

8:17pm Councillor Hay OAM left the meeting and returned at 8.18pm during Item 3.
8:17pm Councillor Harty OAM left the meeting and returned at 8.18pm during Item 3.
8:51pm Mayor Dr Byrne left the meeting during Item 3 and Deputy Mayor, Councillor Preston assumed the chair.
8.52pm Mayor Dr Byrne returned to the meeting and resumed the chair.

**MATTER REFERRED - DA 1806/2017/HA -
DEMOLITION OF EXISTING STRUCTURES, TORRENS
TITLE SUBDIVISION INTO THREE LOTS AND THE
CONSTRUCTION OF A TWO STOREY DWELLING ON
EACH LOT - LOT 29 DP 200734, NO. 32 SHERWIN
AVENUE, CASTLE HILL**

Bryan Hynes of Hynes Properties Pty Limited addressed Council regarding this matter.

A MOTION WAS MOVED BY COUNCILLOR HARTY OAM AND SECONDED BY COUNCILLOR PRESTON THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

The Development Application be refused for the following reasons:

- i) The impacts on the built environment in the locality are unreasonable in terms of the bulk and scale of the proposed development. The proposal is not compatible with the surrounding development given the small lot sizes proposed, reduced front setback and reduced landscape area.
(Section 79C 1(b) of the NSW Environmental Planning and Assessment Act, 1979).
- ii) The proposal will intensify the use of the land as a result of the anticipated number of occupants which exceeds the average occupancy rate for a dual occupancy, which is the most appropriate built form outcome for the subject site.
(Section 79C 1(b) and (c) of the NSW Environmental Planning and Assessment Act, 1979).
- iii) The proposed will result in an unreasonable streetscape outcome given the reduced front setback, the width of the driveway servicing the dwellings to the rear and the available landscaped area.
(Section 79C 1(b) of the NSW Environmental Planning and Assessment Act, 1979).
- iv) The proposed development is not considered to be suitable for the site as it is incompatible in terms of scale and will result in adverse impacts to neighbours.
(Section 79C 1(b) and (c) of the NSW Environmental Planning and Assessment Act, 1979).

MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 14 November

- v) The development is not considered to be in the public interest as it is considered to be an over development of the site and set an undesirable precedent for future development.
(Section 79C 1(e) of the NSW Environmental Planning and Assessment Act, 1979).

Being a planning matter, the Mayor called for a division to record the votes on this matter

VOTING FOR THE MOTION

Mayor Dr M R Byrne
Clr R A Preston
Clr B L Collins OAM
Clr R Jethi
Clr R K Harty OAM
Clr F P De Masi
Clr A J Hay OAM
Clr R M Tracey

VOTING AGAINST THE MOTION

Clr M G Thomas
Clr E M Russo
Clr A N Haselden

ABSENT

Clr Dr P J Gangemi
Clr S P Uno

MATTER ARISING

A MOTION WAS MOVED BY COUNCILLOR PRESTON AND SECONDED BY COUNCILLOR RUSSO THAT

1. The General Manager provide a report on the preparation of a planning proposal to amend Local Environmental Plan 2012 to confine the permissibility of small lot integrated housing to land zoned R3 Medium Density Residential and R4 High Density Residential within the Rouse Hill Development Area (including Balmoral Road Release Area).
2. The report also address Development Control Plan amendments in regard to the built form, character and potential amenity impacts of small lot integrated housing where permitted, including controls related to orientation of buildings to the street, site coverage, building setbacks, landscaping and open space requirements, visual and acoustic privacy, solar access, vehicular access and parking.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY.

584 RESOLUTION

1. The General Manager provide a report on the preparation of a planning proposal to amend Local Environmental Plan 2012 to confine the permissibility of small lot integrated housing to land zoned R3 Medium Density Residential and R4 High Density Residential within the Rouse Hill Development Area (including Balmoral Road Release Area).

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2. The report also address Development Control Plan amendments in regard to the built form, character and potential amenity impacts of small lot integrated housing where permitted, including controls related to orientation of buildings to the street, site coverage, building setbacks, landscaping and open space requirements, visual and acoustic privacy, solar access, vehicular access and parking.

Being a planning matter, the Mayor called for a division to record the votes on this matter

VOTING FOR THE MOTION

Mayor Dr M R Byrne
Clr R A Preston
Clr B L Collins OAM
Clr R Jethi
Clr M G Thomas
Clr R K Harty OAM
Clr E M Russo
Clr F P De Masi
Clr A J Hay OAM
Clr R M Tracey
Clr A N Haselden

VOTING AGAINST THE MOTION

None

ABSENT

Clr Dr P J Gangemi
Clr S P Uno

**ITEM-5 POST EXHIBITION - PLANNING PROPOSAL - 370
OLD NORTHERN ROAD, CASTLE HILL (8/2016/PLP)**

Proceedings in brief

Adam Byrnes of Think Planners Pty Limited addressed Council regarding this matter.

A MOTION WAS MOVED BY COUNCILLOR PRESTON AND SECONDED BY COUNCILLOR HARTY OAM THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY.

585 RESOLUTION

1. The planning proposal be forwarded to the Department of Planning and Environment to include a new local clause in Part 7 of The Hills Local Environmental Plan 2012 that enables "Environmentally Integrated Residential Development" at 370 Old Northern Road, Castle Hill, consistent with the draft clause outlined in Section 6 of this report.