

The Hills Local Environmental Plan 2012 - Crane Road Precinct

Proposal Title : **The Hills Local Environmental Plan 2012 - Crane Road Precinct**

Proposal Summary : **Amend the maximum permissible height for the site from part 45m and part 16m to 68m (i.e. 18 storeys). Rezone the N-E corner of the site (currently road reserve) from R4 High Density Residential to B4 Mixed Use and apply a 6.4:1 floor space ratio. The Plan also expands the area where the design excellence provision(clause 7.7) applies.**

PP Number : **PP_2013_THILL_011_00** Dop File No : **13/10644**

Proposal Details

Date Planning : **19-Jun-2013** LGA covered : **The Hills Shire**

Proposal Received :

Region : **Sydney Region West** RPA : **The Hills Shire Council**

State Electorate : **BAULKHAM HILLS** Section of the Act : **55 - Planning Proposal**

LEP Type : **Precinct**

Location Details

Street : **No's 299-309 Old Northern Road**

Suburb : **Castle Hill** City : **Sydney** Postcode : **2154**

Land Parcel : **Lot 23 DP 785110, Lot 1 DP 701677, Lot A DP 15102, Lot 18 DP 821398, Lot 19 DP 821398**

DoP Planning Officer Contact Details

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RPA Contact Details

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DoP Project Manager Contact Details

Contact Name : **Derryn John**

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Land Release Data

Growth Centre : Release Area Name :

Regional / Sub : **Metro North West subregion** Consistent with Strategy : **Yes**

Regional Strategy :

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MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	400
Gross Floor Area :	30,000.00	No of Jobs Created :	40

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **The Regional Team is not aware of any meetings or communication with registered lobbyists concerning this Planning Proposal.**

Supporting notes

Internal Supporting Notes : **The number of dwellings is estimated at between 350-400.**

External Supporting Notes : **The number of dwellings is estimated at between 350-400.**

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **To facilitate the redevelopment of the site for a mixed use development to support the planned revitalisation of Castle Hill.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The proposal aims to amend the height and FSR controls for the site to facilitate a revised development concept. The revised concept incorporates a desired acquisition of a portion of Council owned road reserve at the corner of Old Northern Road and Terminus Street which is proposed to be rezoned to B4 Mixed Use. The proposal also intends to expand the area where the design excellence provision (clause 7.7) applies as shown on the accompanying maps, although this is not reflected in Part 2 - Explanation of Provisions.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA : **3.4 Integrating Land Use and Transport**
 * May need the Director General's agreement **7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified? **SEPP No 55—Remediation of Land**

e) List any other matters that need to be considered :

3.4 Integrating Land Use and Transport

The Crane Road Precinct is located immediately adjacent to the proposed Castle Hill Railway Station. The Planning Proposal will directly support the integration of land use and transport planning by providing residential and retail/commercial development in a highly appropriate location consistent with this Direction.

7.1 Implementation of the Metropolitan Plan for Sydney 2036

The Metro Plan aims to provide more homes in suitable locations near public transport and jobs. In light of the delivery of the North West Rail Link, the site presents an opportunity to incorporate the principles of transit oriented development by locating high density residential development in close proximity to the proposed Castle Hill Train Station.

SEPP55 – Remediation of Land

The Planning Proposal is consistent with this SEPP as whilst a portion of the site has previously been used for a service station (Lot 19 DP 821398), the Planning Proposal does not seek to amend the zoning in this location. Previous planning for the site has identified its suitability for high density mixed use development. Detailed contamination assessment is therefore not required at this stage and will be addressed as part of the development application process.

There are no inconsistencies with any SEPPs, deemed SEPPs or s117 Directions.

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : Indicative maps included within the Planning Proposal showing proposals for maximum height of buildings, maximum FSR, rezonings and proposed expansion of the area where the design excellence provision (clause 7.7) applies, are suitable for exhibition purposes.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Council will advertise the Planning Proposal in the local newspaper, send letters to adjoining and nearby owners as well as make the information available on its website, at Castle Hill Library and the Council administration building.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The Hills LEP 2012 is a Principal LEP.**

Assessment Criteria

Need for planning proposal :

Previous strategic work for the precinct undertaken by Council identified an opportunity for the site to accommodate a distinctive gateway/landmark building to function as a major catalyst for future development of the Castle Hill Centre. Since the earlier work was adopted, the Draft North West Rail Link Corridor Strategy has been released. This Draft Strategy reinforces the opportunities for mixed use transit oriented development within walking distance of the new railway stations and has resulted in a revised concept plan for the site. A Planning Proposal is the best means of achieving these objectives.

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Consistency with strategic planning framework :

Draft Metropolitan Strategy for Sydney to 2031

The draft Strategy seeks to align economic and housing growth and emphasises the importance of the North West Rail Link Corridor. It prioritises the creation of liveable centres and best practice principles of transit orientated design. The Planning Proposal is consistent with the draft Strategy as it will provide high density housing in proximity to high frequency public transport services and will assist in meeting proposed residential density targets.

Draft North West Subregional Strategy

The Proposal is consistent with this Strategy as it will provide housing opportunities that capitalise on existing strategic transport corridors, local bus routes and the proposed north west rail infrastructure.

North West Rail Link

The North West Rail Link has been identified by the NSW Government as a priority transport infrastructure project. This proposed rail line will incorporate a future railway station at Castle Hill that will be located 25m from the site on the opposite side of Old Northern Road. Proximity to the proposed Castle Hill Railway Station makes the site ideal for high density development.

Draft North West Rail Link Corridor Strategy

This draft Strategy provides a vision for how areas surrounding the proposed railway stations could be developed to integrate with the new rail link. The Strategy encourages transit oriented development which is defined as mixed use communities within walking distance of a transit node that provide a range of residential, commercial, open space and public facilities in a way that encourages walking, cycling and public transport. The development concept is for two predominantly residential towers with ground floor mixed commercial uses. The Planning Proposal is consistent with the draft Castle Hill Structure Plan (within the draft Strategy) which identifies a mixed use zone for the Crane Road site and a height of up to 20 storeys.

Hills 2026 Community Strategic Direction

The Planning Proposal is consistent with community outcomes and key directions in this document including enhanced accessibility and opportunities to work close to home.

Draft Local Strategy

This Strategy identifies Castle Hill as an established centre which should host the vast majority of the Shire's apartment living. The Strategy also identifies Castle Hill as a Major Centre and seeks to encourage a mix of business, retail, residential and community uses within the core. It seeks to use height and FSR controls that reflect the centre's role as a primary retail and commercial centre within the Shire by way of a taller built form. The Strategy seeks to ensure that planning and future development supports the provision of an efficient transport network. The Planning Proposal will implement these objectives.

Environmental social economic impacts :

The proposal will not generate any notable environmental effects. It will create positive social and economic effects as it will support the revitalisation of a key site within Castle Hill Major Centre and contribute to the provision of diverse housing opportunities for the community within the centre.

Assessment Process

Proposal type :	Precinct	Community Consultation Period :	28 Days
Timeframe to make LEP :	9 months	Delegation :	RPA
Public Authority Consultation - 56(2)(d) :	Transport for NSW - Roads and Maritime Services Sydney Water Transgrid		

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Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Crane Road Planning Proposal for Gateway.docx	Proposal	No
0383_001.pdf	Proposal Covering Letter	No

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **3.4 Integrating Land Use and Transport**
7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **It is recommended that the Planning Proposal proceed subject to the following conditions:**

- 1. Prior to public exhibition, the Planning Proposal is to be amended by inserting at Part 2 - Explanation of Provisions, an explanation regarding extension of the area where the design excellence provision (clause 7.7) applies.**
- 2. The Planning Proposal is exhibited for 28 days;**
- 3. Consultation with the following State Agencies take place during the public exhibition period;**
 - Transport for NSW (NSW Roads and Maritime Services and the North West Rail Link Project Team)**
 - Sydney Water Corporation**
 - Endeavour Energy**
 - Transgrid**
- 4. The Planning Proposal should be completed in 9 months from the week following the date of the Gateway Determination; and**
- 5. Delegation is to be given to Council to exercise the Minister's plan making powers.**

Supporting Reasons : **The Planning Proposal is supported as it will implement both local and State strategic objectives in terms of implementing housing targets, improving housing choice and revitalising a Major Centre in proximity to the future Castle Hill railway station. Council has not specifically requested the exercise of its delegations for this Planning Proposal, however it has generally indicated that it wishes to exercise delegations where possible.**

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Signature:

Derryn John

Printed Name:

DERRYN JOHN

Date:

28 JUNE 2013