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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**

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I refer to your email dated 12 October 2017 regarding the abovementioned planning proposal (the proposal). The following is revised comment and supersedes earlier comment on the proposal provided on Heritage Council letterhead, dated 9 October 2017.

The proposal 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;
- 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 proposal is to facilitate a mixed-use development on the site, comprising 460 residential units, 8,025 m<sup>2</sup> 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. However, two local items, 'St Paul's Cemetery' (Item I61) and the 'Christadelphian Church' (Item I62), adjoin the site. An SHR item 'St. Paul's Anglican Church' (SHR Item No. 00332) is located at 221-225 Old Northern Road, Castle Hill, approximately 2.5 km from the site.

It is noted that the Heritage Impact Statement (GML 2017) for the proposal does not identify St Pauls Anglican Church as an SHR item. St Paul's Cemetery is administered by St Pauls Anglican Church, and there is an important historical relationship between the two items. This is outlined on Heritage Inventory Sheet I61 as follows:

*In 1856, Dr Richard prenupe, the first register and secretary of the University of Sydney, Half an acre of his 100 acre property.... at Castle Hill for the building of St Pauls Church and in 1863 on the northern boundary of this property, about half a mile from the Church, he gave a further half an acre for a burial ground and school.*

Any existing relationship between the two items, including remanent site-lines, should be preserved by the proposal. The proposal should also consider any opportunities for interpretation which would enhance the historic linkage between the two items.

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 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 traffic report which accompanied the proposal recommends the signalisation of the Francis Street / Old Northern Road intersection in Castle Hill, outside of the site area. A number of heritage items are located in the vicinity of this intersection, including the SHR listed St Paul's Anglican Church and the following locally listed items:

- 'Castle Hill House' at Nos 6-10 Francis Street, Castle Hill (Item I50);
- 'Wansbrough House' at 230 Old Northern Road, Castle Hill (Item I60); and
- 'The Old Parsonage' at 210 Old Northern Road, Castle Hill (Item I58).

It is considered that the signalisation of the Francis Street / Old Northern Road intersection will not detract from the significance of the nearby SHR listed item. The Council is the relevant planning authority for local items in the vicinity of this intersection. It is recommended that the Council be satisfied that any required intersection works do not detract from the significance of the local items in the vicinity. It is further 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 the heritage significance of St Paul's Cemetery and the Christadelphian Church is retained.

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 the Heritage Council under the *Heritage Act 1977*.

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](mailto:robert.byrne@environment.nsw.gov.au).

Yours sincerely



6 November 2017

**Dr Thomas Richards**  
Acting Manager, Conservation  
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**As Delegate of the Heritage Council of NSW**