

ITEM-4	PLANNING PROPOSAL - 328 - 334 ANNANGROVE ROAD, ROUSE HILL 8/2018/PLP
THEME:	Balanced Urban Growth.
OUTCOME:	7 Responsible planning facilitates a desirable living environment and meets growth targets.
STRATEGY:	7.2 Manage new and existing development with a robust framework of policies, plans and processes that is in accordance with community needs and expectations.
MEETING DATE:	13 FEBRUARY 2018 COUNCIL MEETING
GROUP:	STRATEGIC PLANNING
AUTHOR:	SENIOR TOWN PLANNER ASHLEY COOK
RESPONSIBLE OFFICER:	MANAGER FORWARD PLANNING STEWART SEALE

EXECUTIVE SUMMARY

This report recommends that Council forward a planning proposal to the Department of Planning and Environment for Gateway Determination to include 'bulky goods premises' as an additional permitted on land at 328–334 Annangrove Road, Rouse Hill. The proposal would facilitate a commercial development comprising approximately 60,000m² of bulky goods floor space. No other LEP or DCP amendments are required to facilitate the development.

The planning proposal has sufficient strategic merit to progress to Gateway Determination as it would satisfy strategic demand for additional bulky goods floor space required to cater for anticipated growth within The Hills Shire over the next 20 years and resolve issues associated with the recent reduction in bulky goods zoned land within the Shire due to the Sydney Metro Northwest (in particular the Bella Vista Station Precinct and Showground Precinct). The site is strategically located in close proximity to the rapidly developing release areas of North Kellyville and Box Hill and presents an opportunity to stimulate development activity within the Edwards Road employment area.

The subject site is appropriate to accommodate the proposed use, being located on two prominent street frontages (Annangrove Road and Withers Road) and in close proximity to Windsor Road, with high visibility and accessibility via the local road network. The existing controls applicable to the land (floor space ratio, maximum building height and DCP controls) would continue to govern development outcomes and would be likely to produce a similar outcome to that already permitted on the land under current controls in terms of built form, amenity and traffic.

PROPONENT

Abax Contracting Pty Ltd.

THE HILLS LOCAL ENVIRONMENTAL PLAN 2012

	Existing	Proposed by Proponent
Zone:	B6 Business Enterprise	B5 Business Development (Option 1)
Minimum Lot Size:	4,000m ²	No change
Maximum Height:	16 metres	No change
Maximum Floor Space Ratio:	1:1	No change
Additional Permitted Use:	N/A	Bulky Goods Premises (Option 2)

POLITICAL DONATIONS

Nil disclosures by the Proponent.

REPORT

The purpose of this report is to consider a planning proposal to amend LEP 2012 to facilitate a commercial development comprising approximately 60,000m² of bulky goods floor space on land at 328-334 Annangrove Road, Rouse Hill.

1. THE SITE

The site is known as 328–334 Annangrove Road, Rouse Hill (Lot 34 DP834050 and Lots 12 and 13 DP833069) and has an area of six (6) hectares. The site is currently zoned B6 Enterprise Corridor and SP2 Infrastructure (Local Road Widening) under The Hills Local Environmental Plan 2012. Land to the south is zoned IN2 Light Industrial and land to the north is also zoned B6 Enterprise Corridor. Land to the west is located within the Box Hill Growths Centres Precinct and is zoned B6 Enterprise Corridor.

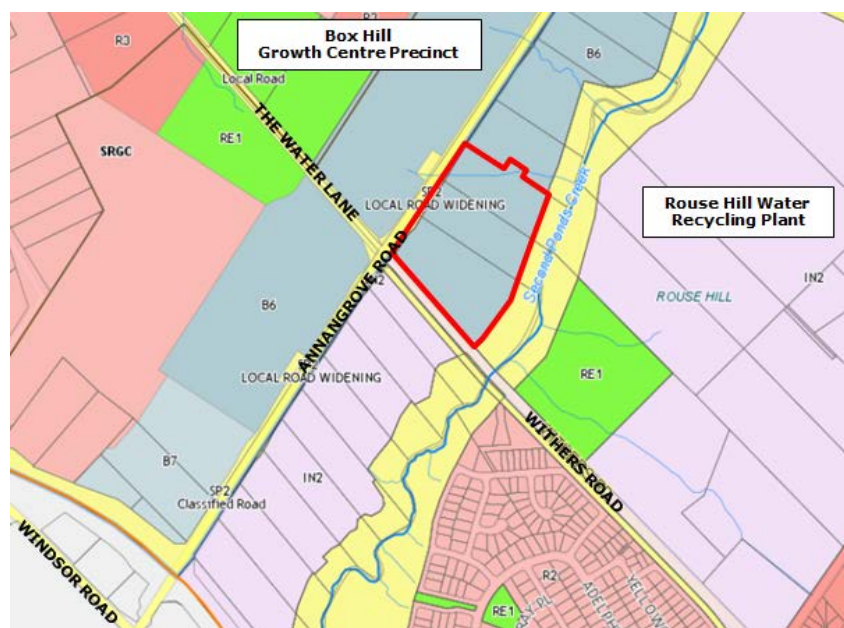


Figure 1
Zoning of the site and surrounding locality (site outlined red)

The property is regular in configuration with a frontage to Annangrove Road of approximately 245 metres and a frontage to Withers Road of approximately 220 metres. The northern portion of the site features an unnamed tributary of Second Ponds Creek and is vegetated by Cumberland Plain Woodland (a Critically Endangered Ecological Community under the Biodiversity Conservation Act 2016). The site currently contains two (2) dwellings.

The locality comprises a mix of land uses including, light industrial uses, low density residential and rural land. The locality is undergoing transition from rural undeveloped land to urban and business/industrial land uses. The Rouse Hill Water Recycling Plant site is 120 metres to the east.



Figure 2

Aerial view of the site (site outlined yellow)

A detailed overview of relevant planning history relating to the Edwards Road Precinct and the site is included in Attachment 1.

2. PLANNING PROPOSAL

The planning proposal seeks to enable a commercial development outcome comprising approximately 60,000m² of bulky goods floor space. To enable this development outcome, the proponent has suggested two possible LEP amendments:

1. Rezone the site from B6 Enterprise Corridor to B5 Business Development; **or**
2. Amend Schedule 1 and the associated Additional Permitted Uses Map to include bulky goods premises as an additional permitted use on the site.

No other LEP or DCP amendments are requested to facilitate the development.



Figure 3

Photo Montage of Proposed Development Concept

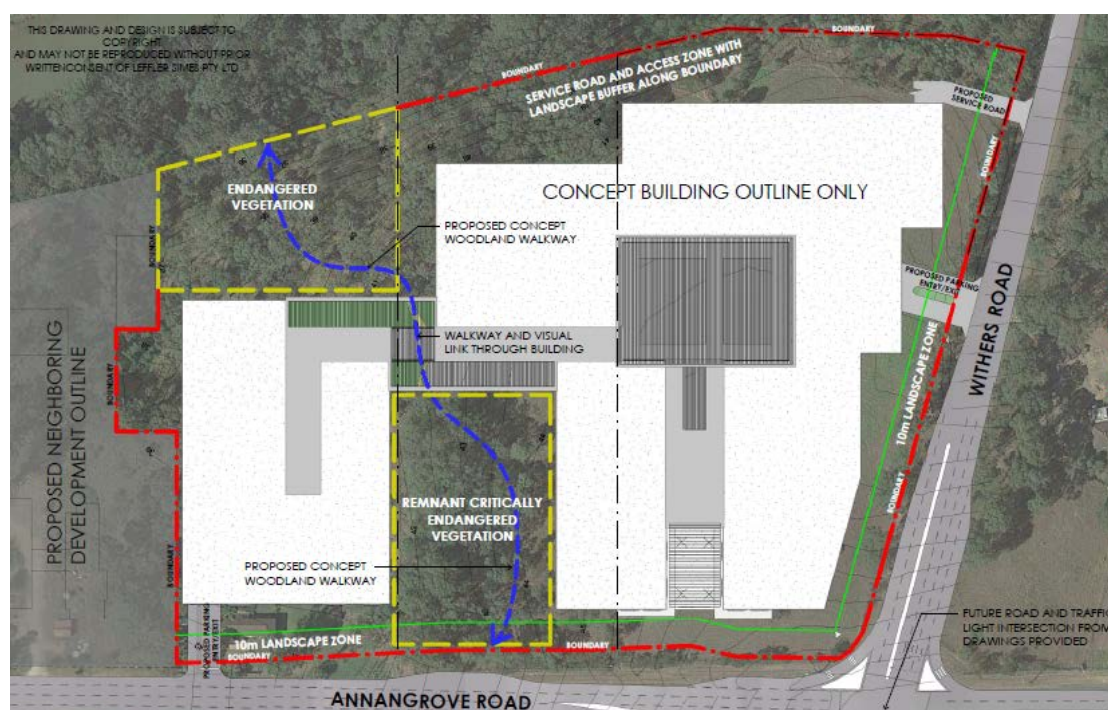


Figure 4
Site Plan for Proposed Development Concept

3. MATTERS FOR CONSIDERATION

The planning proposal requires consideration of the following matters:

- a) Strategic Context;
- b) Demand for Bulky Goods Floor Space;
- c) Address to Annangrove Road and Withers Road;
- d) Management of Ecological Constraints; and
- e) Appropriate Mechanism for Delivering Development Outcome.

a) Strategic Context

Attachment 2 provides a detailed assessment of the proposal against the relevant strategic documents including A Plan for Growing Sydney, Draft Greater Sydney Region Plan and Draft Central City District Plan.

The assessment finds that the planning proposal is broadly consistent with the principles of the strategic framework in that it will grow investment, business opportunities and jobs and will diversify opportunities to expand the existing Rouse Hill Town Centre.

The Local Strategy identifies bulky goods as a key retail land use with additional demand that had not been met with the existing zoned land. Since the Local Strategy was adopted, several locations that were zoned for bulky goods development have been rezoned (predominately due to the Sydney Metro Northwest Precinct rezoning). Other locations that may have originally been suitable within Norwest, Bella Vista, Castle Hill and Rouse Hill have been identified for rezoning (or already rezoned) as part of the planning for the Sydney Metro Northwest. The Castle Hill Industrial Area is now the primary location for this bulky goods development within the Shire however in order to meet anticipated demand additional land for bulky goods development will be required over the next 20 years.

b) Strategic Demand for Bulky Goods Floor SpaceAvailability of land for bulky goods development

While Council's Local Strategy identifies a number of sites as suitable to meet the demand for bulky goods development, many of these have subsequently been rezoned for other uses, reducing the extent of land available for this use. The only locations within the Shire which are zoned to accommodate bulky goods development are the Castle Hill Industrial Area and the one (1) lot in Rouse Hill (the former Masters site on Commercial Road).

The area of land within the Castle Hill Industrial Area available for bulky goods development was further reduced through the State Government's recent Showground Planned Precinct rezoning. Given the imminent delivery of the Sydney Metro Northwest, it is anticipated that land within this locality will increasingly become more viable for mixed use development.

The former Masters site in Rouse Hill has recently obtained approval for a development comprising 13,637m² of leasable floor space within ten (10) tenancies including bulky goods, indoor recreation facility and child care centre. Expansion of a bulky goods development in this locality is unlikely as surrounding sites are zoned R2 Low Density Residential to the north, R1 General Residential to the east, B4 Mixed Use to the south and B6 Enterprise Corridor to the west (the Mean Fiddler site). Land closer to the future Rouse Hill Railway Station has become increasingly more viable for residential and mixed use developments that accommodate every day retailing needs. As bulky goods developments require larger floor plates and there is a deficit in vacant land zoned for bulky goods to meet the additional demand.

Outside of the Hills, the closest location of available land for bulky goods is in Marsden Park (on Richmond Road) however a significant portion of this zoned land is already occupied by traders such as IKEA, Costco, Home Hub and Bunnings.

Anticipated demand for additional bulky goods floor space

The *Economic Needs Assessment* submitted with the planning proposal states that the most commonly purchased items from online platforms include clothing, shoes and accessories, electronics (particularly mobile phones, tablets and portable computers), beauty and personal care items, flowers and gifts, groceries, fast food and homewares. It indicates that the online retailing market has had minimal impact on the sale of furniture, floor coverings, lighting, tiles, bathroom fittings, large electrical devices (such as televisions) and large white goods (such as fridges, washing machines, dishwashers etc.), with most customers still preferring to shop in-store for these items.

The Assessment forecasts a population increase of approximately 250,000 people (over the wider catchment) by 2056, with at least 100,000 new residents added to this area over the next decade. The analysis concludes that there will be a significant increase in demand for additional bulky goods floor space over the next 20 years in the area surrounding Rouse Hill. From a regional perspective, in excess of 100,000m² of additional floor space could be required by 2036. When restricted to The Hills LGA specifically, the analysis identifies the need for approximately 60,000m² of additional bulky goods floor space to accommodate this demand over the next 20 years.

Noting the limited opportunities with The Hills to accommodate additional bulky goods floor space, the planning proposal would contribute to meeting this demand over the next 20 years. Ultimately, based on the projections within the *Economic Needs Assessment*, if bulky goods were permitted, the subject site would be capable of delivering the full extent of additional bulky goods floor space required within The Hills over the next 20 years. This would ensure that this anticipated demand is satisfied.

Having regard to the additional demand for bulky goods floor space over the next 20 years and the location of the site (detailed further within the report), there is adequate strategic merit to consider progressing this proposal to Gateway Determination.

c) Appropriate Location for Bulky Goods

The subject site is considered to be an appropriate location for the proposed use having regard to the following matters:

Traffic Impacts

The subject site is situated on two prominent street frontages with significant road upgrades identified for the locality (including intersection upgrade at the corner of Annangrove Road and Withers Road and upgrades to Annangrove Road). It is anticipated that access to the site from Annangrove Road will require a left-in left-out arrangement with the construction of a concrete median along Annangrove Road proposed by the Roads and Maritime Services. Should the proposal proceed to Gateway, it is anticipated that consultation with the Roads and Maritime Services would be required as a condition of any Gateway Determination issued, where access arrangements can be further detailed. Ultimately, it is considered that the proposed use would have negligible traffic impacts in comparison to the range of uses that would already be permitted on the site under current controls.

Land Use Conflicts

The subject site is separated from residential land uses and the use of the land for bulky goods is unlikely to significantly impact on surrounding land uses (anticipated business and office uses). With respect to bulk and scale, a bulky goods development on the site is expected to be of the same bulk, scale and built form as development already permitted under the existing controls as it will be required to meet the existing floor space ratio, height and Development Control Plan standards (including setbacks) to ensure a consistent built form throughout the Precinct.

Economic Viability

Generally speaking, out-of-centre retailing has not been supported as it can impact on the economic viability of centres. The Castle Hill Industrial Area contains several bulky goods developments and does not detract from the retailing success of the Castle Hill Town Centre. The subject site is located a similar distance from the Rouse Hill Town Centre and is unlikely to reduce the economic viability of the Centre.

As discussed above, there is demand for additional bulky goods floor space within the Hills. As a result of the significant loss in bulky goods zoned land in other parts of the Shire, the site's proximity to Kellyville and Box Hill and the lack of commercial uptake in the Edwards Road Precinct, the planning proposal may assist in stimulating future development in the Precinct.

Given the foregoing, the planning proposal has sufficient site specific merit to proceed to Gateway Determination.

d) Management of Ecological Constraints

While one of the lots making up the site is substantially cleared, the remaining two lots are significantly constrained by Cumberland Plain Woodland, a critically endangered ecological community under the Biodiversity Conservation Act 2016. The vegetation on the site is of varying quality due to previous and current land use, degree of disturbance and extent of weed invasion.

The *Preliminary Ecological Assessment* submitted with the planning proposal (prepared by Keystone Ecological dated 3 November 2017) recommends the preservation of 5,000m² of significant vegetation at the rear of the site. This outcome would allow for a more contiguous bushland area adjoining the Sydney Water owned riparian corridor and Second Ponds Creek at the rear of the site.

As there is potential habitat for Cumberland Plain Land Snail and Dural Woodland Snail on the site, the Assessment Report recommends that immediate pre-clearing surveys are undertaken in likely habitat and an approved relocation protocol implemented if animals are found. This would be required to be undertaken prior to a development application as a requirement of the Biodiversity Conservation Act 2016.

Noting the intensity of redevelopment sought through the proposal and more broadly through the precinct planning for the Edwards Road Precinct, the existing significant vegetation is expected to be subject to direct detrimental impact. In an attempt to minimise the loss of vegetation, the proponent has amended the development concept to preserve the most significant vegetation in the front of the site. Notwithstanding, it may be more appropriate to retain a larger contiguous area at the rear of the site rather than two disjointed areas.

The proposal mentions future participation in the Biodiversity Offset Scheme (formerly known as Biobanking Scheme). When assessing the proposal against the Biodiversity Conservation Act 2016, the concept development is considered to result in a "serious and irreversible impact" (SAII) on the site's biodiversity values. Consequently, Clause 7.1 of the Biodiversity Conservation Act would prevent a consent authority from granting development consent on any activity defined under Part 4 of the Environmental Planning and Assessment Act 1979, without the biodiversity values being quantitatively assessed and fully offset in accordance with the requirements under the Biodiversity Offset Scheme to remove the site's association with "serious and irreversible impact".

This would be expected to be done prior to the lodgement of any development application on the site, regardless of whether the planning proposal is successful or not. Should the proposal proceed to Gateway, it is anticipated that consultation with the Office of Environment and Heritage would be required as a condition of any Gateway Determination issued.

e) Appropriate Mechanism for Delivering Development Outcomes

Noting the strategic merits for the proposal and suitability of the subject site, it is important to ensure the most appropriate mechanism has been utilised to enable the proposed outcomes. In this respect, the proponent has suggested either rezoning the land to B5 Business Development (within which bulky goods would be permitted) or alternatively, identifying bulky goods development as an additional permitted use on the site through Schedule 1 of LEP 2012.

The objectives of the existing B6 Enterprise Corridor zone applicable to the site include:

- To promote businesses along main roads and to encourage a mix of compatible uses;
- To provide a range of employment uses (including business, office, retail and light industrial uses); and
- To maintain the economic strength of centres by limiting retailing activity.

As significant employment investigations have already been completed with respect to the Edwards Road Precinct, it is important that business and office premises continue to be the predominant land uses in the Precinct. This is particularly reflected in the zone

objective to *"limit retailing activity"*. Although bulky goods premises are technically defined as retail premises, as detailed within this report there is sufficient strategic and site specific merit to allow the proposed use on the site.

Should the site be rezoned to B5 Business Development, Business Premises and Office Premises would be prohibited, contrary to the outcomes envisaged for the Precinct. Further, the proponent is only seeking the ability to undertake bulky goods premises, rather than the range of other uses that would be permitted within the B5 Business Development zone.

To support the planned outcomes for the Edwards Road Precinct, whilst still enabling flexibility for a bulky goods development on this particular site, it is recommended that the most appropriate mechanism would be to enable the proposed use as an additional permitted use under Schedule 1 of LEP 2012 (retaining the site's existing zoning as B6 Enterprise corridor). This mechanism would also allow for greater flexibility in future development and use of the site to incorporate business uses as well as bulky goods.

No amendments to other planning controls applicable to the land are being sought (including floor space ratio (1:1) or height (16 metres)) and no amendments to the Hills Development Control Plan are proposed. Appendix C Part B Section 7 – Industrial of The Hills Development Control Plan includes site specific controls which guides built form within the Edwards Road Precinct including setbacks, building materials, fencing, vehicular access and flooding. The continued application of the existing floor space ratio, building height and DCP controls to the land will ensure that future development on the site results in a built form outcome consistent with the desired future character of the Precinct, regardless of the particular land use.

It is considered unnecessary to cap the maximum amount of floor space within the additional permitted use as the use will not be permitted on land outside of the site and the floor space ratio standard already applicable to the land (1:1) will continue to apply. Additionally, Clause 5.3 of LEP 2012 (which allows for flexibility in land uses) only applies to zone boundaries. As no change to the applicable land use zone is proposed the additional permitted use will not apply outside of the defined area mapped on the Additional Permitted Uses Map.

4. RECOMMENDED AMENDMENTS TO LEP 2012

Having regard to the strategic justification for the proposal, the site specific merit and the assessment within this report, it is recommended that a planning proposal be forwarded to the Department of Planning and Environment to amend Schedule 1 and the associated Additional Permitted Uses Map under LEP 2012 to include 'bulky goods premises' as an additional permitted use on the site.

No further amendments are required to facilitate the desired development outcome. As commercial uptake in the Edwards Road Precinct has been slow to develop, the planning proposal will assist in increasing viability of the Precinct and potentially trigger further development.

IMPACTS

Financial

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

Strategic Plan - Hills Future

The Hills Future aims to manage new and existing development with a robust framework of policies, plans and processes that is in accordance with community needs and

expectations. As the planning proposal seeks to satisfy the additional demand for bulky goods floor space that the Shire's current and future residents require, it is consistent with the Strategic Plan.

RECOMMENDATION

A planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination to amend The Hills Local Environmental Plan 2012 as follows:

- a. Amend Schedule 1 to include 'bulky goods premises' as an additional permitted use on land at 328–334 Annangrove Road, Rouse Hill; and
- b. Identify land at 328–334 Annangrove Road, Rouse Hill on the Additional Permitted Uses Map.

ATTACHMENTS

1. Relevant History (2 Pages)
2. Strategic Assessment (6 Pages)

ATTACHMENT 1**BACKGROUND**Edwards Road Precinct (11/2013/PLP)

The Edwards Road Precinct forms part of the Annangrove Road Light Industrial Area and is highlighted in the following aerial photograph.

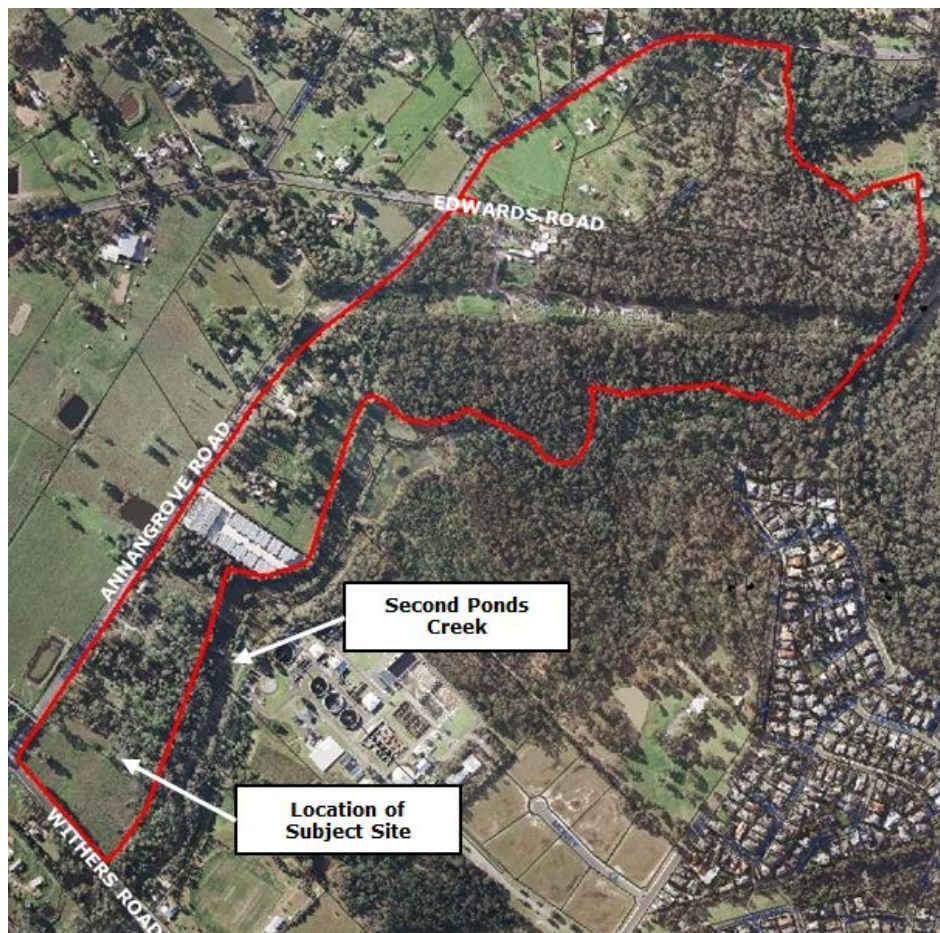


Figure 1
Aerial Photograph (Edwards Road Precinct)

The industrial area was established in 1991 and has had limited success in attracting new industrial businesses. A number of constraints such as endangered and critically endangered ecological communities, slope, and its outlying location have contributed to the slow uptake of land for redevelopment. Notwithstanding these constraints, the precinct is considered to be well situated being within close proximity to the Rouse Hill Major Centre, the proposed North West Rail Link, the North Kellyville Precinct to the south-east, and the proposed Box Hill and Box Hill Industrial Precincts to the north-west.

The objectives of the rezoning were to stimulate development and employment generation within the Edwards Road Precinct by facilitating a different type of industrial product and subdivision pattern from what has traditionally been offered within The Hills Shire. The planning proposal amendments were made on 4 July 2014.

The employment lands investigation is further detailed in Section 3(a) of the report.

DEVELOPMENT APPLICATION HISTORY

159/2016/JP Application for a mixed use/shop top housing development was refused by the JRPP on 16 December 2015 and subsequently the applicant's appeal dismissed by the Land and Environment Court on 17 August 2016.

533/2017/JP Concept Staged Development Application for a Shop Top Housing Development, parking and landscaping and Subdivision to excise land zoned SP2 Infrastructure for the purpose of road widening was lodged on 30 September 2016. A Council initiated planning proposal which in part sought to prohibit shop top housing in the B6 Enterprise Corridor zone was notified on the NSW Legislation website on 28 October 2016.

The instrument deletes 'shop top housing' as a land use permitted with consent in the zone and removes the associated objective relating to the provision residential uses as part of mixed use developments.

As the application could not proceed in its current form, the applicant withdrew the application on 17 February 2017.

172/2018/HC Application for construction of a two storey commercial / industrial development with at grade and basement car parking for one of the three lots within the subject site lodged on 3 August 2017. It is proposed that the uses contained within the development will consist of light industry tenancies, offices, car sales display rooms, food and drink premises including a tavern which will be subject to separate use applications where required.

The application is still under assessment. However the proponent has stated that they will only continue this application through to assessment in the event that the subject planning proposal is not supported by Council.

ATTACHMENT 2**STRATEGIC CONTEXT***A Plan for Growing Sydney*

Direction 1.4 of A Plan for Growing Sydney aims to improve the scale and mix of job opportunities to help more people work closer to home and reduce commuting times, making Sydney more productive. The planning proposal would diversify the types of jobs available in this area and is considered to be consistent with the objectives of this Direction.

Rouse Hill is listed as a Strategic Centre in this State Government Strategy and is located between two precincts of the North West Growth Centre (Box Hill and North Kellyville), seen in Figure 1 below.

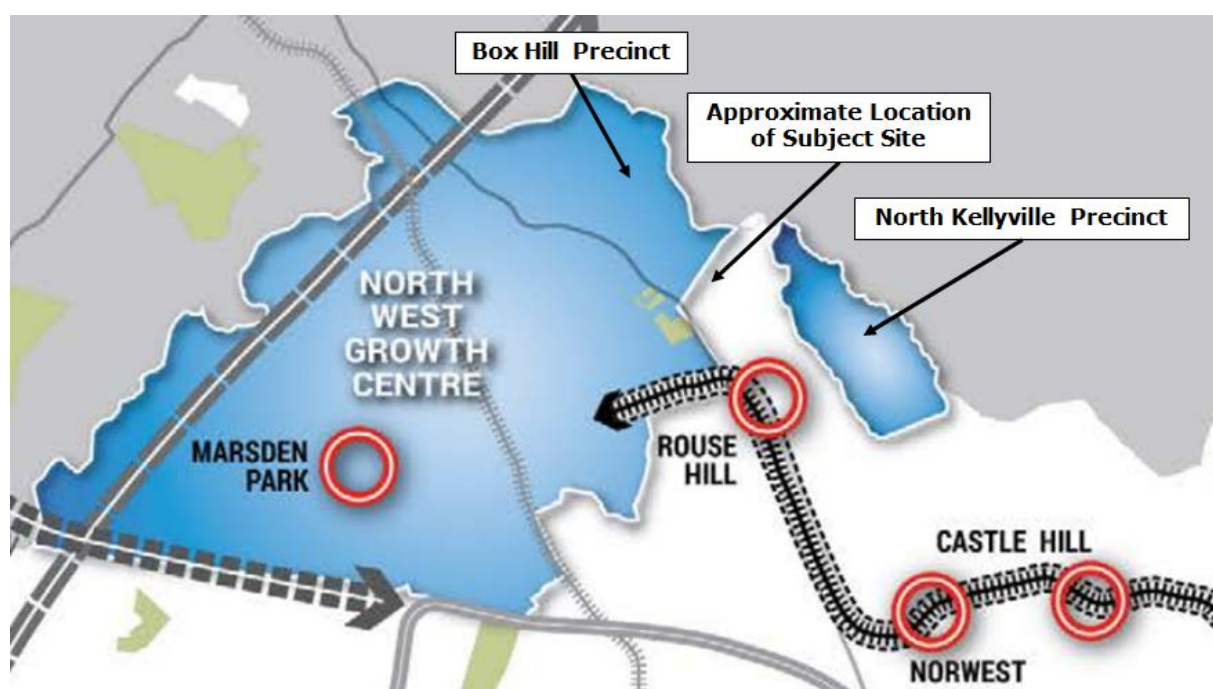


Figure 1

Excerpt from A Plan for Growing Sydney connecting population growth to jobs

Direction 1.7 aims to plan for adequate retail and commercial capacity in centres by developing demand and supply data sets for office and retail development. The planning proposal is supported by an Economic Needs Assessment (prepared by Leyshon Consulting Pty Ltd dated November 2017) that provides a demand and supply analysis for the locality, taking into account the anticipated population growth from the North West Growth Centre Precincts and the Sydney Metro Northwest as well as the loss of land zoned for bulky goods as a result of the Railway Precincts.

Draft Greater Sydney Region Plan

The Draft Region Plan aims to engage with the retail sector on its changing planning requirements and update planning controls as required. Over the past few decades, the retail industry has been affected by a broad range of trends and new technologies. In 2016, Australians spent an estimated \$21 billion on online retail with NSW contributing 34.9 per cent of this, well ahead of Victoria (23.7 per cent), Queensland (18.2 per cent) and Western Australia (11.2 per cent).

Online retail remains a relatively small proportion of spending on bricks and mortar retail compared to other countries at 7.1 per cent in 2016. However, Australia's adoption of consumer technology, increasing desire for innovative experiences, and the rise of online-only stores such as Amazon, has retailers reviewing their store formats, improving their online presence and in some cases significantly reducing their retail floor space.

While physical shop fronts will continue to play an important role, their functions and purpose will change depending on the market capacity to adopt new technology and digital platforms. The Economic Needs Assessment submitted with the planning proposal considers that online spending will have a lesser impact in the bulky goods sector than it will for other sectors of retailing activity in Australia.

Facilitating a bulky goods development through an additional permitted use, rather than rezoning, will enable fluidity in land uses to better respond to the changing demand for retail operations and is considered to be consistent with the Region Plan's aim to respond to changing requirements and to update planning controls accordingly.

Revised Draft Central City District Plan

The draft Plan acknowledges that Rouse Hill provides retail and community services to a large population catchment in Sydney's north-west. A future Sydney Metro station provides the opportunity for commercial developments and a greater proportion of knowledge intensive jobs.

Planning Priority 10 of the draft Plan aims to grow investment, business opportunities and jobs in strategic centres. Areas highlighted orange in Figure 4 have been identified for future jobs and services to meet the needs of current and future surrounding residents. Action 48 of District Plan aims to strengthen Rouse Hill by investigating opportunities for future expansion of the centre. Land that has been highlighted orange on Figure 2 has been recently rezoned for predominately residential development (located at Lot 5 Commercial Road 2/2016/PLP). This land was previously zoned B5 Business Development which permits bulky goods premises.

While the subject site itself is not identified by the draft Plan, it adjoins land that is and is currently zoned for business purposes. The planning proposal is consistent with the draft Plan as it will diversify opportunities to expand the existing Centre.



Figure 2

Excerpt from Revised Draft Central City District Plan identifying areas for jobs and services

The subject site has been identified as industrial and urban services land within the draft Plan.

The draft plan states that, in the context of retaining industrial and urban services activities, there may be a need, from time to time, to review the list of appropriate activities within any precinct, considering evolving business practices and how they can best be supported through local environmental plans' permitted uses. Any review should take into consideration findings of the industrial, commercial and centres strategies for the local government area and/or district.

The planning proposal is supported by an economic needs assessment and responds to market demand and a lack of development uptake within the precinct without reducing any permissible uses or allowing a development that would challenge zone objectives.

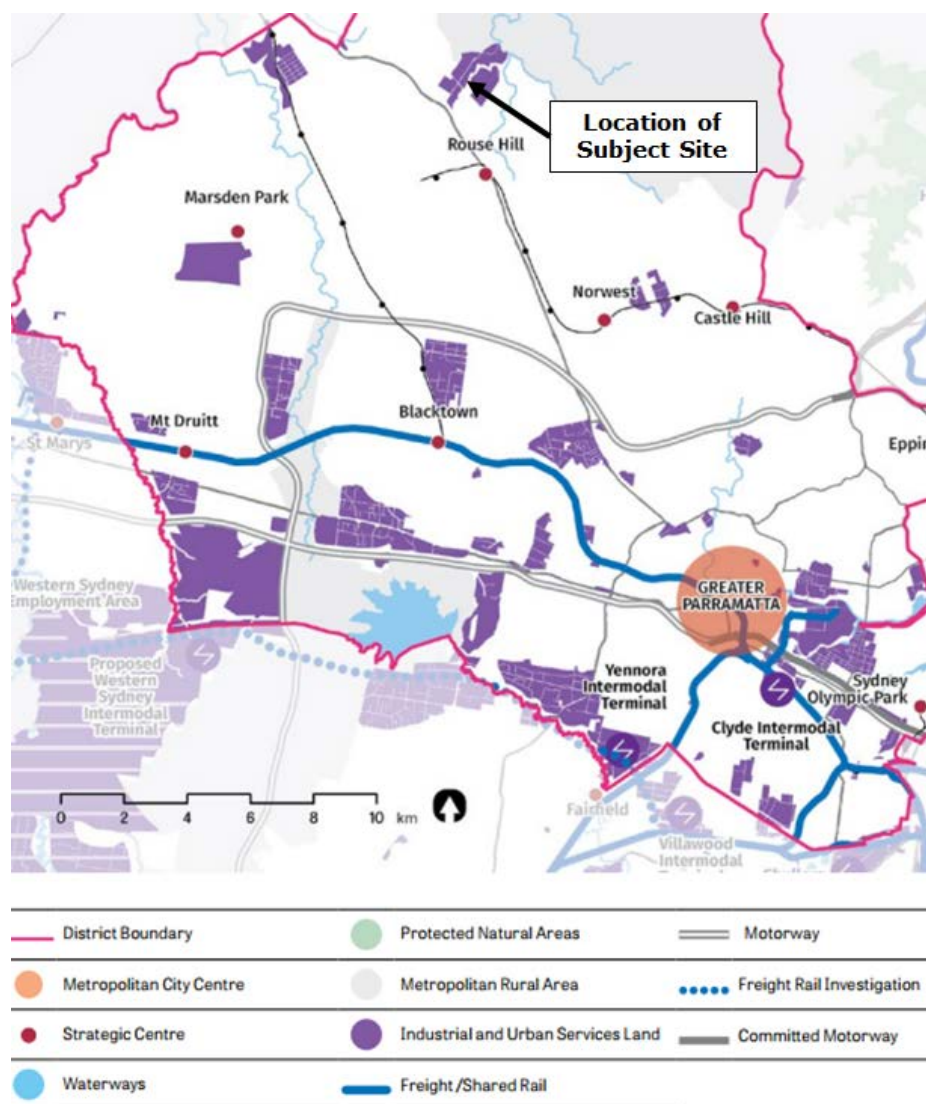


Figure 3

Excerpt from Revised Draft Central City District Plan identifying industrial and urban services land

Local Strategy – Centres Direction

The Centres Direction was informed by an economic analysis undertaken by Hill PDA assessed on the assumption that the Hills would increase by approximately 100,000 residents by 2031 (from the 130,000 residents in 2006). On the basis of the projected population growth, Hill PDA's retail analysis identified the demand for an additional 81,000m² of bulky goods floor space to meet the Shire's needs to 2031.

The Hills population is now expected to grow to around 250,000 residents by 2036 (Forecast ID). Accordingly, the demand for additional floor space is expected to increase. While supermarket, department store and specialty retail floor space would be fairly well covered within most centres, there has not been any additional land zoned for bulky goods floor space since the Direction was adopted.

Centres Direction recommends clustering bulky goods developments so that they don't detract from centres with a primary focus on the Castle Hill industrial area and Norwest Business Park, shown as blue filled squares in Figure 4. A potential bulky goods precinct was identified for the Rouse Hill Area, shown as a blue dashed box in Figure 4.

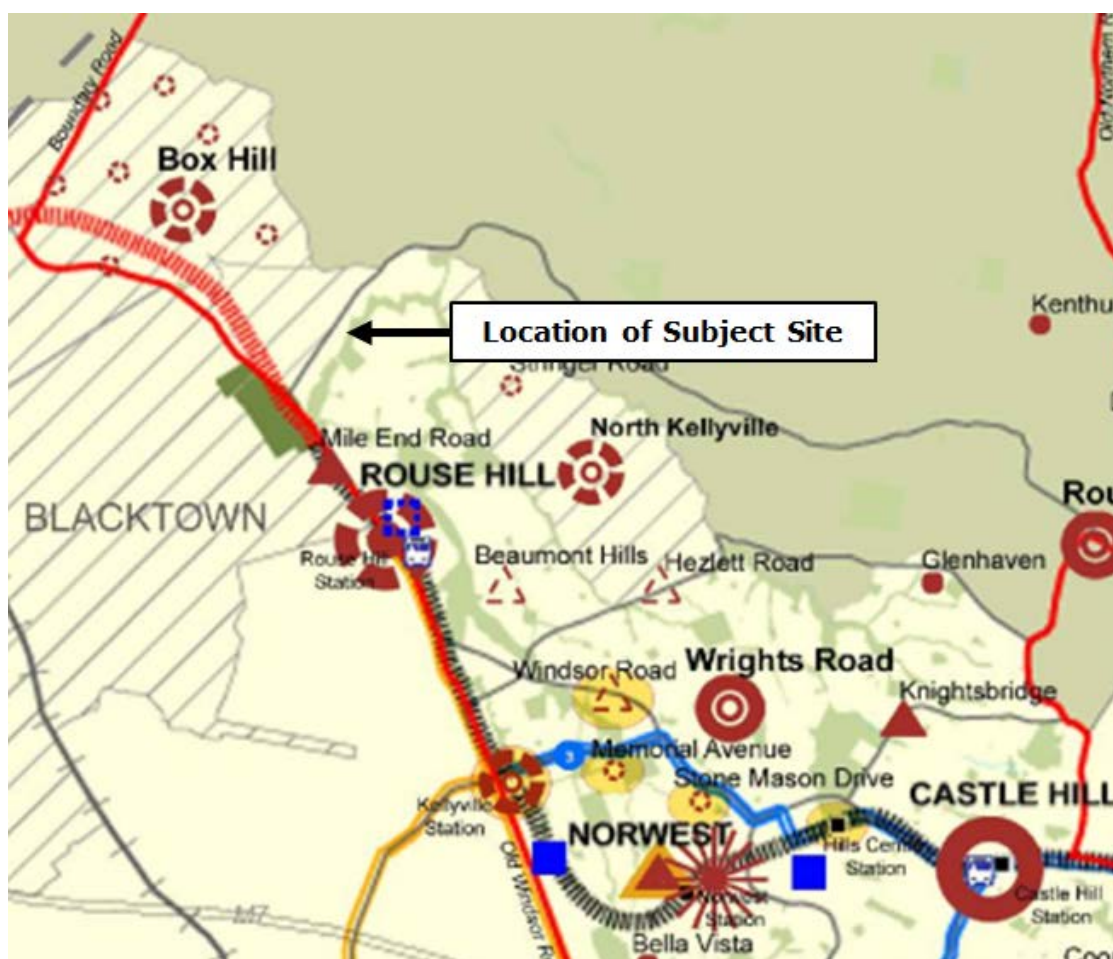


Figure 4

Excerpt from Local Strategy Centres Direction

The Direction states that consideration of additional floor space should be based on the identified demand and be contained within bulky goods precincts. A wider distribution of such precincts may be desirable with potential locations to consider the typology.

A site in Rouse Hill that was zoned for bulky goods floor space has recently been rezoned for residential purposes. Further, land identified for bulky goods development in Norwest Business Park has been rezoned from B5 Business Development to B7 Business Park as the Bella Vista Railway Station Priority Precinct. The Local Strategy identified bulky goods as a key retail land use with additional demand that had not been met with the existing zoned land. Given that these locations are no longer zoned for bulky goods development and that the Castle Hill Industrial Area is the main location for this use, it may be appropriate to identify additional sites to meet any demand.

Edwards Road Precinct Masterplan

As mentioned above, land within the Edwards Road Precinct was rezoned in 2014 with little commercial development uptake since then. An Economic and Employment Study prepared by SGS Economics and Planning identified Bulky Goods Premises as typically being large, one-story buildings surrounded by car-parking, usually located out of centre and in high exposure (main road) locations. The Study considered bulky goods premises to be unsuitable in the precinct as the Standard Instrument LEP objectives of the B6 Enterprise Corridor zone aimed to limit retailing activity.

Notwithstanding this, the planning proposal is considered to have sufficient strategic and site specific merit to warrant proceeding to Gateway Determination. The proposal is unlikely to impact on the viability of the Rouse Hill Major Centre of the planned town centres within Box Hill or North Kellyville. Future employment development within this precinct will support these centres by providing employment opportunities (including industrial, business and office) for surrounding residents. Future public transport services identified as part of the planning for the North West Growth Centre and the North West Rail Link will also ensure that the employment area integrates with the identified strategic centres.

MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 13 February 2018

98. Restaurant Patronage

The maximum number of patrons for the restaurant shall be no more than 69 persons; including the external garden and courtyard areas shall have no more than 40 persons at any one time.

99. Live music / live entertainment

Live music or live entertainment of any kind is not permitted on the premises at any time.

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

VOTING AGAINST THE MOTION

None

ITEM-4

PLANNING PROPOSAL - 328 - 334 ANNANGROVE ROAD, ROUSE HILL 8/2018/PLP

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

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY.

18 RESOLUTION

A planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination to amend The Hills Local Environmental Plan 2012 as follows:

- a. Amend Schedule 1 to include 'bulky goods premises' as an additional permitted use on land at 328-334 Annangrove Road, Rouse Hill; and
- b. Identify land at 328-334 Annangrove Road, Rouse Hill on the Additional Permitted Uses Map.

MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 13 February 2018

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
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Clr E M Russo
Clr F P De Masi
Clr Dr P J Gangemi
Clr R K Harty OAM
Clr S P Uno
Clr A N Haselden
Clr M G Thomas

VOTING AGAINST THE MOTION

None

ITEM-5

PLANNING PROPOSAL TO AMEND THE HILLS LOCAL ENVIRONMENTAL PLAN 2012 TO AMEND LAND USE PERMISSIBILITY, OBJECTIVES AND SITE COVERAGE STANDARDS WITHIN THE RU6 TRANSITION ZONE (6/2018/PLP)

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

THE MOTION WAS PUT AND CARRIED.

19 RESOLUTION

Council forward a revised planning proposal to the Department of Planning and Environment that removes the prohibition of cemeteries in the RU6 zone.

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 R M Tracey
Clr R Jethi
Clr A J Hay OAM
Clr B L Collins OAM
Clr E M Russo
Clr F P De Masi
Clr R K Harty OAM
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