



Bronwyn Inglis
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By email: binglis@thehills.nsw.gov.au; council@thehills.nsw.gov.au

Dear Ms Inglis

Planning Proposal - Draft Amendments to the Development Control Plan and Draft Voluntary Planning Agreement for 9-10 Roger Avenue and 93-107 Cecil Avenue, Castle Hill

I refer to your letter dated 23 August 2017 regarding the abovementioned planning proposal which seeks to make the following amendments to *The Hills Local Environmental Plan 2012* (HLEP 2012):

- rezone Nos 9-10 Roger Avenue and Nos 93-107 Cecil Avenue, Castle Hill (the site) from R3 Medium Density Residential and R1 General Residential to B4 Mixed Use;
- remove the maximum building height standard applicable to the site; and
- apply a "base" floor space ratio standard of 1:1 and an "incentivised" floorspace ratio of 3.5:1 to the site.

The intent of the planning proposal is to facilitate a mixed-use development on the site, comprising 460 residential units, 8,025 m² of commercial floor space, and a pedestrian link through the site incorporating public open space. The proposal will provide for the expansion of the Castle Hill centre, including increased housing close to the future Castle Hill train station.

The site does not contain any heritage items listed on the State Heritage Register (SHR), or in Schedule 5 'Environmental Heritage' of HLEP 2012, and there are no SHR items in the immediate vicinity of the subject site. However, two local items, 'St Paul's Cemetery' (Item I61) and the 'Christadelphian Church' (Item I62), adjoin the site.

The cemetery is significant as it contains the graves of several key early land owners in the Hills Shire. The Christadelphian Church was developed as a memorial to war veterans on land excised from the cemetery.

It is noted that a Heritage Impact Statement has been prepared and submitted with the planning proposal. It is further noted that the exhibited draft development controls are designed to ensure that future built form on the site incorporates appropriate building setbacks and height controls in the vicinity of the cemetery as well as substantial landscaping to soften any visual impact on the setting of the items.

The Council is the relevant planning authority for the adjoining local items and it is recommended that Council be satisfied that the proposed amendments to HLEP 2012 and the draft development controls applicable to the site, provide adequate protection to ensure that their heritage significance is retained.

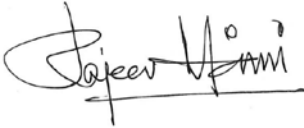
Further, as the proposal rezoning will facilitate more intensive use of the site for urban purposes, future development in accordance with the provisions of the new land-use zones could impact on potentially significant historical archaeological remains located on the site, especially in the vicinity of the two local items. Accordingly, it is recommended that consideration be given to the

potential for any significant historic archaeology or relics that may be uncovered by future excavation or ground disturbance on the site. Such excavations are likely to require approval from under the *Heritage Act 1977*.

It is noted that the Greater Sydney Region Planning Team, Office of Environment and Heritage has provided a separate response to the proposal.

If you have any questions regarding the above matter please contact Robert Byrne, Senior Team Leader, at the Heritage Division on [REDACTED] or at robert.byrne@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line underneath.

Rajeev Maini

Manager, Conservation

Heritage Division

Office of Environment & Heritage

As Delegate of the NSW Heritage Council

9 October 2017