Median rent price</b> \$520pw	<b>1 year change</b> -5.45%
 <b>Total sold</b> 88	<b>1 year change</b> 4.76%	 <b>Days on market</b> 98 days	<b>1 year change</b> 66.10%

### Historical Performance

Median Sale Price			Median Rent Price			Total sold		
2019	\$800k	-6.43%	2019	\$520pw	-5.45%	2019	88	4.76%
2018	\$855k	4.27%	2018	\$550pw	-1.78%	2018	84	-33.33%
2017	\$820k	6.49%	2017	\$560pw	1.81%	2017	126	13.51%
2016	\$770k	15.72%	2016	\$550pw	0%	2016	111	-72.25%
2015	\$665k	12.77%	2015	\$550pw	0%	2015	400	52.69%

## Houses

### 12 month Performance

 <b>Median sales price</b> \$1.4m	<b>1 year change</b> -7.53%	 <b>Median rent price</b> \$620pw	<b>1 year change</b> -1.59%
 <b>Total sold</b> 355	<b>1 year change</b> -10.35%	 <b>Days on market</b> 70 days	<b>1 year change</b> 37.25%

### Historical Performance

Median Sale Price			Median Rent Price			Total sold		
2019	\$1.4m	-7.53%	2018	\$620pw	-1.59%	2018	355	-10.35%
2018	\$1.46m	-2.66%	2018	\$630pw	-3.07%	2018	396	-18.35%
2017	\$1.5m	15.38%	2017	\$650pw	0%	2017	485	2.32%
2016	\$1.3m	15.04%	2016	\$650pw	1.08%	2016	474	-18.41%
2015	\$1.13m	13.58%	2015	\$643pw	2.32%	2015	581	16.18%

# Cordell Suburb Insights

## Project statistics

<b>No. of projects</b>	73	<b>Proj. with units</b>	33
<b>Total value</b>	\$3.54bn	<b>Min storeys</b>	1
<b>Median value</b>	\$3.6m	<b>Max storeys</b>	20
<b>Total units</b>	3,248	<b>Avg. storeys</b>	7

## Development breakdown

### Developments by stages

Stage	Projects	Units
Pre DA	10 (13%)	700
DA Pending	14 (19%)	1,238
DA Approved	33 (30%)	386
DA Refused	0 (0%)	-
Tender	0 (0%)	-
Construction	26 (35%)	976
Other	0 (0%)	-

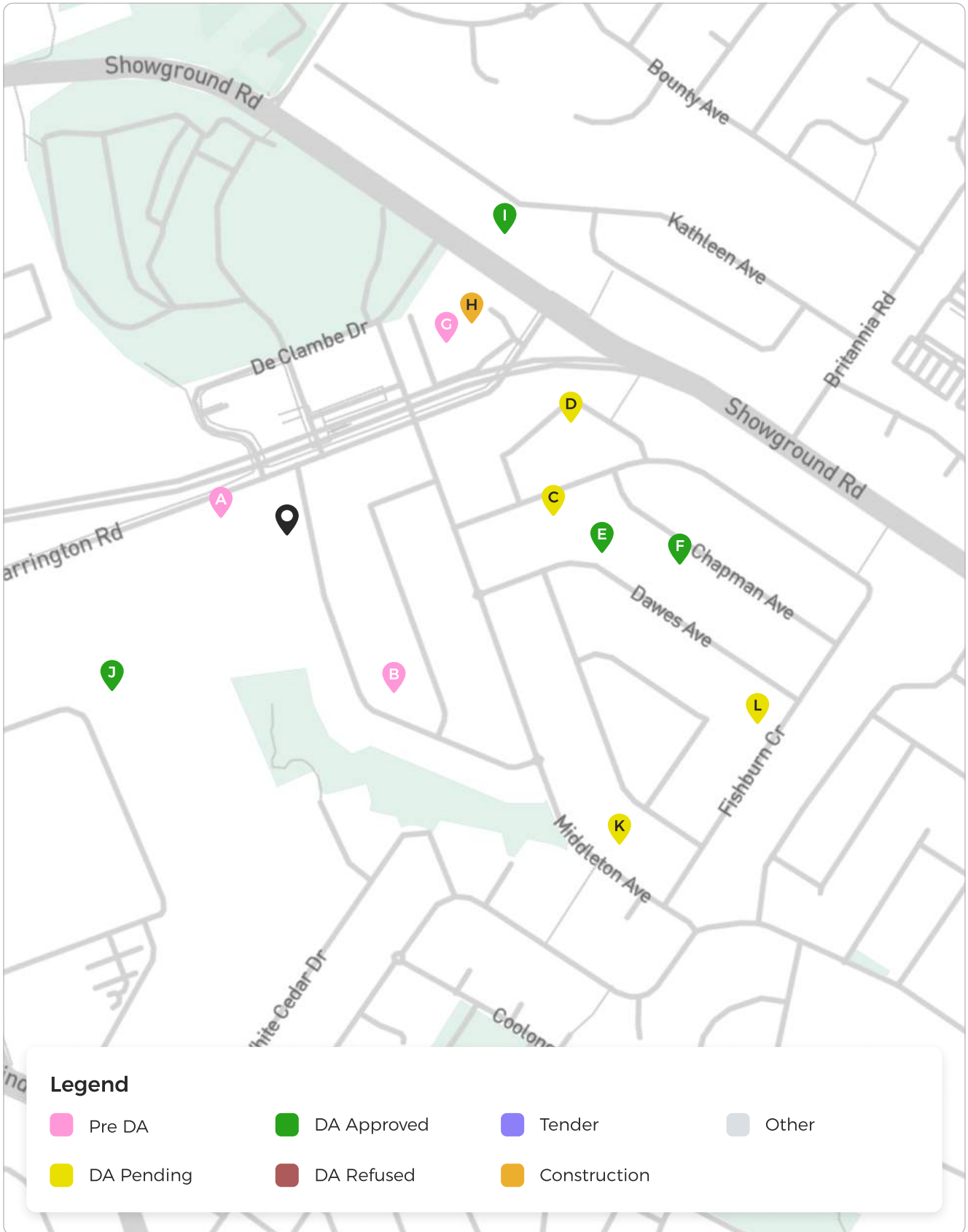
### Developments by category

Category	Projects
Residential	27 (36%)
Education	11 (15%)
Retail	9 (12%)
Aged care & retired developments	7 (9%)
Sports	5 (6%)
Social	5 (6%)
Other	9 (12%)

## Development Forecast / Settlement Risk

Completion year	No. of projects	Proj. with units	Total units	Total value
2019	12	3	124	\$32.6m
2020	16	5	432	\$54.4m
2021	8	6	1014	\$315.2m

# Development Activity



# Development Activity

No.	Title	Address	Type	Stage	Value	Floor area	Units	Date Started	Date Completed
A	Carrington Road Apartments 7376999	Carrington Rd. Showground	Apartments	Pre DA	\$75m	9,634m <sup>2</sup>	300	25/01/21	31/01/25
B	Partridge & Ashfrod Avs Residential Development Site 6873844	Partridge & Ashford Avs	Apartments	Pre DA	\$10m	25,150m <sup>2</sup>	-	22/08/18	-
C	Fishburn Crescent Apartments 7340671	3, 5, 7 & 9 Fishburn Cr, 14-16 Middleton Ave & 37-45 Dawes Ave.	Apartments	DA Pending	\$90m	10,577m <sup>2</sup>	281	26/07/20	26/12/23
D	The Island 6872255	2-12 Sexton Ave & 24-34 Fishburn Cr (Lots 1 & 2 DP879417)	Apartments	DA Pending	\$134m	12,540m <sup>2</sup>	294	12/07/21	12/07/28
E	Dawes Avenue Apartments 7312648	29 Dawes Ave (Lots 24-27 DP255722)	Apartments	DA Approved	\$21m	4,190m <sup>2</sup>	85	13/08/20	22/03/23
F	Chapman & Dawes Avenues Apartments 7303276	16-26 Chapman Ave & 17-27 Dawes Ave (Lots 32 & 33 DP246981)	Apartments	DA Approved	\$95m	11,322m <sup>2</sup>	266	06/07/20	12/03/24
G	Showground Station Precinct Site Sg2 - Concept & Stage 1 Subdivision 7274135	1-5 Carrington Rd	Mixed use	Pre DA	\$83m	8,000m <sup>2</sup>	-	09/11/21	28/10/24
H	Showground Road Townhouses 1919711	49-51 Showground Rd (Lots 5-6 DP217056)	Townhouse	Construction	\$2m	2,042m <sup>2</sup>	7	19/07/18	24/05/19
I	Kathleen Av Boarding House 2013441	36 (Lot 1) Kathleen Av (DP609626)	Residential	DA Approved	\$2.2m	1,046m <sup>2</sup>	20	11/05/20	19/02/21
J	Gsd Performance 7456303	7 Hoyle Ave (Unit 10) (Lot 6 DP81975)	Gymnasium	DA Approved	\$200k	200m <sup>2</sup>	-	13/06/20	13/07/20
K	Middleton & Hughes Avenues Apartments 7470952	38-40 & 42A-50A Middleton Ave & 21-31 Hughes Ave (Lot 201 DP249973)	Apartments	DA Pending	\$84m	12,336m <sup>2</sup>	248	26/09/20	26/09/27
L	Fishburn Crescent Child Care Centre 7474019	45-47 Fishburn Cr (Lots 1 & 2 DP246630)	Child Care	DA Pending	\$3m	2,107m <sup>2</sup>	-	26/09/20	26/09/22

# Residual Land Value Estimate

## Estimate parameters

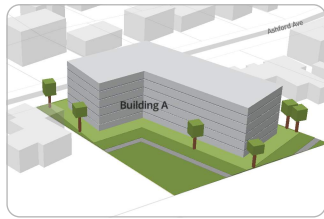
<b>Calculation type</b>	Floor space ratio	<b>Total GFA</b>	7,650m <sup>2</sup>
<b>FSR</b>	2.1:1	<b>Estimated dwellings</b>	54 apartments

## Breakdown

<b>Gross realisation</b> (54 dwellings @ \$800,000)	<b>\$43,200,000</b>
Less GST (10%)	\$3,927,273
<b>Net realisation</b>	<b>\$39,272,727</b>
Less profit and risk margin (15%)	\$5,122,530
<b>Total development cost</b>	<b>\$34,150,198</b>
Less other development costs (20%)	\$5,691,700
<b>Subtotal</b>	<b>\$28,458,498</b>
Less cost of construction (54 dwellings @ \$300,000)	\$16,200,000
<b>Subtotal available for land purchase</b>	<b>\$12,258,498</b>
Less closing costs (7%)	\$801,958
<b>Residual Land Value</b>	<b>\$11,456,540</b>

# Comparison

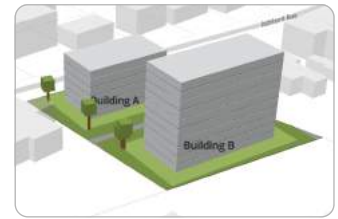
Featured Design



Alternate Design 1



Alternate Design 2



## Basic

Dwellings	66	42	64
Total GFA	7,401m <sup>2</sup>	4,058m <sup>2</sup>	7533m <sup>2</sup>
Total FSR	2.03:1	1.11:1	2.07:1
Total CBA	8,583m <sup>2</sup>	5,849m <sup>2</sup>	9,263m <sup>2</sup>
Total NSA	6,454m <sup>2</sup>	3,336m <sup>2</sup>	6,554m <sup>2</sup>
Footprint Area	1,431m <sup>2</sup>	450m <sup>2</sup>	1,124m <sup>2</sup>
Total Storeys	6	13	10

## Unit Mix

Studio	5 (8%)	5 (-%)	0
1 Bed	19 (29%)	10 (-%)	42 (66%)
2 Bed	33 (50%)	20 (-%)	12 (19%)
3 Bed	9 (14%)	5 (-%)	10 (16%)

## Sunlight

No winter sunlight	27%	0%	0%
2+ hours winter sun	55%	67%	100%

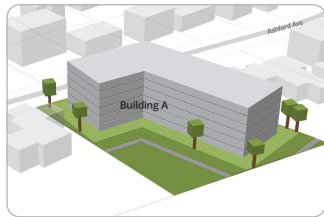
## Ventilation

Cross ventilated	36%	0%	100%
Not ventilated	64%	100%	0%



# Comparison

**Featured Design**



**Alternate Design 1**



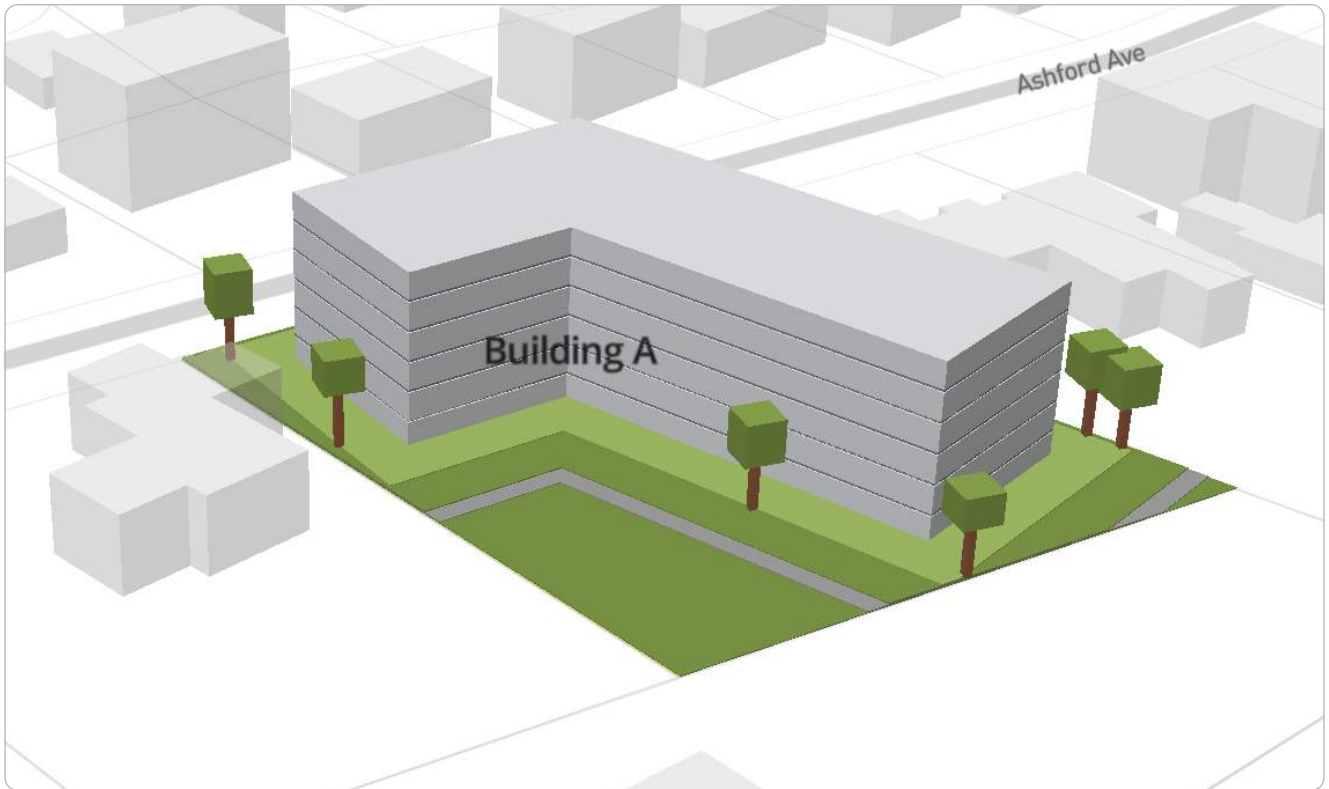
**Alternate Design 2**



## Feasibility

<b>Net realisation</b>	\$44,031,818	\$26,204,545	\$41,918,182
<b>Total expenses</b>	\$27,860,184	\$17,571,770	\$28,176,086
<b>Net return</b>	\$6,604,773	\$3,930,682	\$6,287,727
<b>Residual Land Value</b>	\$9,566,861	\$4,702,094	\$7,454,369

# Overview



## Building Summary

Summary of the key values associated with the site



**Dwellings**  
66



**Total GFA**  
7,401m<sup>2</sup>



**Total FSR**  
2.03:1



**Total GBA**  
8,583m<sup>2</sup>



**Total NSA**  
6,454m<sup>2</sup>



**Footprint Area**  
1,431m<sup>2</sup>



**Total Storeys**  
6

## Feasibility Summary

Summary of the key values associated with the site

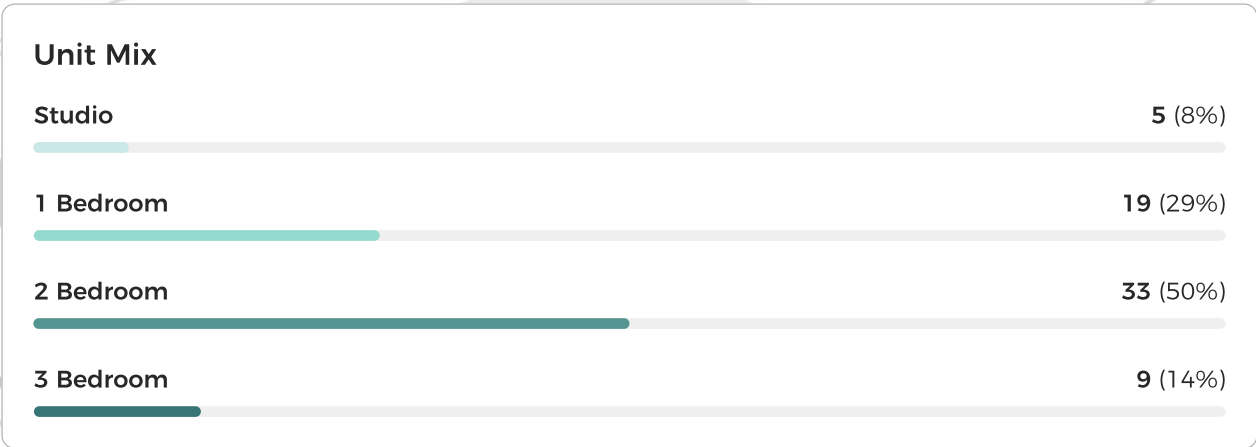
**Net realisation**      \$42,884,545

**Net return**      \$6,432,682

**Total expenses**      \$28,379,696

**Residual Land Value**      \$8,072,167

# Building Mix



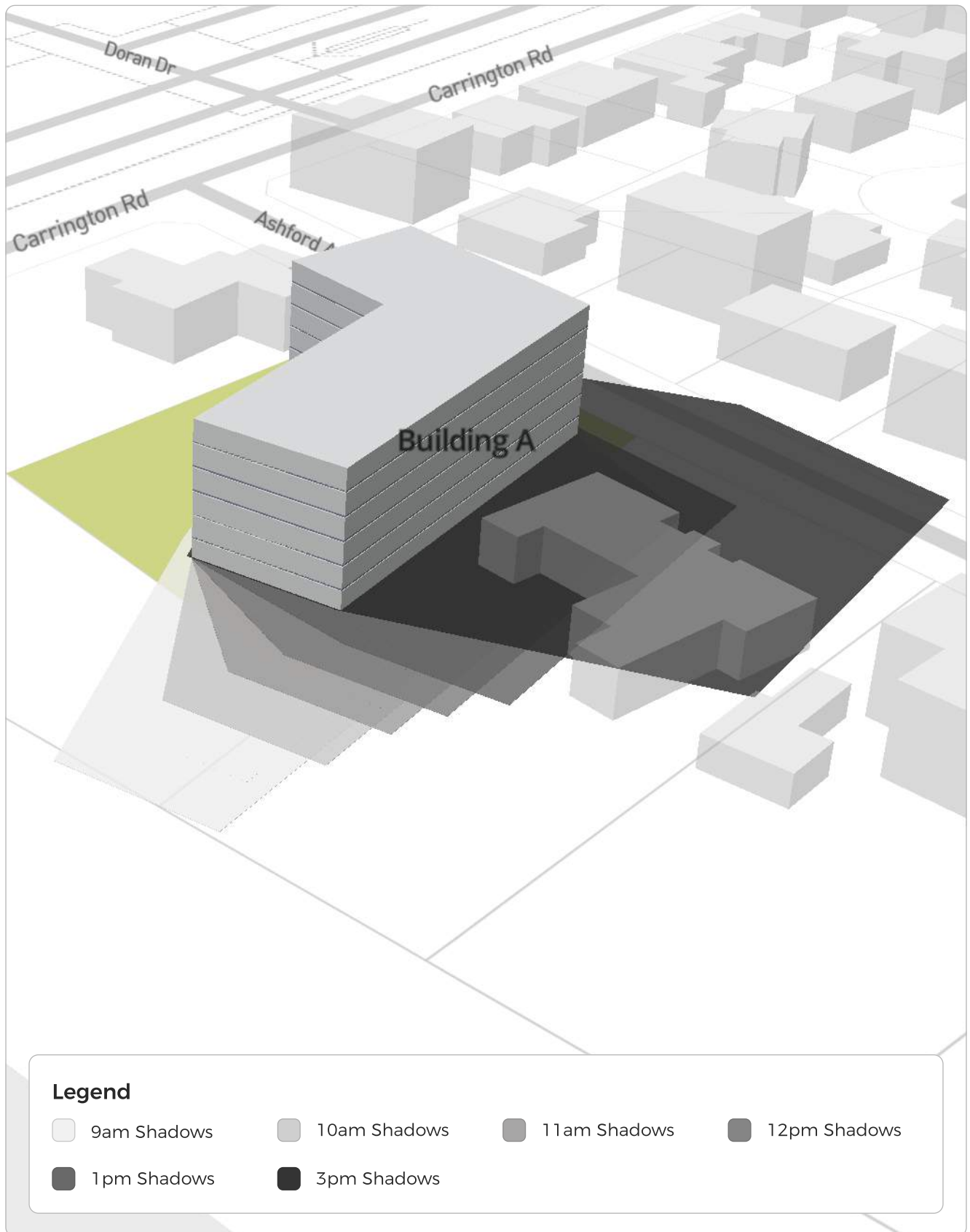
# Sunlight



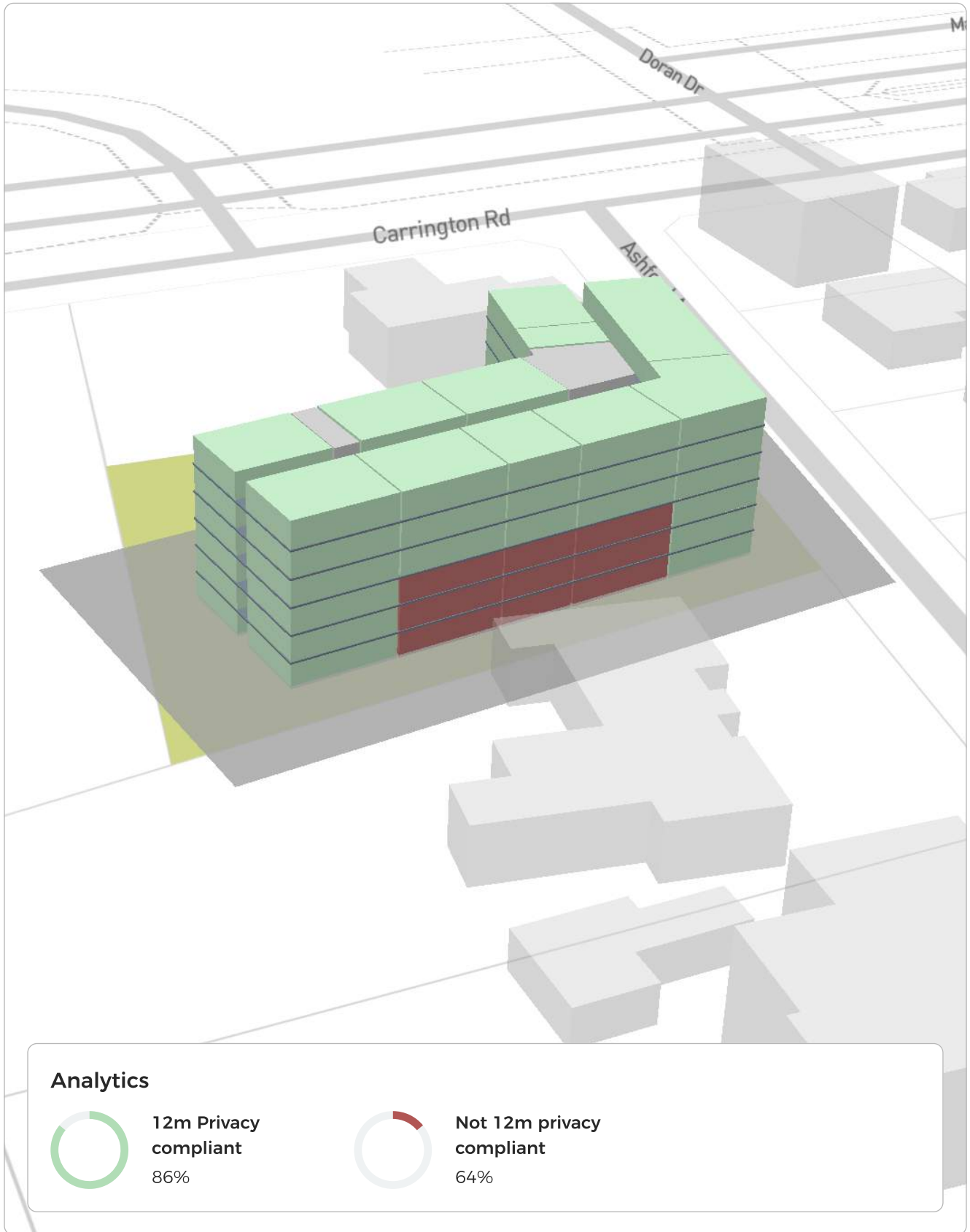
# Ventilation



# Ground Shadows



# Building Separation



# Static Feasibility

## Income

Residential sales	Qty	\$/unit	Total
Studio	5	\$450,000	\$2,250,000
1 Bed	19	\$660,000	\$12,540,000
2 Bed	33	\$770,000	\$25,410,000
3 Bed	9	\$915,000	\$8,235,000
<b>Gross realisation</b>			<b>\$48,435,000</b>
Less GST (10%)			\$4,403,182
<b>Net realisation</b>			<b>\$44,031,818</b>

## Costs

Development costs	Area	Cost/m <sup>2</sup>	Total
Residential	7,401m <sup>2</sup>	\$2,125	\$15,727,125
Basement carpark	3,200m <sup>2</sup>	\$1,368	\$4,377,600
<b>Total development costs (Before builder)</b>			<b>\$20,104,725</b>
Builder margin (10%)			\$2,010,473
<b>Total development costs</b>			<b>\$22,115,198</b>
Other Fees (Including agent, professional, contingency, legals etc)			\$5,744,987
<b>Total expenses</b>			<b>\$27,860,184</b>

## Overall

Net return (15%)	\$6,604,773
<b>Residual land value</b>	<b>\$9,566,861</b>



# References

## Sub Precinct

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- Showground Precinct

## Precinct

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- The Hills Corridor Strategy 2015 [↗](#)

## Local

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### Local Environment Plan

- The Hills Local Environmental Plan 2012 [↗](#)

### Development Control Plan

- The Hills Development Control Plan 2012 [↗](#)

## State

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### Housing

- Better apartments [↗](#)
- Medium Density Housing [↗](#)

### SEPP

- SEPP No 65—Design Quality of Residential Apartment Development [↗](#)
- SEPP (Affordable Rental Housing) 2009 [↗](#)
- SEPP No 70—Affordable Housing (Revised Schemes) [↗](#)
- SEPP (Housing for Seniors or People with a Disability) 2004 [↗](#)

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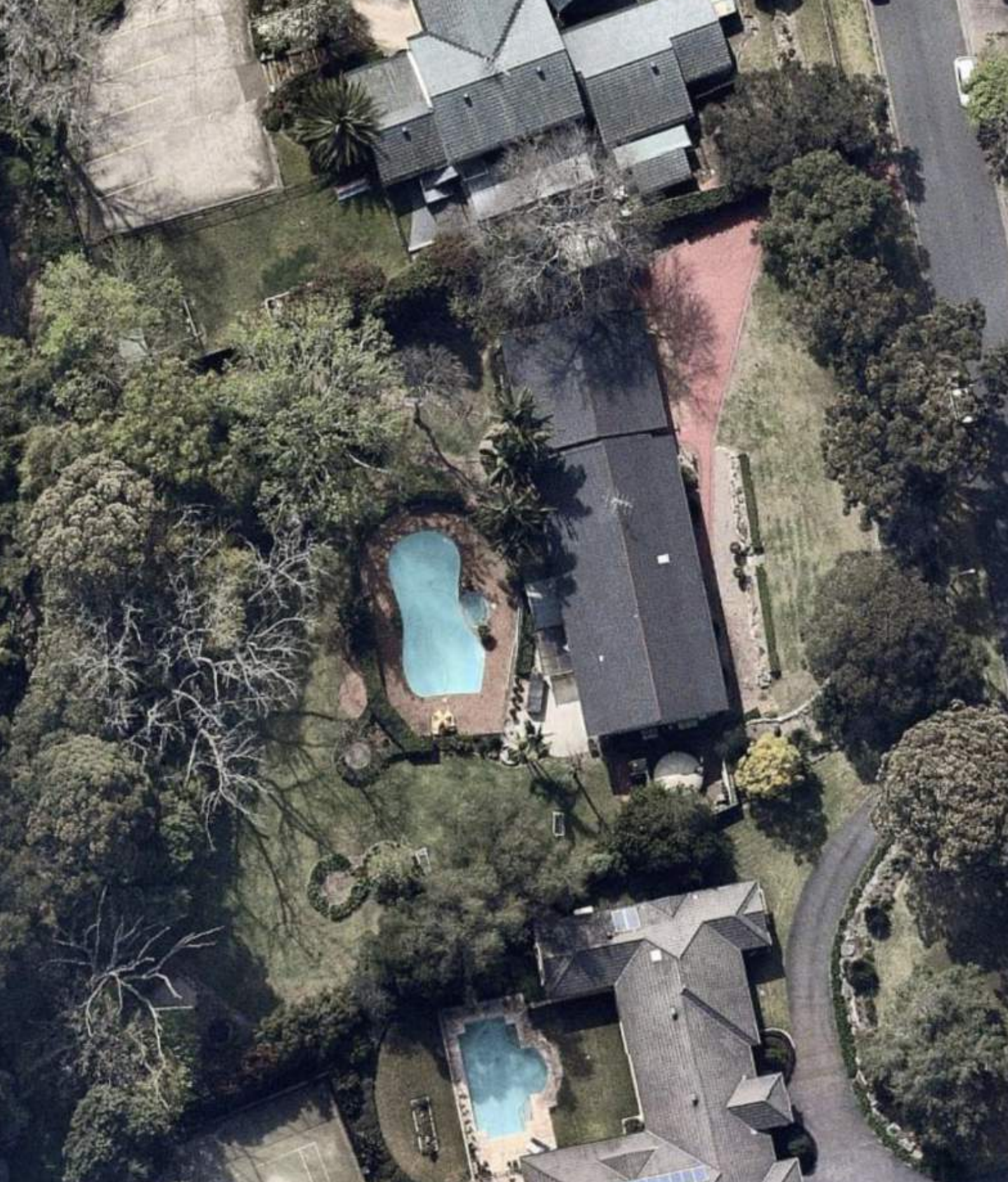
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