

**ITEM 4: PLANNING PROPOSAL – 10-14 RED GABLES ROAD, BOX HILL
(2/2019/PLP)**

DECISION AND REASONS:

The Panel have considered the staff report support Option 1 for the Planning Proposal request to proceed to Gateway determination as recommended:

The Panel's advice is that Council in discussion with the proponent:

- Reconsider the relationship of the building 4F as 8 storeys with the proposed school site.
- Ensure that the existing concept Masterplan approval (1397/2015/JP) can be appropriately modified.
- Ensure that any early lot creation does not cause conflict with future calculation of FSR relative to Clause 4.5(4) of The Hills LEP 2012.
- Be satisfied that the land for the proposed school is appropriately secured prior to the finalisation of the planning proposal.

**ITEM 5: PLANNING PROPOSAL – MINIMUM LOT SIZE FOR MANOR HOMES
(4/2019/PLP)**

DECISION AND REASONS:

The Panel having considered the staff report supports the recommendation to proceed with a minimum lot size requirement of 900 square metres for manor homes in the R3 Medium Density Residential zone.

The Panel notes that the recommended minimum lot size aims to ensure the integrity of the strategic planning undertaken particularly around the station precinct will not be adversely undermined.

**ITEM 6: PLANNING PROPOSAL – 4-22 LAROOLO CRESCENT AND 44-50
CARRAMAR ROAD, CASTLE HILL (12/2018/PLP)**

DECISION AND REASONS:

The Panel have considered the staff report supports Option 1 for the Planning Proposal to proceed to Gateway determination as recommended.