

Amendments to building controls for 51 Old Castle Hill Road, Castle Hill

Proposal Title : Amendments to building controls for 51 Old Castle Hill Road, Castle Hill

Proposal Summary : The proposal is for amendments to the building height and floor space ratio for Lot 101 DP1146629, also known as 51 Old Castle Hill Road, Castle Hill, to align The Hills Shire Council's comprehensive/Principal LEP with the recently commenced controls for this site (as contained in the Baulkham Hills DCP).

PP Number : PP_2012_THILL_001_00 Dop File No : 12/02090

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
 3.3 Home Occupations
 3.4 Integrating Land Use and Transport
 6.1 Approval and Referral Requirements
 6.3 Site Specific Provisions
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the Planning Proposal proceed on condition that:

- 1) Council undertake an urban design analysis to identify a suitable FSR for the site.
- 2) Part 2 Explanation of the Planning Proposal is revised to:
 - A) include a revised FSR identified from the above exercise.
 - B) include a reference to the maps for zoning, height and FSR, as shown in Attachments A - D to the Planning Proposal.
- 3) The FSR map be amended to identify the revised FSR.
- 4) Consultation occur with Roads and Maritime Services. This can occur during public exhibition.
- 5) The revised Planning Proposal be submitted to the Department (ie. Regional Director Sydney West) prior to its exhibition.
- 6) Exhibit the Planning Proposal for a period of 14 days.
- 7) Finalise the Planning Proposal within 9 months.

Supporting Reasons : The Planning Proposal will provide for additional housing within the Castle Hill major centre in close proximity to services, transport and jobs. It will allow the controls contained in the soon-to-be finalised Principal/comprehensive LEP to be aligned with the controls contained in Council's DCP which recently commenced.

Panel Recommendation

Recommendation Date : 02-Feb-2012 Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

1. Unless The Hills SILEP is made prior to exhibition commencing, the planning proposal is to be amended to proceed detailing how it will amend Council's current LEP 2005 and the draft The Hills LEP 2010. All mapping and associated exhibition material should clearly

identify how the proposal will change existing and proposed controls so that the community is aware of the potential impacts of the planning proposal proceeding. Council should liaise with the Department's Regional Planning Team prior to commencing exhibition to ensure that the information provided is appropriate based on the progress for the notification of Council's draft The Hills LEP 2010.

2. Council is to develop urban design principles which will lead to the identification of an appropriate FSR control for the site. Council should also prepare an appropriate FSR Map for the site and place this on exhibition with the planning proposal. Council must amend the planning proposal to reflect the outcome of this urban design analysis especially in relation to Part 2 of the documents – Explanation of the Planning Proposal. A copy of the revised planning proposal and additional exhibition material is to be provided to the Department's Regional Planning Team prior to exhibition.

3. 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).

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

- Maritime and Roads Services

This public authority is to be provided with a copy of the planning proposal and any relevant supporting material. The 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.

5. 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).

6. 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 McCaffin

Date:

16.2.12