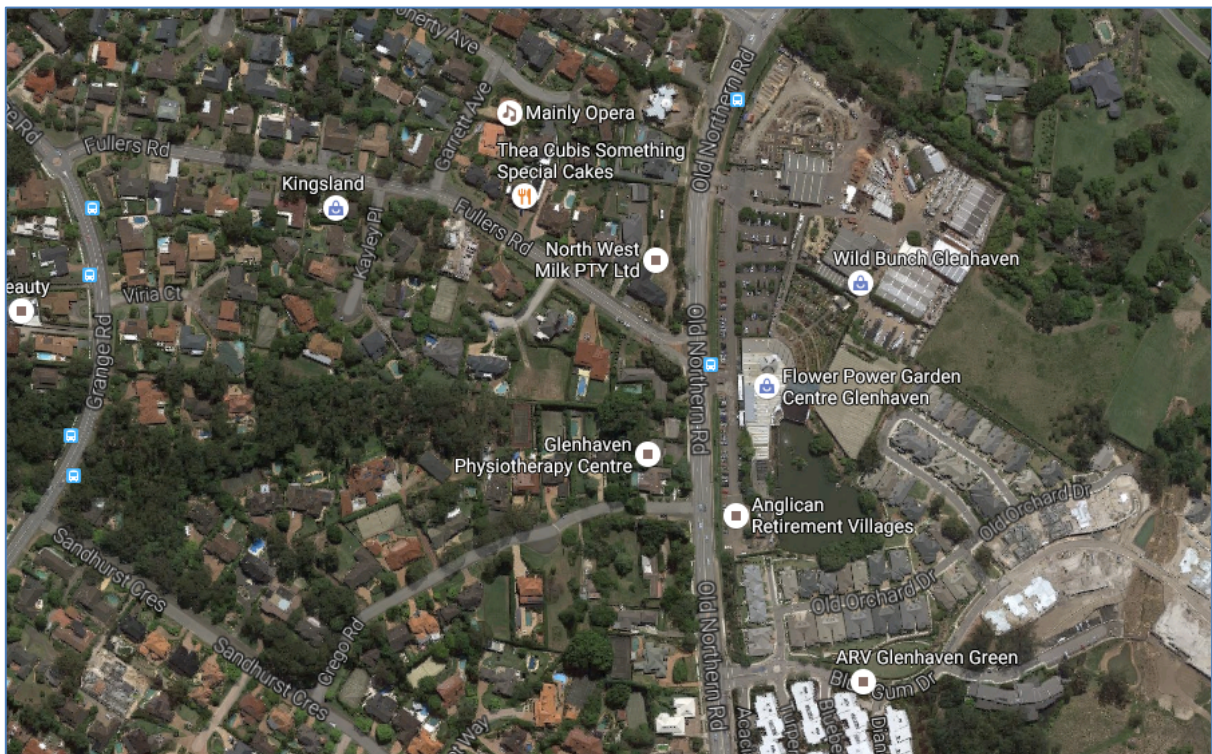


Planning Proposal

To Amend The Hills Local Environmental Plan 2012

2 Fullers Road
2A Fullers Road
Glenhaven



Prepared by: Think Planners Pty Ltd
Document Date: October 2016
Authority: The Hills Council



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Quality Assurance

PROJECT: Planning Proposal – cnr Fullers Road and Old Northern Rd
GLENHAVEN

AUTHOR: Think Planners Pty Ltd

Date	Purpose of Issue	Rev	Reviewed	Authorised
Oct 2016	Client Review Issue	Draft	AB	AB
Nov 2016	Lodgement Issue	Final	AB	AB

1. Executive Summary and Purpose of this Report

Think Planners Pty Ltd has been engaged by Old Diamond Projects Pty Ltd to prepare and submit a Planning Proposal to The Hills Council (Council) in support of an amendment to The Hills Local Environmental Plan 2012 (THLEP12). The applicant owns the site to which this Planning Proposal relates. The Planning Proposal has been prepared in collaboration with Design Cubicle Architects who have analysed and tested various design options, built forms and urban design scenarios for the site.

The Planning Proposal relates to two (2) allotments. The Planning Proposal contains an explanation of the intended effect and justification for the amendment to The Hills LEP2012.

This Planning Proposal specifically seeks:

To rezone Nos. 2 and 2A Fullers Road Glenhaven from E4 Environmental Living to R2 Low Density Residential (with the exception of the existing SP2 land).

The intended outcome for the site is to permit Seniors Living, pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability).

The Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979, along with the Department of Planning and Infrastructures document "A Guide to Preparing Planning Proposals".

The Planning Proposal will enable the redevelopment of the site for a seniors living development of independent living units; thereby providing seniors housing in an area that is well positioned with respect to access to services, proximity to public transport and consistent with the objective of the zone to provide for low impact residential development that does not impact on the special values of the area.

The Planning Proposal considers and discusses the key issues for the rezoning, including likely future development forms; urban design outcomes; public benefit; and traffic movements. Having regard to the discussion and assessment provided within this report, Think Planners Pty Ltd have no hesitation in recommending that the Planning Proposal be submitted to the Department of Planning and Environment for Gateway Determination, following Council's review.

2. NSW Department of Planning & Infrastructure - a guide to preparing planning proposals

The preparation of the Planning Proposal has considered the publication “A guide to preparing planning proposals” published by the NSW Department of Planning & Infrastructure.

Objectives and Intended Outcomes – the objectives and intended outcomes of the proposal are clearly articulated throughout the Planning Proposal. Part 5 of this document provides details.

Explanation of the Proposed Provisions – Parts 4 & 5 of this document provides details.

Justification – The analysis, justification and case for the proposal is articulated in Parts 5 & 6.

Maps – The mapping amendment is provided as an attachment.

Community Consultation – This is discussed in that part of the Planning Proposal entitled “community consultation”.

This Planning Proposal specifically seeks:

To rezone Nos. 2 & 2A Fullers Road Glenhaven from E4 Environmental Living to R2 Low Density Residential (with the exception of the existing SP2 land).

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3. Site Analysis

3.1 Site and Context

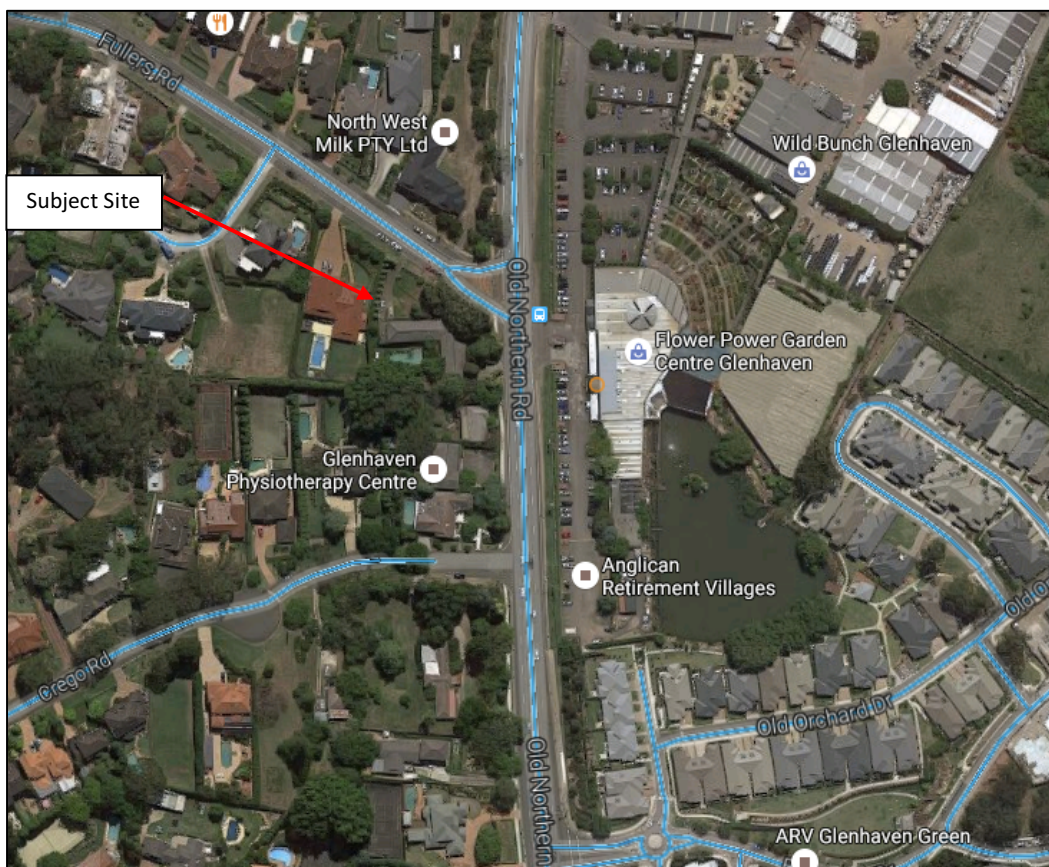
Subject Site

The subject site comprises two (2) allotments known as 2 and 2A Fullers Road Glenhaven. A third allotment is owned by the same person at 434 Old Northern Road, but is already zoned R2.

The site is located on the west side of Old Northern Road between the intersections with Fullers Road and Crego Road.

The site is irregular in shape and falls from east to west. No.2 enjoys frontage to both Old Northern Road and Fullers Road.

The subject site is identified in the aerial photograph below (source – Google Maps).





Aerial Maps of the Subject Site and Broader Area (Source: Google maps)

Context

Located some 2.5km (straight line) from the identified Strategic Centre of Castle Hill and directly across Old Northern Road from Glenhaven Green Retirement Village and the adjoining Flower Power Garden Centre, the site is ideally placed to provide seniors housing.

3.2 Future Context

Sydney Metropolitan Strategy – A Plan for Growing Sydney

On 14 December 2014 the State Government released its “Plan for Growing Sydney” which is the comprehensive strategic framework that is to shape the growth and development of Sydney over the next 30 years. Castle Hill has been identified as a Strategic Centre that will play a role in the growth and development of the wider Sydney Metropolitan region, especially within Western Sydney. The site is within the West Central subregion.

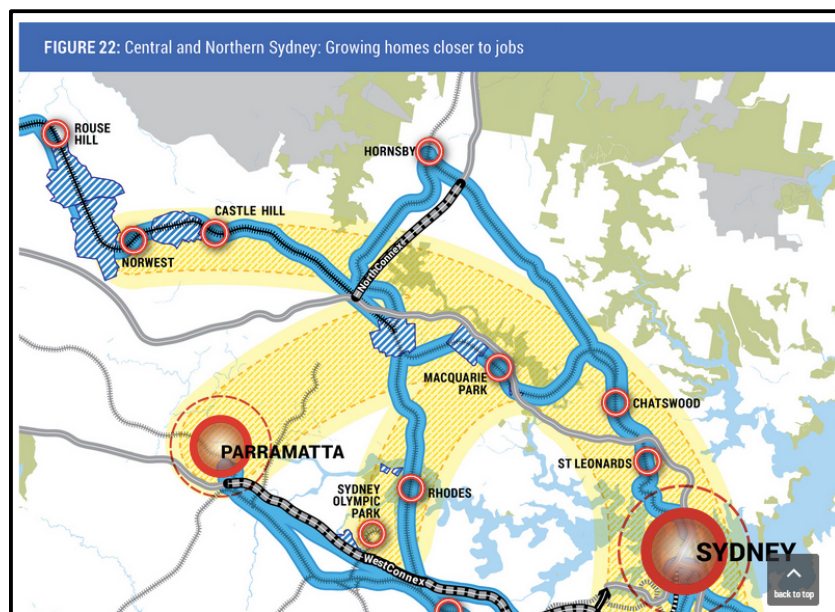
A key component to the strategy is the acceleration of housing supply across Sydney. In this regard the Plan seeks to provide more housing and different types of housing as the population grows. Relevant extracts from the Plan state -

“Providing housing in a variety of sizes, types and locations will be essential to meeting Sydney’s future housing need. Increasing housing supply will boost economic activity and generate viable infrastructure and business investment opportunities.”

“Sydney’s house prices are high compared with other Australian capital cities, and while house prices are the result of consumer demand, governments can help to put downward pressure on prices. Accelerating the supply and the variety of housing across Sydney, such as apartments and townhouses, will make it easier for people to find homes to suit their lifestyle and budget.”

“Subdividing existing homes and lots in areas that are suitable for medium density housing can help to meet consumer demand and reduce the cost of housing. By removing the barriers to subdivision of existing homes and blocks of a suitable size, more affordable housing options can be offered.”

As shown in the extract below, the site is located just north of the edge of the identified Global Economic Corridor and within proximity of transport corridors, noting that the site is 3.5km (by road) from the under construction Castle Hill Railway Station.



Sydney Regional Environmental Plan No.20 – Hawkesbury Nepean River

As this application is for the rezoning of land, the SREP is primarily concerned with the management of future development with respect to water quality.

This is a matter that will require greater analysis at the future development application stage. However, it is noted that the site is in close proximity to large areas of residentially zoned lands and that these have been developed consistent

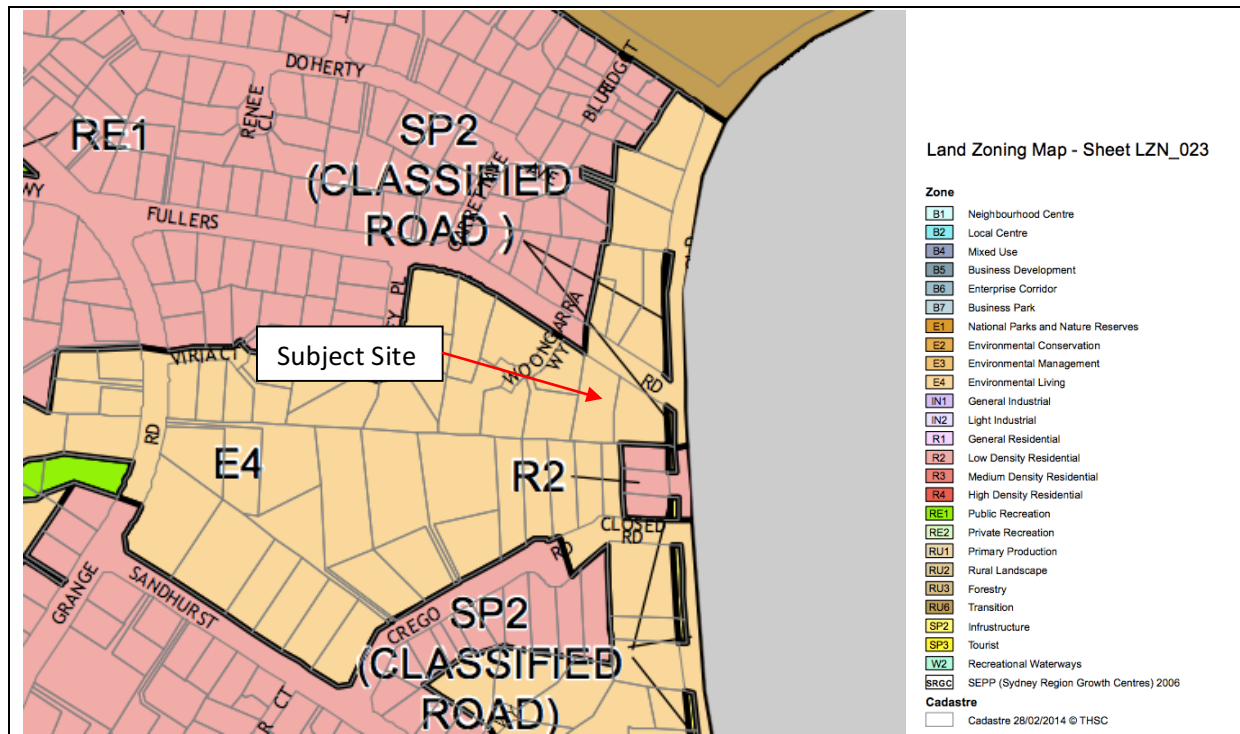


with the SREP requirements and that the issues raised in the SREP are capable of being managed at the development application stage.

4. Current Planning Provisions

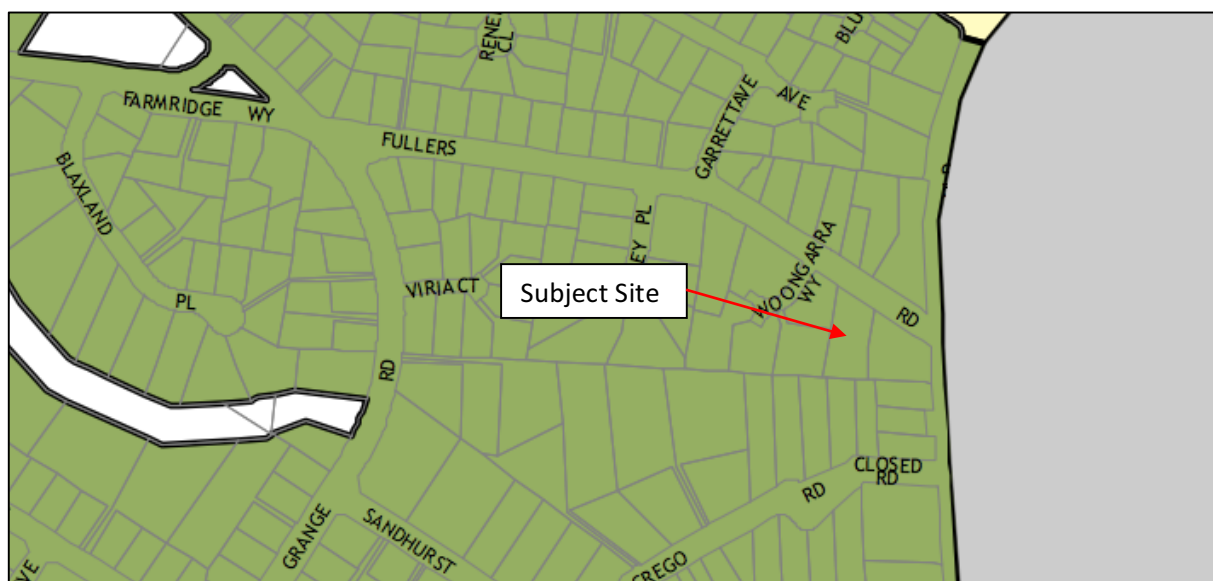
4.1 Zoning

The site is zoned E4 Environmental Living pursuant to The Hills LEP 2012.

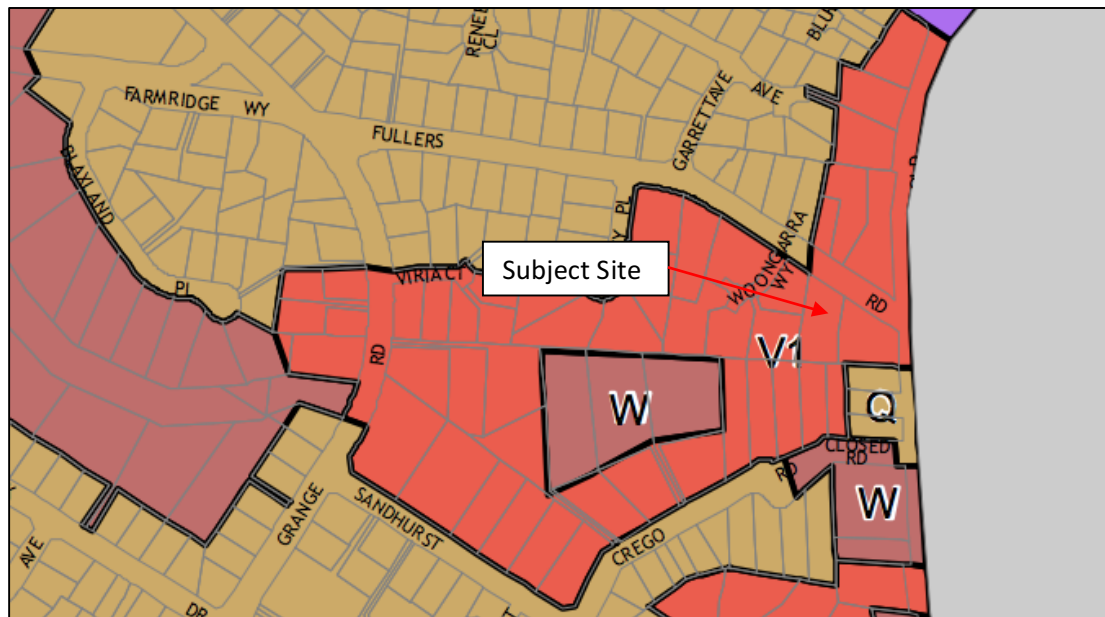


4.2 Other Relevant Statutory Maps

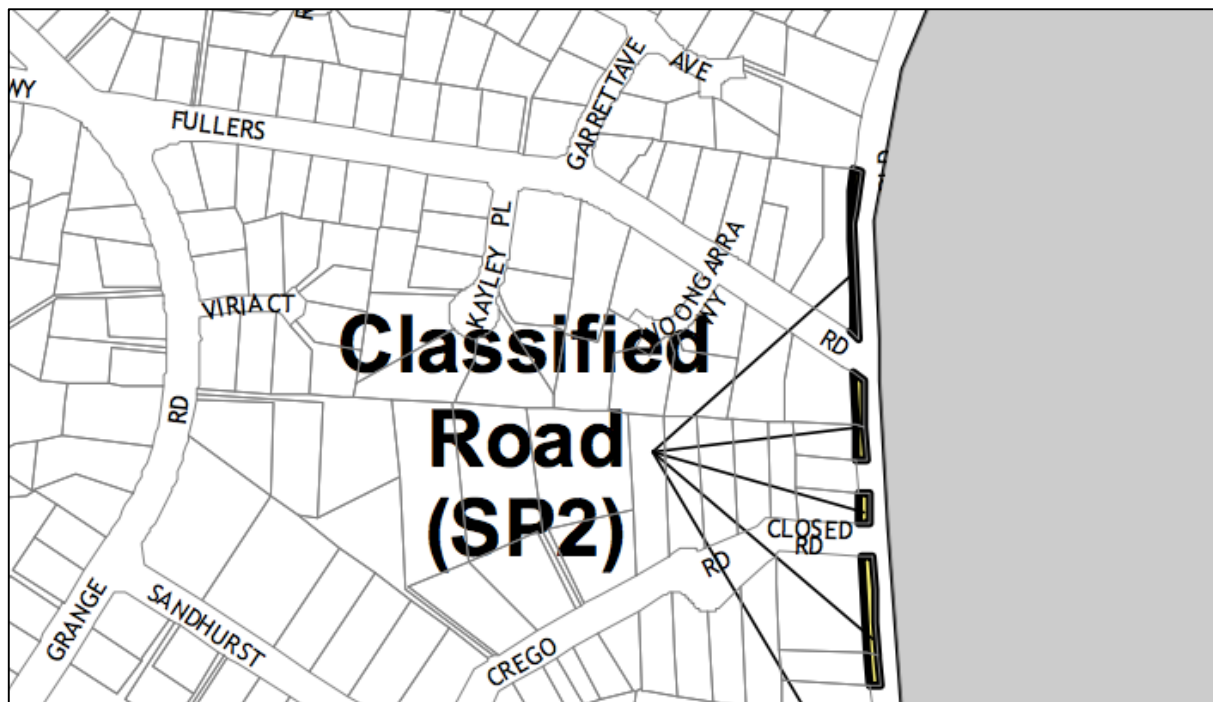
Height of Building – 9 metres



Minimum lot size – 2000 sq metres



Land Reservation Acquisition Map



5. Concept and Intended Planning Outcome

The purpose of the Planning Proposal is to identify an appropriate zone for the site that recognises the character of the site and that will give rise to the opportunity for Seniors Housing on the site.

Notwithstanding the ideal location of the site in close proximity to other seniors living, and with ready access and connection to the Castle Hill town centre, and on a bus corridor that links the site with the Castle Hill town centre and other places; the subject sites zoning restricts the ability to apply the Seniors Housing SEPP.

The following clear statement identifies the Proposal and the Intended Outcome -

This Planning Proposal specifically seeks:

To rezone Nos. 2 & 2A Fullers Road Glenhaven from E4 Environmental Living to R2 Low Density Residential.

The intended outcome for the site is to permit Seniors Living, pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability).

5.1 The Vision for the Site

The proponent has a clear vision for the site to enable its redevelopment. In preparing a vision for the site, deliberate care has been taken to ensure that the site integrates into the housing form and character prevalent in the area.

The subject site is to be transformed to provide –

- In fill self care housing
- strata title subdivision;
- basement carparking;
- central common open space / gathering area;
- private open spaces for each dwelling; and
- a high quality architecturally designed proposal.

The vision for the site is demonstrated in the early design images below.



5.2 Key Planning Issues

5.2.1 Traffic and Parking

The Planning Proposal will result in a slight increase in traffic movements from that existing. The proposal will replace three large dwellings with 9 smaller 2-3 bedroom seniors housing. The proposal will also consolidate all access points to a single entry and exist point into a basement off Fullers Road, thereby removing entry and exit to Old Northern Road.

Given the minor increase in traffic volumes and the improved entry and exit access arrangements, a traffic study is not considered necessary for the Planning Proposal, but will however be provided as part of the future development application for the seniors housing project.

5.2.2 Bushfire Analysis

The bushfire mapping does not apply to the site and no further action in this regard is required.

5.2.3 Heritage

The site is not affected by any heritage items on site or in close proximity.

5.2.4 Ecology

The future development application will address the removal of trees on site. It is noted that the site does not contain significant stands of trees.

5.2.5 Urban Design

The development of the site is to occur as an integrated development application that will propose in a single Development Application –

- In fill self care housing
- strata title subdivision;
- basement carparking;
- central common open space / gathering area;
- private open spaces for each dwelling;
- landscaping grounds; and
- a high quality architecturally designed proposal.

The integrated seniors housing development that have been introduced to the market in The Hills area have been incredibly well received over a number of years.

The Hills Shire has a strong demand for well designed and constructed integrated seniors housing living options.

5.3 Provisions of the Planning Proposal

This Planning Proposal specifically seeks:

To rezone Nos. 2 & 2A Fullers Road Glenhaven from E4 Environmental Living to R2 Low Density Residential (with the exception of the existing SP2 land).

The intended outcome for the site is to permit Seniors Living, pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability).

6. Justification

6.1 Section A: Need for the Planning Proposal

Is the planning proposal a result of any strategic study or report?

The proposal relates to a number of strategic studies.

Under the Metropolitan Plan for Sydney 2036 prepared by the NSW Government a clear aim is the integration of land use and transport planning to provide a framework for growth and development of the Sydney region. This planning proposal is consistent with the strategic directions and key policies as it will provide –

- new housing in close proximity to the existing employment centre of Castle Hill;
- new housing that is located on a bus route that directly serves the Castle Hill town centre and connects with the future railway station at Castle Hill; and
- new housing that is close to services and facilities such as medical, retail and sporting.

It is noted that the site is not located within 800m - 1km of Castle Hill railway station which is the area identified for higher density forms of up to 20 storeys in the North West Corridor Strategy. However, the site is approximately 3km from the town centre and located on a connecting bus route and is therefore ideally placed to contribute to seniors housing in good proximity to the Castle Hill town centre.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

It is contended that a planning proposal is the best means of achieving the intended outcomes on the site given they relate to a site specific amendment to The Hills LEP, and no other local LEP controls have been initiated as yet to facilitate the proposed amendment.

Is there a net community benefit

Criteria	Comment	Net Community Benefit
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?	The site is compatible with agreed State strategic directions for the area, as discussed above. This is particularly the case as the proposal will enable the delivery of a distinct form of housing supply in close proximity to a transport node. This site is highly accessible being connected via bus routes to the Castle Hill	YES

Criteria	Comment	Net Community Benefit
	Town Centre and future Train Station. The site provides the opportunity to contribute to the social and cultural fabric of the area, while capitalising on the unique location, existing services and transport infrastructure.	
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	Increasing the development prospects of the site offers a greater supply of housing facilities in close proximity to public transport and with access to the Castle Hill town centre. This is consistent with the strategic directions contained in the Metro Strategy.	YES
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	The Planning Proposal will not directly influence or change expectations that are driven by public policy and strategies primarily.	YES
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	The site adjoins (to the south and west) other residential housing precincts and does not represent any significant variation to the status quo of housing supply and location. Land to the north of the site is zoned for non urban purposes and any rezoning of such lands could only occur as part of a logical strategic planning analysis.	YES
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	The planning proposal will not lead to a loss of any employment activity and will provide short term employment in the form of construction jobs.	YES
Will the LEP impact upon the	The planning proposal will	YES

Criteria	Comment	Net Community Benefit
supply of residential land and therefore housing supply and affordability?	assist in the delivery of greater housing than is currently possible on the site. Housing supply has a relationship with affordability. The location of the housing supply in close proximity to bus and railway infrastructure shares a relationship with reduced cost of living.	
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?	The site is highly accessible by road, bus and connections to future rail. This provides transport mode choice between bus, train and car for intercity travel. The site also has good pedestrian access with pathways along Old Northern Road.	YES
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	Increased housing supply on transport routes can result in reduced distances travelled by car and encourage mixed purpose trips. This in turn has the opportunity to contribute to a reduction in greenhouse gas emissions, operating costs and improved road safety.	YES
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	The proposal provides the opportunity to increase patronage of public transport, noting the significant infrastructure being implemented by the State Government in the north west railway corridor. This increases the viability and long term sustainability of government transport infrastructure.	YES
Will the proposal impact on	The site is not constrained	YES

Criteria	Comment	Net Community Benefit
land that the Government has identified a need to protect (e.g. land with high biodiversity values) or other environmental impacts? Is the land constrained by environmental factors such as flooding?	by flooding, bushfire or significant ecology.	
Will the LEP be compatible/ complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	The proposal seeks to replicate the residential nature of adjoining land. The intent of the PP is consistent with surrounding land uses.	YES
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	No, as the proposal relates to seniors residential purposes.	YES
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	The planning proposal provides the following public benefits: • Consistency with the Metropolitan aims and strategies for increased housing supply. • Giving rise to opportunity for people to take advantage of existing public transport infrastructure. • Provide Seniors Housing in an area of high demand. Not proceeding with the draft plan at this time includes the following implications: • Well located land, suitable for seniors housing will not be developed consistent with the desire for such housing in good locations.	YES

6.2 Section B: Relationship to Strategic Planning Framework;

Is the planning proposal consistent with the objectives contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Sydney Metropolitan Strategy – A Plan for Growing Sydney

On 14 December 2014 the State Government released its “Plan for Growing Sydney” which is the comprehensive strategic framework that is to shape the growth and development of Sydney over the next 30 years.

Under the Metropolitan Plan for Sydney 2036 prepared by the NSW Government a clear aim is the integration of land use and transport planning to provide a framework for growth and development of the Sydney region. This planning proposal is consistent with the strategic directions and key policies as it will provide –

- New seniors housing with good connections and access to the existing employment centre of Castle Hill;
- new seniors housing that is located on a bus route that directly serves the Castle Hill town centre and connects with the future railway station at Castle Hill; and
- new seniors housing that is accessible to services and facilities such as medical, retail and sporting.

It is noted that the site is not located within 800m - 1km of Castle Hill railway station which is the area identified for higher density forms of up to 20 storeys in the North West Corridor Strategy. However, the site is approximately 3km from the town centre and located on a connecting bus route and is therefore ideally placed to contribute to housing in good proximity to the Castle Hill town centre.

Is the planning proposal consistent with the local Council’s Community Strategic Plan, or other local strategic plan?

Adopted Draft Local Strategy

The Council confirms that role and purpose of the Strategy as follows -

The Draft Local Strategy was adopted by Council on 10 June 2008. It is the principal document for communicating the future planning of the Shire and includes the objectives of longer term planning projects of the State Government as well as responding to, and planning for, local needs such as employment, housing and transport. The Draft Local Strategy focuses on seven key areas of direction, in line with the suite of strategy work being undertaken.

Residential Direction

The Council confirms the following in relation to the Residential Direction document -

The Residential Direction adopted by Council on 10 June 2008 aims to give Council, the community and developers a clear strategy for the future planning and management of residential development and growth to 2031.

The Direction reviews progress in achieving additional dwellings and demonstrates the capacity to accommodate State Government dwelling targets into the future. It also addresses key housing issues such as special needs housing, affordability, sustainability, streetscape and residential character.

A range of strategies and actions have been prepared under the following four Key Directions:

- *Accommodating population growth*
- *Respond to changing housing needs*
- *Provide a sustainable living environment*
- *Facilitate quality housing outcomes*

The proposal is entirely consistent with the strategic planning policies in the following way –

1. The site is well located and will provide for housing close to transport and services and is supported by appropriate infrastructure.
2. The proposal comprises a form of housing that will contribute to a diversity of housing choice that meets the needs and desires of residents.
3. The proposal will create a small community with a sense of place.
4. The proposed site will not result in the creation of edge amenity conflicts with other lands or uses.
5. Given the location and configuration of the site, and existing development, the proposal will not impact on the residential character and streetscape of the area.
6. The proposal will lead to an increased supply of seniors housing which meets a gradual increase in demand for such products in the market.
7. The proposal provides a choice in housing that suits older people as this demand is increasing in The Hills Shire.
8. The proposal is a high quality development that will be safe, liveable, functional and diverse, leading to encouraging a sense of community identity and ownership.

Is the planning proposal consistent with applicable state environmental planning policies?

The consistency of the Planning Proposal with applicable State Environmental Planning Policies (SEPPs) is outlined in the table below. Former Regional Environmental Plans (REPs) for the Sydney and Greater Metropolitan Regions, which are deemed to have the weight of SEPPs have also been addressed.

State Environmental Planning Policy	State Environmental Planning Policy
State Environmental Planning Policy No 1— Development Standards	Not Applicable
State Environmental Planning Policy No 4— Development Without Consent and Miscellaneous	Not Applicable

Exempt and Complying Development	
State Environmental Planning Policy No 6— Number of Storeys in a Building	Not Applicable
State Environmental Planning Policy No 14— Coastal Wetlands	Not Applicable
State Environmental Planning Policy No 15— Rural Land sharing Communities	Not Applicable
State Environmental Planning Policy No 19— Bushland in Urban Areas	Not Applicable
State Environmental Planning Policy No 21— Caravan Parks	Not Applicable
State Environmental Planning Policy No 22— Shops and Commercial Premises	Consistent
State Environmental Planning Policy No 26— Littoral Rainforests	Not Applicable
State Environmental Planning Policy No 29— Western Sydney Recreation Area	Not Applicable
State Environmental Planning Policy No 30— Intensive Agriculture	Not Applicable
State Environmental Planning Policy No 32— Urban Consolidation (Redevelopment of Urban Land)	Not Applicable
State Environmental Planning Policy No 33— Hazardous and Offensive Development	Not Applicable
State Environmental Planning Policy No 36— Manufactured Home Estates	Not Applicable
State Environmental Planning Policy No 39—Spit Island Bird Habitat	Not Applicable
State Environmental Planning Policy No 44— Koala Habitat Protection	Not Applicable
State Environmental Planning Policy No 47— Moore Park Showground	Not Applicable
State Environmental Planning Policy No 50— Canal Estate Development	Not Applicable
State Environmental Planning Policy No 52— Farm Dams and Other Works in Land and Water Management Plan Areas	Not Applicable
State Environmental Planning Policy No 55— Remediation of Land	Consistent. The planning proposal does not contravene the objectives of this SEPP.
State Environmental Planning Policy No 59— Central Western Sydney Regional Open Space and Residential	Not Applicable
State Environmental Planning Policy No 60— Exempt and Complying Development	Not Applicable
State Environmental Planning Policy No 62— Sustainable Aquaculture	Not Applicable
State Environmental Planning Policy No 64— Advertising and Signage	Not Applicable
State Environmental Planning Policy No 65— Design Quality of Residential Flat Development	The design of the seniors living housing at the future DA stage will be

	cognisant of the principles and guidelines of the ADG.
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	Not Applicable
State Environmental Planning Policy No 71—Coastal Protection	Not Applicable
State Environmental Planning Policy (Affordable Rental Housing) 2009	Not Applicable
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Not Applicable
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Not Applicable
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	The Planning Proposal directly relates to the intention of providing Seniors Housing on the site. The provisions and controls of the SEPP are to be incorporated fully into the future Development Application.
State Environmental Planning Policy (Infrastructure) 2007	Not Applicable
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	Not Applicable
State Environmental Planning Policy (Kurnell Peninsula) 1989	Not Applicable
State Environmental Planning Policy (Major Development) 2005	Not Applicable
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Not Applicable
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	Not Applicable
State Environmental Planning Policy (Port Botany and Port Kembla) 2013	Not Applicable
State Environmental Planning Policy (Rural Lands) 2008	Not Applicable
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	Not Applicable
State Environmental Planning Policy (State and Regional Development) 2011	Not Applicable
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	Not Applicable
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Not Applicable
State Environmental Planning Policy (Temporary Structures) 2007	Not Applicable
State Environmental Planning Policy (Urban Renewal) 2010	Not Applicable
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not Applicable
State Environmental Planning Policy (Western Sydney Parklands) 2009	Not Applicable

Deemed SEPP	Comment
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	Not Applicable
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)	Not Applicable
Sydney Regional Environmental Plan No 16—Walsh Bay	Not Applicable
Sydney Regional Environmental Plan No 18—Public Transport Corridors	Not Applicable
Sydney Regional Environmental Plan No 19—Rouse Hill Development Area	Not Applicable
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	Not Applicable
Sydney Regional Environmental Plan No 24—Homebush Bay Area	Not Applicable
Sydney Regional Environmental Plan No 25—Orchard Hills	Not Applicable
Sydney Regional Environmental Plan No 26—City West	Not Applicable
Sydney Regional Environmental Plan No 30—St Marys	Not Applicable
Sydney Regional Environmental Plan No 33—Cooks Cove	Not Applicable
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	Not Applicable

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal has been assessed against each Section 117 direction as shown in the table below.

Direction	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	Not Applicable
1.2 Rural Zones	Not Applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not Applicable
1.4 Oyster Aquaculture	Not Applicable
1.5 Rural Lands	Not Applicable
2. Environment and Heritage	
2.1 Environment Protection Zones	The subject site is zoned E4 Environmental Living. The proposal will not reduce the

	environmental protection standards that apply to the land as the zone currently permits housing on the land. Furthermore, the site does not contain environmental features that are to be protected or responded to, such as, bushfire, significant flora or fauna, slope, etc. The objective of the 117 direction is to protect and conserve environmentally sensitive areas. The Environmental Living zone does provide as an objective “to provide for low-impact residential development in areas with specific ecological, scientific or aesthetic values.” As the site does not exhibit specific ecological or scientific values, the land must contain aesthetic value. It is understood that The Hills Council has sought to provide a more “rural character” along Old Northern Road. However, the subject site immediately adjoins and is surrounded by development of a low density character (see aerial photo below) and therefore the rezoning of the land will not erode any environmental feature on the site that exists and will be consistent with the character of the site and immediate surrounds. It is suggested that the E4 zone is an anomaly when taking into account the character of development on the site and surrounds. 
2.2 Coastal Protection	Not Applicable

2.3	Heritage Conservation	Not Applicable
2.4	Recreation Vehicle Areas	Not Applicable
3. Housing, Infrastructure and Urban Development		
3.1	Residential Zones	Consistent. The proposal is consistent with government policy to provide housing in close proximity and with access to the town centre; in an area that is fully serviced; and on land that has ready access to public transport.
3.2	Caravan Parks and Manufactured Home Estates	Not Applicable
3.3	Home Occupations	Not Applicable
3.4	Integrating Land Use and Transport	Consistent The proposal provides seniors housing in close proximity to existing public transport links, that will directly connect to the future railway station at Castle Hill.
3.5	Development Near Licensed Aerodromes	Not Applicable
3.6	Shooting Ranges	Not Applicable
4. Hazard and Risk		
4.1	Acid Sulfate Soils	Consistent.
4.2	Mine Subsidence and Unstable Land	Not Applicable
4.3	Flood Prone Land	Consistent. The site is not flood affected.
4.4	Planning for Bushfire Protection	Not Applicable
5. Regional Planning		
5.1	Implementation of Regional Strategies	Not Applicable
5.2	Sydney Drinking Water Catchments	Not Applicable
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable
5.8	Second Sydney Airport: Badgerys Creek	Not Applicable
6. Local Plan Making		

6.1 Approval and Referral Requirements	Consistent. The Planning Proposal does not trigger the need for any additional concurrence, consultation or referral.
6.2 Reserving Land for Public Purposes	Not Applicable
6.3 Site Specific Provisions	Not Applicable
7. Metropolitan Planning	
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Consistent The proposal provides for implementation of key Actions contained within the Metropolitan Plan, as discussed in this planning proposal.

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The planning proposal does not impact on any recognised critical habitat or threatened species, populations or ecological communities or their habitats.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Building Form

An Architectural Analysis has been prepared to demonstrate how the site can be developed. Key urban design initiatives include –

- Integrated development forms
- Road entry and exit point and basement layout
- Incorporation of passive open space areas
- Introducing a character of high quality seniors housing in a landscaped setting

How has the planning proposal adequately addressed any social and economic effects?

These have been discussed briefly above, noting that the proposal does not seek to alter the underlying purpose for the land of provision of housing, nor alter the fundamental social and economic planning foundations for the site; noting that housing is permissible on the site. The proposal seeks to provide improved seniors housing supply consistent with the social policy of the SEPP.

It is considered that the increase in yield associated with the planning proposal will not directly lead to or initiate any negative social or economic effects.

The social and economic impacts arising from the proposal ensure that the site would be developed and that a well located parcel of land is revitalised.

6.3 Section D: State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

Public Transport

The subject site enjoys Bus services that connect with Castle Hill town centre. This gives rise to the potential for residents to use the infrastructure of the new north west rail corridor as a primary source of journeys for employment etc.

Roads

The site is well located to key arterial road corridors however the benefits of the proximity to public transport cannot be understated.

Cycleways/Pedestrians

The site and locality is highly 'walkable' given proximity to public transport and services.

Utilities

The site has access to relevant utilities including water, telecommunications, electricity and reticulated sewer.

Health, Education and Emergency Services

The site is close to the Castle Hill CBD which has a variety of health, education and emergency services.

Open Space

The future development application will provide private open space courtyards for each seniors dwelling and a common central gathering place. The level of open space proposed is appropriate for a Seniors Housing proposal.

What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination?

Not applicable at stage.

7. Community Consultation

Given this submission is to seek Council's endorsement of the Planning Proposal there has been no community consultation carried out to date. Community consultation will occur as part of the formal planning proposal process and the required public exhibition should the proposal proceed.

The level of community consultation will be carried out in accordance with Section 2.5 of *A Guide to Preparing Planning Proposals*.

The consultation program will include:

- Newspaper Advertising in local papers;
- Website information; and
- Letters to adjoining land owners and surrounding properties.

8. Conclusion

Think Planners Pty Ltd has been engaged by Old Diamond Projects Pty Ltd to prepare and submit a Planning Proposal to The Hills Council in support of an amendment to The Hills Local Environmental Plan 2012 (THLEP12). The applicant owns the site to which this Planning Proposal relates. The Planning Proposal has been prepared in collaboration with Design Cubicle Architects who have analysed and tested various design options, built forms and urban design scenarios for the site.

The Planning Proposal contains an explanation of the intended effect and justification for the amendment to The Hills LEP2012.

This Planning Proposal specifically seeks:

To rezone Nos. 2 & 2A Fullers Road Glenhaven from E4 Environmental Living to R2 Low Density Residential.

The intended outcome for the site is to permit Seniors Living, pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability).

The Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979, along with the Department of Planning and Infrastructures document “A Guide to Preparing Planning Proposals”.

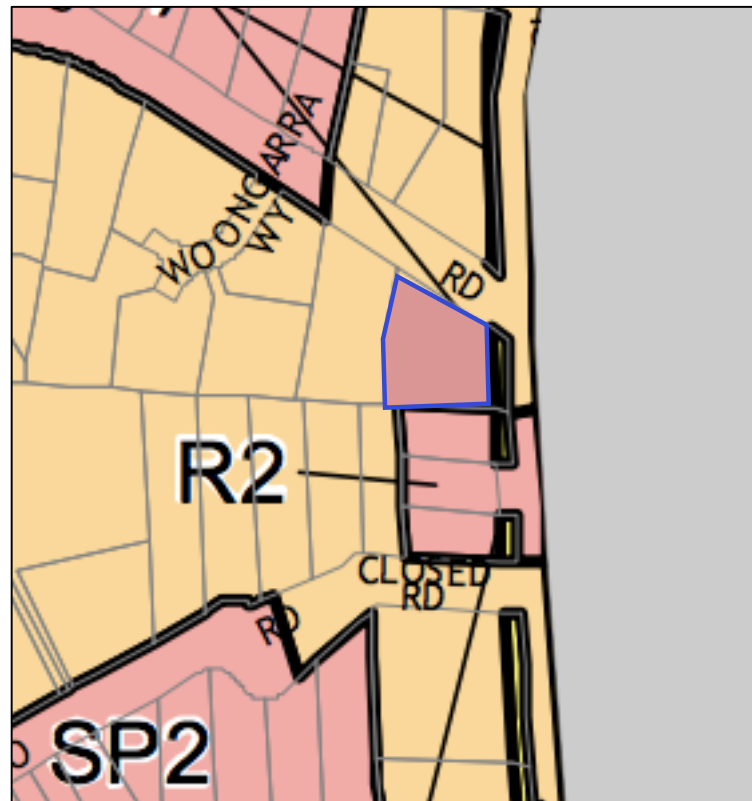
The Planning Proposal will enable the redevelopment of the site for a high quality integrated seniors housing development; thereby providing seniors housing in an area that is well positioned with respect to access to services and proximity to public transport and that does not impact on the special values of the area.

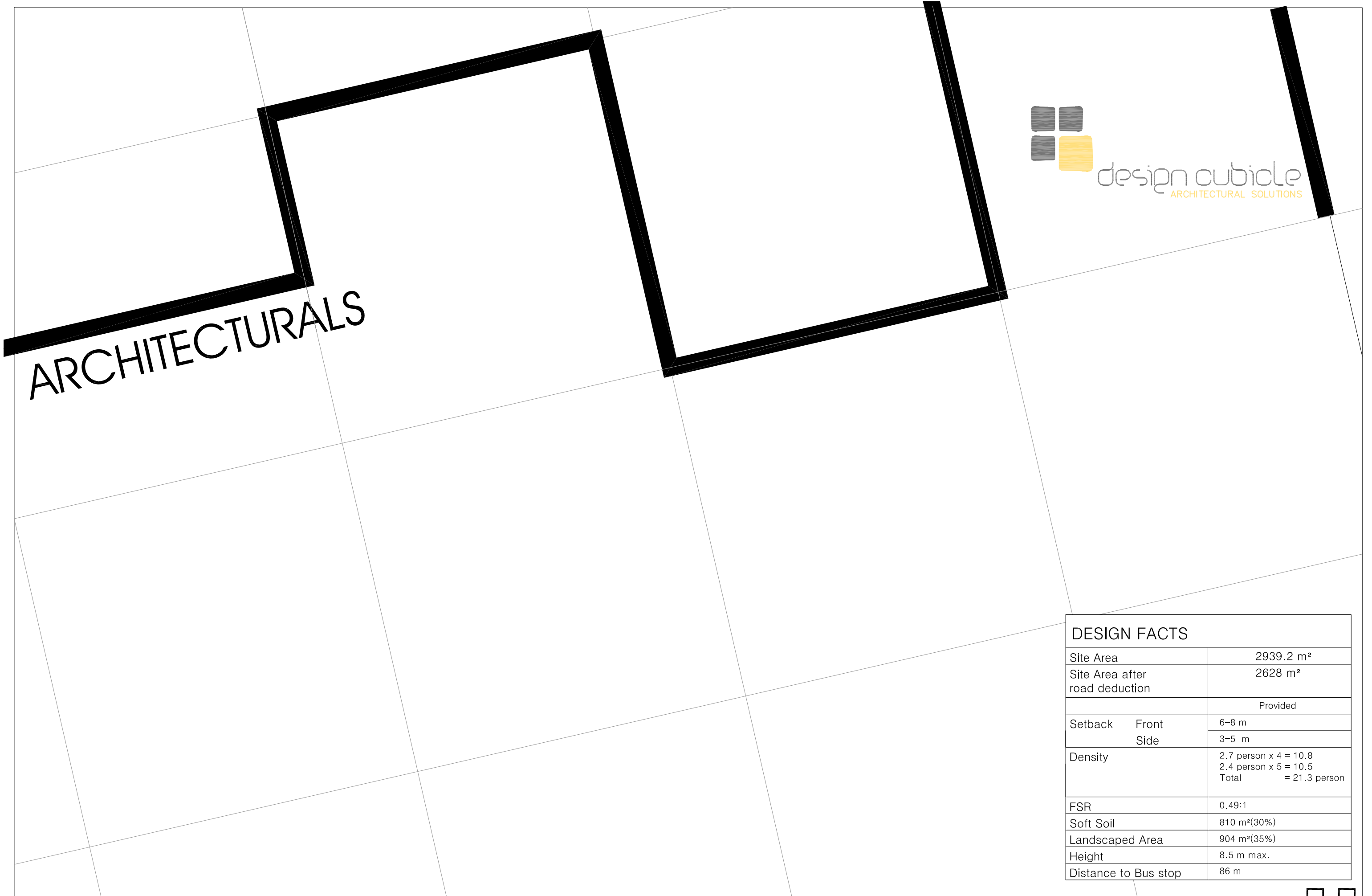
The Planning Proposal considers and discusses the key issues for the rezoning, including likely future development forms; urban design outcomes; and public benefit.

Having regard to the discussion and assessment provided within this report, Think Planners Pty Ltd have no hesitation in recommending that the Planning Proposal be submitted to the Department of Planning and Environment for Gateway Determination, following Council’s review.

Proposed Zoning Map Amendment

Proposed Zoning – R2 and SP2 Classified Road





DESIGN FACTS		
Site Area		2939.2 m ²
Site Area after road deduction		2628 m ²
		Provided
Setback	Front	6-8 m
	Side	3-5 m
Density		2.7 person x 4 = 10.8 2.4 person x 5 = 10.5 Total = 21.3 person
FSR		0.49:1
Soft Soil		810 m ² (30%)
Landscaped Area		904 m ² (35%)
Height		8.5 m max.
Distance to Bus stop		86 m

TOTAL SITE AREA (EXCLUDING ROAD WIDENING) = 2629m²

NORTHERN

ROAD

FULLERS

BM ON KERB
RL=184.01(AHD)

11
P806796

13A
DP135436

TWO STOREY
REND. RESIDENCE
'No.2'

TREE CODE: TSD15H12S
 TRUNK DIAM. (cm) HEIGHT (m) CANOPY DIAM. (m)

LEGEND:

- TK TOP OF KERB
- CL ROAD CENTRELINE
- VC VEHICLE CROSSING
- KIP KERB INLET PIT
- GSP GRADED SURFACE INLET PIT
- JF JUNCTION PIT
- DW DRAINWAY
- BLD BUILDING
- FCF FENCE
- HYD HYDRAULIC
- SV STOP VALVE
- WM WATER METER
- GM GAS METER
- EPL ELECTRICITY PILLAR
- TEL TELESTRA PIT
- LH SEWER LAMP/OLE
- SMH SEWER MANHOLE
- TB TOP OF BANK
- BB BOTTOM OF BANK
- TOW TOP OF RETAINING WALL
- SB BOTTOM OF RETAINING WALL
- NS NATURAL SURFACE

NOTES:
THE TITLE BOUNDARIES SHOWN HEREON WERE NOT MARKED AT THE TIME OF THIS SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY.
ONLY SERVICES THAT WERE VISIBLE AT THE TIME OF THE SURVEY HAVE BEEN SHOWN HEREON.
PRIOR TO ANY DEMOLITION, CONSTRUCTION OR EXCAVATION, IT IS ADVISED THAT A THOROUGH SEARCH OF ALL SERVICE AUTHORITIES BE MADE TO DETERMINE THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES. IN PARTICULAR, IT IS ADVISED THAT A "DIAL BEFORE YOU DIG" SEARCH MUST BE MADE PRIOR TO ANY WORKS COMMENCING.
CONTOURS SHOWN HEREON ARE INDICATIVE ONLY AND ARE NOT SUITABLE FOR MAPPING AT A SCALE OF 1:200 OR SMALLER. PRECISION SHOULD BE GIVEN TO SPOUT HEIGHTS AS SHOWN.

urbansurveys
Registered Surveyors

42 Waterfall Boulevard, The Ponds
PO BOX 6030 Rouse Hill NSW 2155
Ph: 8883 0191 Email: mail@urbansurveys.com.au

NO.	AMENDMENT	DATE
-----	-----------	------

PROPERTY DESCRIPTION:
LOT 1 in DP369807 & LOTS 1 & 2 in SP44522
No.434 OLD NORTHERN ROAD & No.2 & No.2A FULLERS ROAD
GLENHAVEN

LOCAL GOVERNMENT AREA: THE HILLS SHIRE

CONTOUR INT. 0.2 METRES	SCALE: 1:200 ● A1
-------------------------	-------------------

DATUM: AHD	ORIGIN: PM7540
-------------------	-----------------------

CLIENT: KASSIS

CONTOUR & DETAIL SURVEY

DATE	SHEET	OF	DRAWING No.
24-08-15	1	1	3090-D-01

(A) EASEMENT TO DRAIN WATER 1 WIDE
(B) RESTRICTION ON USER (PROPOSED ROAD WIDENING)





SITE LOCATION



VIEW FROM CONNER OF FULLERS ROAD
& OLD NORTHERN ROAD



609 OLD NORTHERN ROAD, GLENHAVEN



4 FULLERS ROAD, GLENHAVEN



1A-1B FULLERS ROAD, GLENHAVEN



432A OLD NORTHERN ROAD, GLENHAVEN

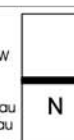
Site Analysis

C			
B			
A	ISSUED FOR PRELODGEEMENT MEETING	10.12.15	TN / YP
ISSUE	AMENDMENT	DATE	DRAWN

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ABN: 47 116 316 333



SHEET TITLE:
SITE ANALYSIS

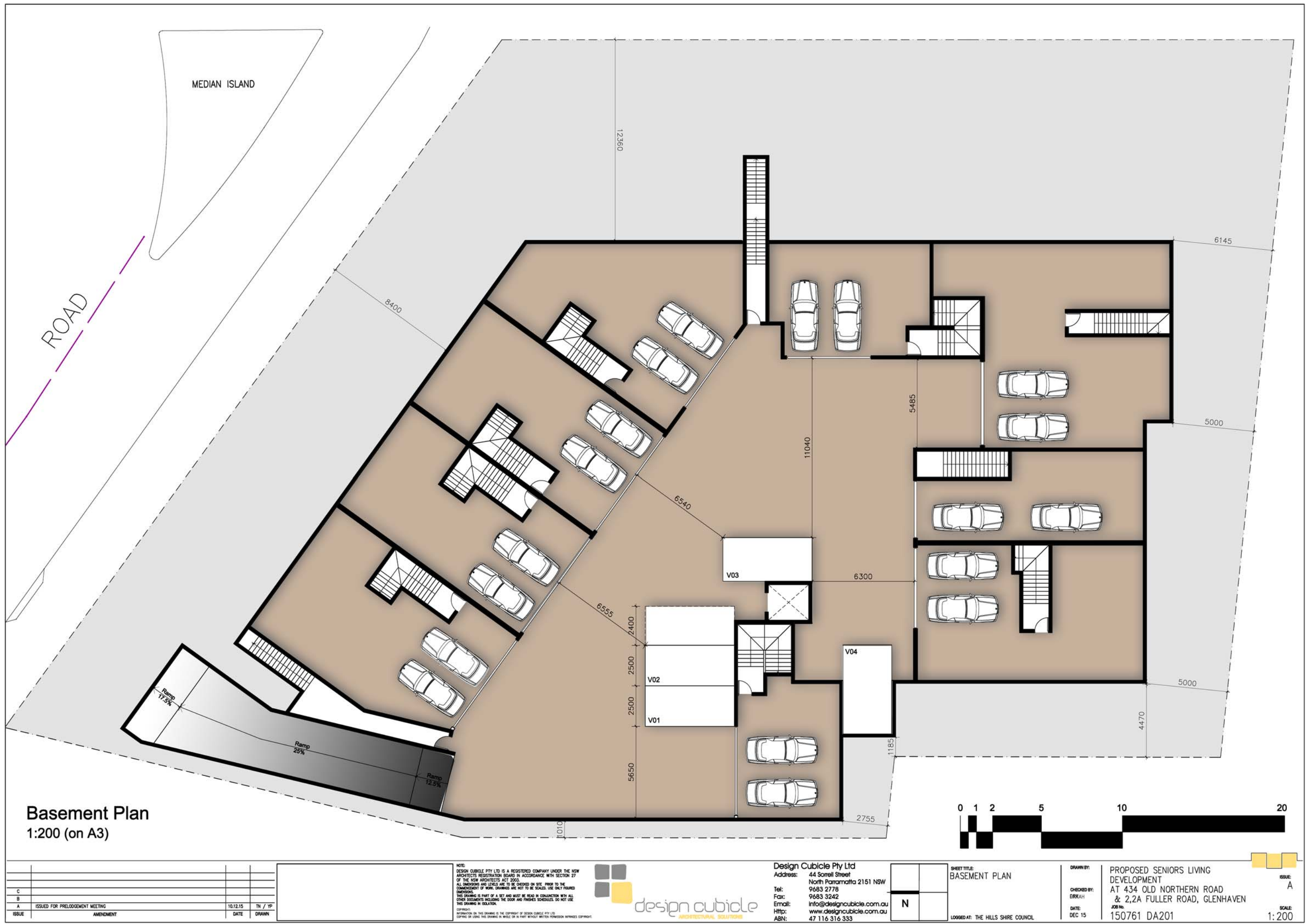
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DRAWN BY:
CHECKED BY:
FARAH
DATE:
DEC 15

PROPOSED SENIORS LIVING
DEVELOPMENT
AT 434 OLD NORTHERN ROAD
& 2,2A FULLER ROAD, GLENHAVEN
JOB No.
150761 DA100

ISSUE: A

SCALE: 1:200





Ground Floor Plan
1:200 (on A3)

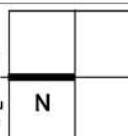
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C				
B				
A	ISSUED FOR PRELODGE MEETING	10.12.15		

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SHEET TITLE:
GROUND FLOOR PLAN
LOGGED AT: THE HILLS SHIRE COUNCIL

DRAWN BY:
CHECKED BY:
DATE:
DEC 15

PROPOSED SENIORS LIVING
DEVELOPMENT
AT 434 OLD NORTHERN ROAD
& 2,2A FULLER ROAD, GLENHAVEN
JOB No:
150761 DA202

ISSUE:
A
SCALE:
1:200

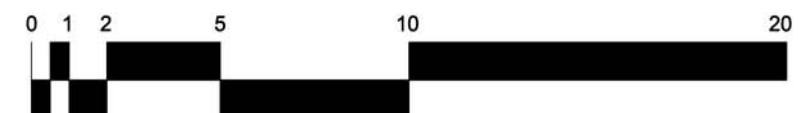
The diagram is an attic floor plan of a building. It features four distinct rooms, each labeled "HOBBY ROOM" in black capital letters. These rooms are arranged in a row along the left side of the plan, separated by small blue-shaded areas that likely represent stairwells or corridors. The rooms are filled with a light brown color. The rest of the building's footprint is shaded in light gray with horizontal lines. To the left of the building, a purple line represents a "ROAD", and a white triangular area above it is labeled "MEDIAN ISLAND". To the right of the building, a large area is shaded with diagonal lines and labeled "Road Widening". In the bottom right corner, there is a scale bar with markings for 0, 1, 2, 5, 10, and 20 units.

Road Widening

ROAD

Attic Floor Plan

1:200 (on A3)



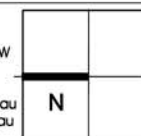
C			
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A	ISSUED FOR PRELODGEING MEETING	10/12/15	TN / YP
ISSUE	AMENDOMENT	DATE	DRAWIN

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SHEET TITLE:
ATTIC FLOOR PLAN

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CHECKED BY:
FARAH
DATE:
DEC 15

PROPOSED SENIORS LIVING
DEVELOPMENT
AT 434 OLD NORTHERN ROAD
& 2,2A FULLER ROAD, GLENHAVEN
JOB No.
150761 DA203

JE:
 A
 LE:
 10

MEDIAN ISLAND

Road Widening

ROAD

Roof Plan
1:200 (on A3)

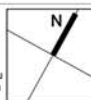


ISSUE	AMENDMENT	DATE	DRAWN
B	AMENDMENTS DONE AS PER COUNCIL LETTER DATED 21/01/2012	21/01/2012	NM
A	ISSUED FOR D.A. APPLICATION	12/11/11	NM / YP

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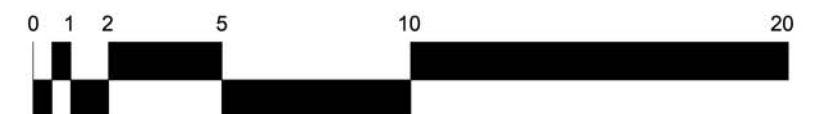
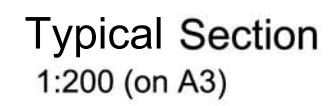


SHEET TITLE:
ROOF PLAN
LOADED AT: THE HILLS SHIRE COUNCIL

DRAWN BY:
NM / YP
CHECKED BY:
DNK
DATE:
AUG 11

PROPOSED SENIORS LIVING
DEVELOPMENT
AT 86 EXCELSIOR AVENUE
CASTLE HILL
JOB NO:
110458 DA204

ISSUE:
B
SCALE:
1:200



C			
B			
A	ISSUED FOR PRELIMINARY MEETING	10.12.15	TN / YP
ISSUE	AMENDMENT	DATE	DRAWN

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SHEET TITLE:
SECTION

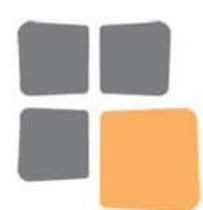
LOGGED AT: THE HILLS SHIRE COUNCIL

DRAWN BY:
CHECKED BY:
FARAH
DATE:
DEC 15

PROPOSED SENIORS LIVING
DEVELOPMENT
AT 434 OLD NORTHERN ROAD
& 2,2A FULLER ROAD, GLENHAVEN
JOB No.
150761 DA400

A

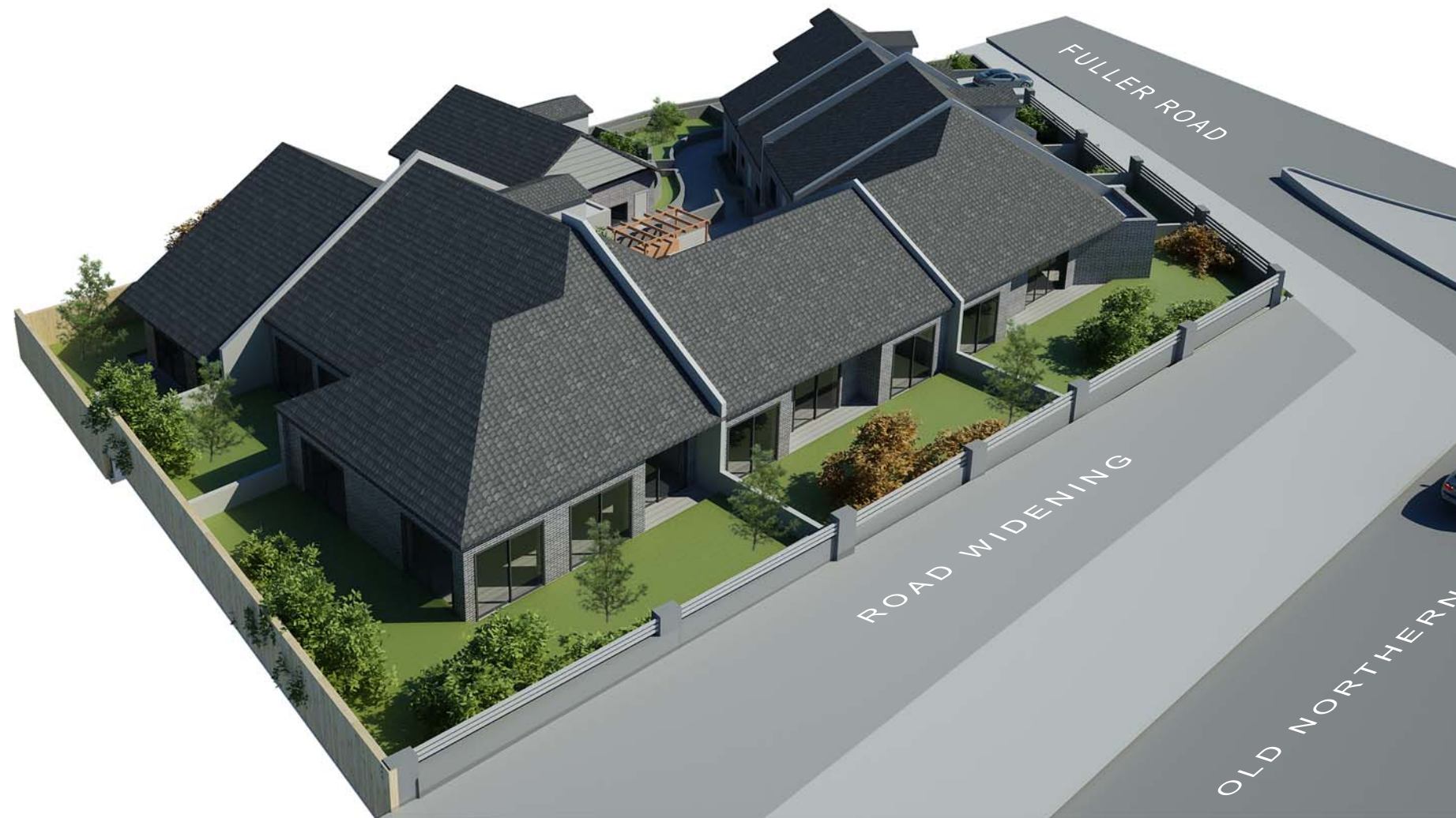
SCALE:
200



3D Massing

150761 - 434 Old Northern Road & 2,2A Fuller Road, Glenhaven

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