

Planning proposal to rezone Nos. 11-13 Garthowen Crescent and Nos. 292-296 Old Northern Road, Castle Hill, to enable the construction of higher density residential flat buildings.

Proposal Title :	Planning proposal to rezone Nos. 11-13 Garthowen Crescent and Nos. 292-296 Old Northern Road, Castle Hill, to enable the construction of higher density residential flat buildings.		
Proposal Summary :	The Planning Proposal seeks to: • Rezone Lots 13 and 14 DP 222257, Lot 52 DP 10761 and Lots A and B DP 401651 from Residential 2(a2) zone to Residential 2(a1) zone under Baulkham Hills LEP 2005 or R3 Medium Density Residential zone to R4 High Density Residential zone under the draft The Hills Local Environmental Plan 2010. • Either introduce a site specific height of building provision into Baulkham Hills Local Environmental Plan 2005 for Nos. 292-296 Old Northern Road (Lot 52 DP 10761 and Lots A & B DO 401651); or • Amend the draft The Hills Local Environmental Plan 2010 to increase the permissible building height to 16m (i.e. from 9m) for Nos. 292-296 Old Northern Road (Lot 52 DP 10761 and Lots A & B DO 401651)).		
PP Number :	PP_2011_THILL_019_00	Dop File No :	11/22424

Planning Team Recommendation

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

S.117 directions :

- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 6.1 Approval and Referral Requirements
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **CONDITIONS**

1. The Planning Proposal is to be amended prior to community consultation with the following changes:

- The objective is to be amended to explain the intended outcomes of the Planning Proposal as per the Council's report dated 8 November 2011.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 14 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

3. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning and Assessment Act:

- Transport for NSW - Roads and Maritime Services
- Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or

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additional matters to be addressed in the planning proposal.

Supporting Reasons :

4. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.
1. The rezoning will assist in achieving housing targets in the North West Subregion.
 2. The rezoning of the site is consistent with both State and local strategic framework and will have minimal environmental, social and economic impact on the locality.
 3. The rezoning of the site will enable a higher density residential development to be developed within close proximity to Castle Hill major centre and bus interchange.

Panel Recommendation

Recommendation Date : 25-Jan-2012

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

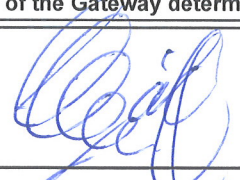
- Transport for NSW – Roads and Maritime Services
- NSW Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

4. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGaffin

Date:

31.1.12