
MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 11 September 2018

2. We stand for one minute's silence

A minute's silence was observed.

PETITIONS

524 BUS LANE, OUTSIDE THE LOCAL SHOPS ON OLD NORTHERN ROAD NEAR WINDSOR ROAD, BAULKHAM HILLS

Councillor Jethi tabled around 195 objections from local residents and business owners regarding the RMS removal of 12 car spots outside the local shops and making it a 24 hour bus lane.

The General Manager advised that he would take the matter on part notice as the briefing Council received was about the public consultation on the clearways. The General Manager did not recall any discussions on bus lanes. The General Manager advised that he would take the opportunity to check this proposal and find out how the residents and business owners can make their voice heard.

COMMUNITY FORUM

There were no addresses to Council during Community Forum.

ITEM-2 PLANNING PROPOSAL - PROPOSED PLAYING FIELDS ON LAND BOUND BY GLENHAVEN ROAD, GILMOUR CLOSE AND KYLE AVENUE, GLENHAVEN (3/2018/PLP)

Proceedings in brief

Steven Powney of Glenhaven (in favour) representing the residents of the local area addressed Council regarding this matter.

Charles Russell of Glenhaven (objector) addressed Council regarding this matter.

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.

525 RESOLUTION

1. Council not proceed with Planning Proposal (3/2018/PLP) which seeks to rezone land at 7-13 Glenhaven Road, 1 Kyle Avenue and 3 Gilmour Close, Glenhaven (Lot 8 & 9 DP25902, Lot 1 DP844862, Lot 1 DP524622, Lot 1 DP207788 and Lot 1 DP261810) from RU6 Transition to RE1 Public Recreation and identify the land on the Land Reservation Acquisition Map of 2012.
2. Council request the Minister for Planning to not proceed with the Planning Proposal (3/2018/PLP).

MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 11 September 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
Clr B L Collins OAM
Clr R Jethi
Clr J Jackson
Clr M G Thomas
Clr E M Russo
Clr F P De Masi
Clr R M Tracey
Clr A N Haselden

VOTING AGAINST THE MOTION

None

MEETING ABSENT

Clr Dr P J Gangemi
Clr A J Hay OAM
Clr S P Uno

ITEM-3

POST EXHIBITION - DRAFT VOLUNTARY PLANNING AGREEMENT AND DEVELOPMENT CONTROL PLAN - 582 AND 582A OLD NORTHERN ROAD, DURAL (7/2015/PLP)

Proceedings in brief

Pat Clay of Round Corner Dural (objector) representing the residents in the local area addressed Council regarding this matter.

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.

526 RESOLUTION

1. Council enter into the Voluntary Planning Agreement, as amended (Attachment 3 – ECM Document No.17177494) and authorise Council's common seal to be affixed to the Voluntary Planning Agreement.
2. Draft amendments to The Hills Development Control Plan (Attachment 4 – ECM Document No.17154455) be adopted and come into force on the date of public notice.

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

ITEM-2	PLANNING PROPOSAL - PROPOSED PLAYING FIELDS ON LAND BOUND BY GLENHAVEN ROAD, GILMOUR CLOSE AND KYLE AVENUE, GLENHAVEN (3/2018/PLP)
THEME:	Shaping Growth.
OUTCOME:	5 A connected and supported community with access to a range of services and facilities that contribute to health and wellbeing.
STRATEGY:	5.1 The Shire's natural and built environment is well managed through strategic land use and urban planning that reflects our values and aspirations.
MEETING DATE:	11 SEPTEMBER 2018 COUNCIL MEETING
GROUP:	SHIRE STRATEGY, TRANSFORMATION AND SOLUTIONS
AUTHOR:	STRATEGIC PLANNING COORDINATOR BRENT WOODHAMS
RESPONSIBLE OFFICER:	MANAGER – FORWARD PLANNING STEWART SEALE

EXECUTIVE SUMMARY

This report recommends that Council not proceed with Planning Proposal (3/2018/PLP) which applies to land at 7-13 Glenhaven Road, 1 Kyle Avenue and 3 Gilmour Close, Glenhaven and which seeks to amend LEP 2012 by rezoning the land from RU6 Transition to RE1 Public Recreation and identify the land on the Land Reservation Acquisition Map.

REPORT

As its meeting on 25 July 2017 Council considered a report on the draft development control plan, draft contribution plan and draft public domain plan for the Castle Hill North Precinct (Attachment 1). These plans were prepared in support of the Castle Hill North Planning Proposal (16/2016/PLP) which seeks to implement changes to land zoning and development standards and to introduce a new local provision to facilitate increased residential densities within the Castle Hill North Precinct. The proposal will facilitate up to 3,283 additional dwellings and 6,045 additional people.

The draft contributions plan sought to levy future development within the Castle Hill North Precinct for an apportioned amount of a new district open space facility in Glenhaven. The facility would have consisted of four (4) playing fields, two (2) cricket ovals, four (4) tennis courts, amenity facilities and associated car parking. At the 25 July 2017 meeting Council resolved as follows:

1. *Draft Contributions Plan No.17 - Castle Hill North (Attachment 1), Draft The Hills DCP 2012 Part D – Section 20 – Castle Hill North (Attachment 2), Draft The Hills DCP 2012 Part C – Section 1 – Parking (Attachment 3) and Draft Public Domain Plan*

- Castle Hill North (Attachment 4), be exhibited in conjunction with the exhibition of the planning proposal for the Castle Hill North Precinct (16/2016/PLP).
2. A planning proposal applying to land at 7-13 Glenhaven Road, 1 Kyle Avenue and 3 Gilmour Close, Glenhaven (Lot 8 & 9 DP25902, Lot 1 DP844862, Lot 1 DP524622, Lot 1 DP207788 and Lot 1 DP261810) be forwarded to the Department of Planning and Environment for a Gateway Determination to amend Local Environmental Plan 2012 as follows:
 - a. Amend the Land Zoning Map to rezone the site from RU6 Transition to RE1 Public Recreation.
 - b. Amend the Land Reservation Map to identify 7, 9 and 13 Glenhaven Road, 1 Kyle Avenue and 3 Gilmour Close, Glenhaven (Lot 8 & 9 DP25902, Lot 1 DP524622, Lot 1 DP207788 and Lot 1 DP261810) as SP2 Infrastructure.
 3. Council commence consultation with land owners of 7, 9 and 13 Glenhaven Road, 1 Kyle Avenue and 3 Gilmour Close, Glenhaven (Lot 8 & 9 DP25902, Lot 1 DP524622, Lot 1 DP207788 and Lot 1 DP261810) and the NSW Rural Fire Service with respect to the proposed district open space facility in Glenhaven.

The proposed site is outlined on the following land zoning map.

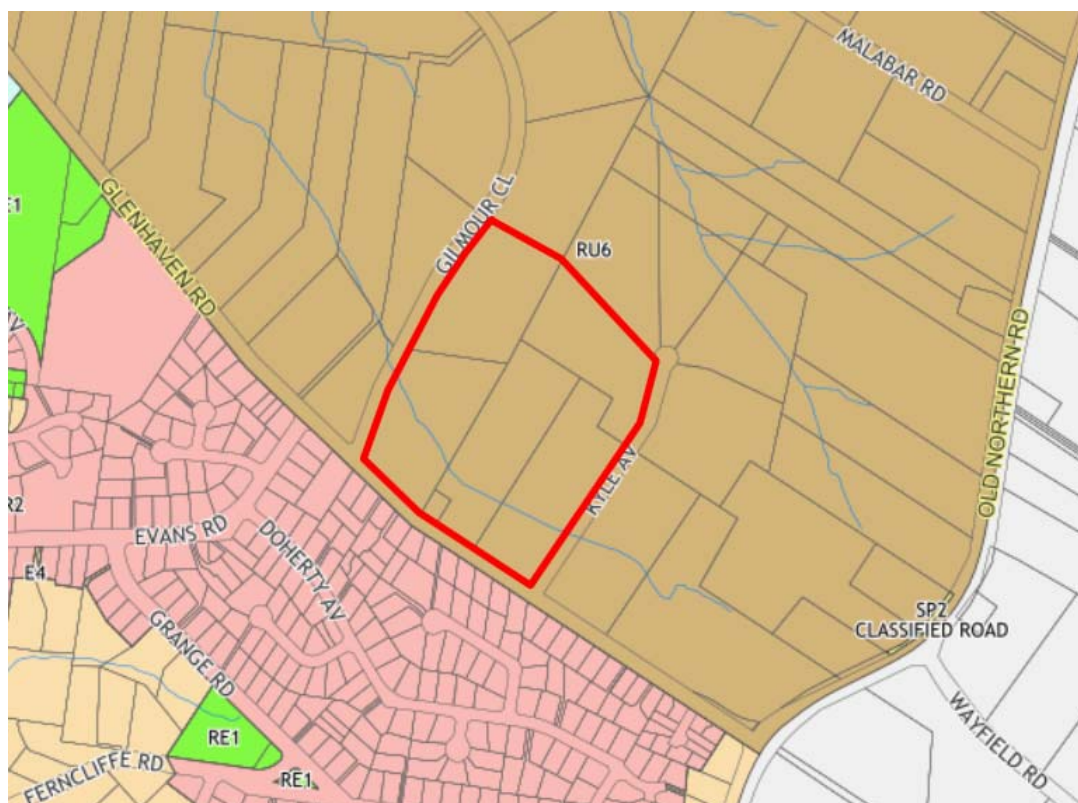


Figure 1
Land Zoning Map – Subject Site

The draft plans were exhibited from Thursday 17 August 2017 to Friday 15 September 2017. In response to the exhibition a number of submission authors raised concern in relation to the proposed open space facility in Glenhaven. A further report on the outcome of the public exhibition of the Castle Hill North Planning Proposal and supporting plans will be considered

by Council once the review of submissions and assessment of outstanding infrastructure matters has been completed.

On 20 October 2017 a Gateway Determination was issued by the Department of Planning and Environment for Planning Proposal (3/2018/PLP). The Gateway Determination authorised the exhibition of the planning proposal to rezone the site in Glenhaven for playing fields, subject to the preparation of a traffic study.

Further detailed investigation is currently underway to identify potential sites for new playing fields to meet the future demand generated by increased densities within the Castle Hill and Cherrybrook Railway Station Precincts. Based on the status of this investigation a district open space facility at the subject site will not be identified as a preferred option. Whilst the broader investigation is still underway it is considered reasonable that Planning Proposal (3/2018/PLP) to rezone the subject site not proceed. This will provide the landowners and residents within the vicinity of the site with some degree of certainty, and will alleviate a number of the concerns raised during the exhibition of the draft contributions plan for the Castle Hill North Precinct.

Within the post exhibition report for the Castle Hill North Precinct Council will consider an alternative approach to address the increased demand for playing fields generated by future growth within the railway corridor. This may necessitate the preparation of a further planning proposal for an alternative site.

IMPACTS

Financial

This matter has no direct financial impact upon Council's adopted budget or forward estimates. Any changes to playing field options will be addressed in the post exhibition report for the Castle Hill North Precinct with draft Contributions Plan (CP17) updated accordingly.

Strategic Plan - Hills Future

Investigating sites for future playing fields will assist Council in supporting growth and will facilitate a desirable living environment that meets growth targets. It is also consistent with the key strategy of managing new and existing development with a robust framework of policies, plans and processes that is in accordance with community needs and expectations. Whilst it is recommended that a proposed district open space facility at the subject site not be progressed, further detailed investigation is underway to address the increased demand for playing fields generated by future growth within the Castle Hill and Cherrybrook Railway Station Precincts.

RECOMMENDATION

1. Council not proceed with Planning Proposal (3/2018/PLP) which seeks to rezone land at 7-13 Glenhaven Road, 1 Kyle Avenue and 3 Gilmour Close, Glenhaven (Lot 8 & 9 DP25902, Lot 1 DP844862, Lot 1 DP524622, Lot 1 DP207788 and Lot 1 DP261810) from RU6 Transition to RE1 Public Recreation and identify the land on the Land Reservation Acquisition Map of 2012.
2. Council request the Minister for Planning to not proceed with the Planning Proposal (3/2018/PLP).

ATTACHMENTS

1. Council Report and Minute – 25 July 2017 (18 Pages)