



RECLASSIFICATION OF COMMUNITY LAND PUBLIC HEARING

THE HILLS SHIRE COUNCIL

December 2021

ABOUT ASTROLABE GROUP

Astrolabe Group are the recognised experts in urban growth and change management with a uniquely empathetic approach to client and community.

This report was prepared for The Hills Shire Council. In preparing the report, Astrolabe has made every effort to ensure the information included is reliable and accurate. Astrolabe is unable to accept responsibility or liability for the use of this report by third parties.

ACKNOWLEDGEMENT OF COUNTRY

In the spirit of reconciliation, Astrolabe Group acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community.

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INTRODUCTION

The Hills Shire Council has a planning proposal to amend the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to reclassify land at 104 Barry Road, North Kellyville (Part Lot 11 DP 843578) from 'community' to 'operational' land.

In accordance with the *Local Government Act 1993*, Astrolabe Group was engaged by the Hills Shire Council to independently facilitate a public hearing regarding the reclassification.

The following report has been prepared for the Hills Shire Council.

KEY INFORMATION

CHANGE PROPOSED

- Reclassification of Part Lot 11 DP 843578 from 'community' to 'operational' land in accordance with the *Local Government Act 1993*

SITE INFORMATION

- Location: Part of Lot 11 DP 843578, Barry Road, North Kellyville
- Size of Part Lot: 403m²
- Proportion of lot reserved for the planned local road: 337m² (82%)
- Proportion for planned residential land: 66m² (18%)
- Zones: Part RE1 Public Recreation and Part R2 Low Density Residential

INTENDED OUTCOME

The reclassification of this part lot will enable orderly development outcomes by allowing the planned development of the Stringer Road Sports Complex and consolidate the surplus Council-owned land not required for this purpose into an adjoining residential subdivision and enable the construction of a local road (Serpentine Avenue).



Figure 1: Aerial of subject site and Stringer Road Sports Complex

THE PLANNING PROPOSAL

The Hills Shire Council has proposed an amendment to the State Environmental Planning Policy (Sydney Regional Growth Centres) 2006 to reclassify a small portion of land in North Kellyville from 'community' to 'operational'.

Council acquired this land in preparation for the planned Stringer Road Sports Complex. The land proposed to be reclassified is surplus to Council and is not required for the delivery of the Sports Complex.

Reclassifying the land would enable its potential sale and incorporation into the already approved subdivision of the adjoining development site.

This would facilitate orderly development outcomes, including the construction of a new local road.

The proposal is to reclassify the 403m² land (highlighted in Figure 2) from 'community' to 'operational' land, which encompasses a change in zoning from RE1 Public Recreation to R2 Low Density Residential.

Once reclassified, the land would be available to be sold to the adjoining landowner at 106 Barry Road, who is then responsible for using 82% (337m²) of the land to construct a local road. The remaining 18% (66m²) would be for residential use.

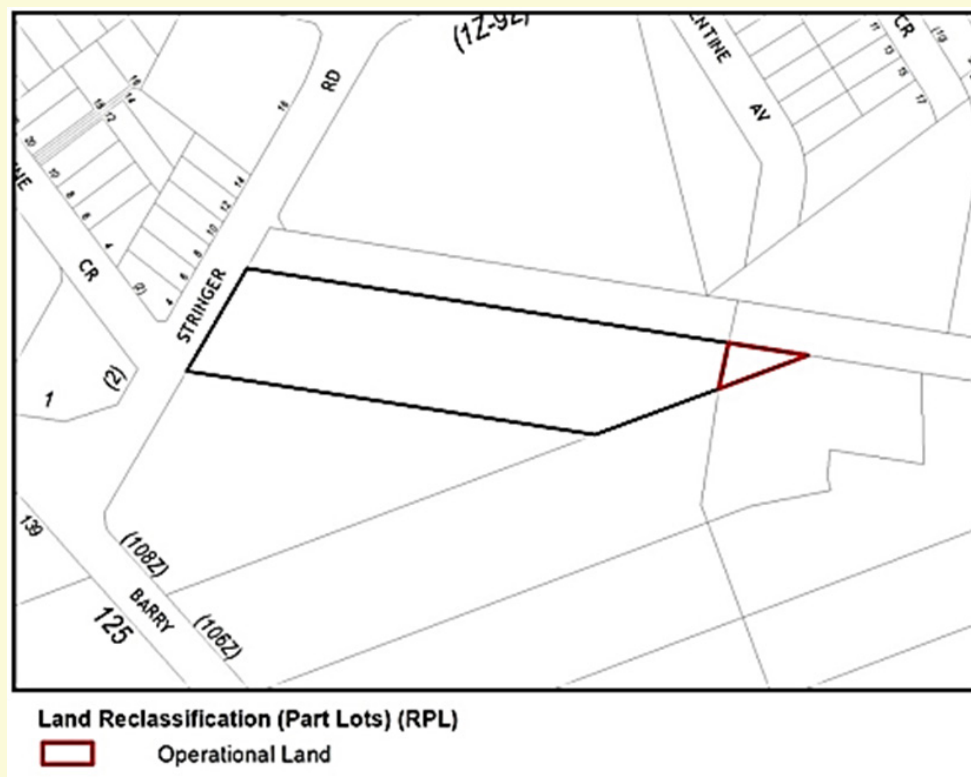


Figure 2. The position of the Stringer Sports Complex land proposed to be reclassified as operational

ENGAGEMENT OVERVIEW

Under section 29 of the *Local Government Act 1993*, a public hearing is required for any planning proposal to reclassify land from 'community' to 'operational'.

NOTIFYING THE COMMUNITY

A notice of the public hearing was distributed through:

- Council's website
- Council's social media pages – Facebook and Instagram (Appendix A)
- Letters to 268 surrounding residents (Figure 3 and Appendix A).

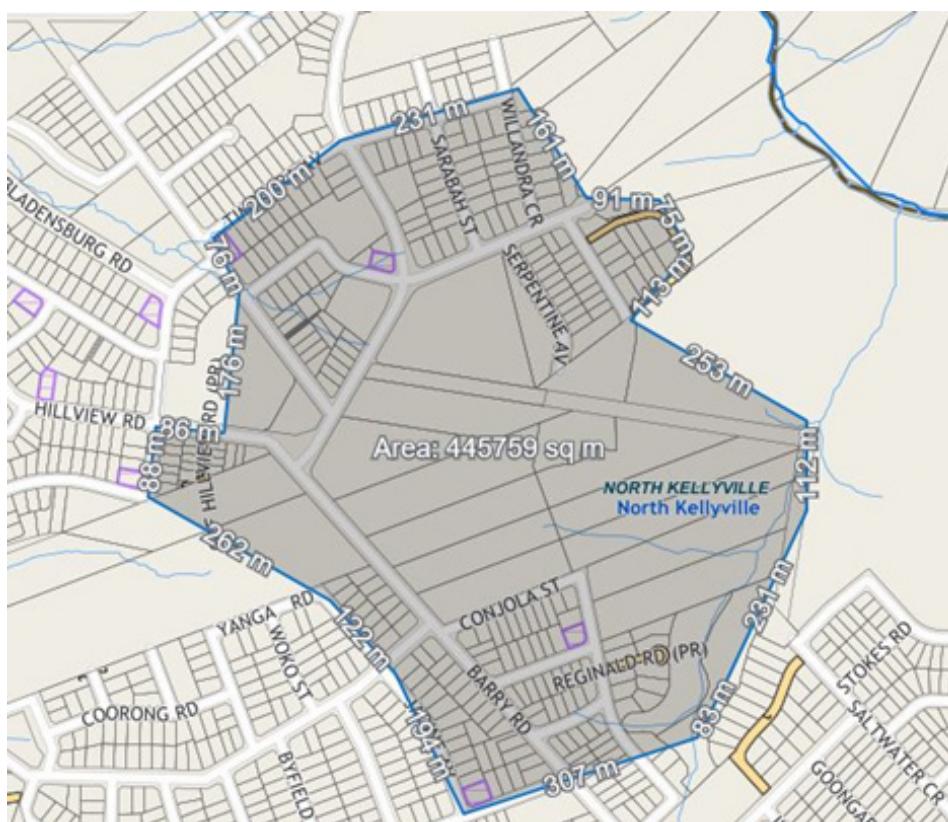


Figure 3: Public hearing notification area

PUBLIC HEARING

The public hearing was held on Tuesday, 14 December 2021, at Vinegar Hill Library in Rouse Hill.

The following section provides an overview of key outcomes from the hearing.

OUTCOMES

COMMUNITY ATTENDANCE

Three community members attended the public hearing, representing:

Baulkham Hills	Kellyville
1	2

Attendees were provided with an overview of the proposed changes and given the opportunity to share their views and ask questions about the proposed reclassification of land.

DISCUSSION SUMMARY

SUPPORT FOR THE PROPOSED LAND RECLASSIFICATION

There was strong support for the reclassification and general agreement that the proposal was sensible.

Regarding the use of the land for a road, a neighbouring resident raised concerns about traffic congestion generated by the anticipated people using the planned sporting complex. However, they noted that the completed road would assist with traffic flow in emergencies, such as a bushfire evacuation.

Questions were raised regarding the impacts of the planned residential development on the riparian area and local fauna. Residents would like to see appropriate animal management plans, and tree planting to offset the planned development.

Words of support from community attendees:

- “reasonable”
- “obviously a sensible proposal”
- “makes a lot of sense”
- “should have been done at the time of purchase”

Some concerns regarding the overall development occurring in the area, whilst not directly related to this land reclassification, were discussed:

- Traffic congestion and traffic management related to the sports complex
- Evacuation plans in case of bushfire or other disasters
- Riparian impacts and nature corridors
- Tree planting within the development site
- Animal management
- Acoustic impacts

Other questions raised by attendees:

- Who owns the surrounding lots?
- What’s the difference between the classification zones for land use?
- What triggers public hearings for planning decisions?
- Are any walking paths planned through the sports complex?
- What is the expected timeframe to develop the sports complex?

APPENDIX A: NOTIFICATION OF PUBLIC HEARING

NOTIFICATION TO NEIGHBOURING RESIDENTS



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
3 Columbia Court, Norwest NSW 2153
PO Box 7064, Norwest 2153
ABN 25 034 494 656 | DX 9966 Norwest

25 November 2021

Our Ref: 5/2021/PLP

Dear Sir/Madam,

Notification of Public Hearing – Planning Proposal to reclassify residential land adjoining Stringer Road Sports Complex (Lot 11 DP843578) from “Community” to “Operational”

Members of the public are invited to attend a **public hearing** on the proposed reclassification of Council owned residential land adjoining Springer Road Sports Complex (Lot 11 in DP 843578) from “Community” to “Operational”.

The planning proposal relates to a small portion of land (approximately 403m²) which adjoins the Stringer Road Sports Complex. The land is zoned for residential development however was acquired by Council in the course of acquiring land for the Stringer Road Sports Complex. The land proposed to be reclassified is surplus and is not required for the delivery of the Stringer Road Sports Complex.

Reclassification of the land would enable its potential sale and incorporation into the subdivision of the adjoining development site at 106 Barry Road. This would facilitate orderly development outcomes, including the construction of a new local road.

The planning proposal was publicly exhibited from Friday 23 July 2021 to Friday 20 August 2021. The planning proposal and associated material can be viewed on Council's Website: www.thehills.nsw.gov.au under Have Your Say (view past consultations).

The public hearing will be held at **7.30pm on Tuesday 14th December 2021** at the **Vinegar Hill Memorial Library and Community Centre (Rouse Hill Town Centre) - Margaret Catchpole Room, 29 Main Street, Rouse Hill**, as required by Section 29 of the Local Government Act 1993.

The purpose of the public hearing is to give interested people the opportunity to have their say on the proposed reclassification before a decision is made. Any person may attend the public hearing and may choose to speak or simply observe. An independent planning consultant will chair the public meeting.

If you wish to attend, please **RSVP** by contacting Council's Forward Planning Team **by 3pm on Monday 13th December 2021 on 9843 0343**.

Should you require further information, please do not hesitate to contact me on 9843 0581.

Yours faithfully,

www.thehills.nsw.gov.au | 9843 0555





THE HILLS
Sydney's Garden Shire


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3 Columbia Court, Norwest NSW 2153
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Laura Moran
SENIOR TOWN PLANNER

FACEBOOK POST

**The Hills Shire Council**
4,707 followers
1w • 

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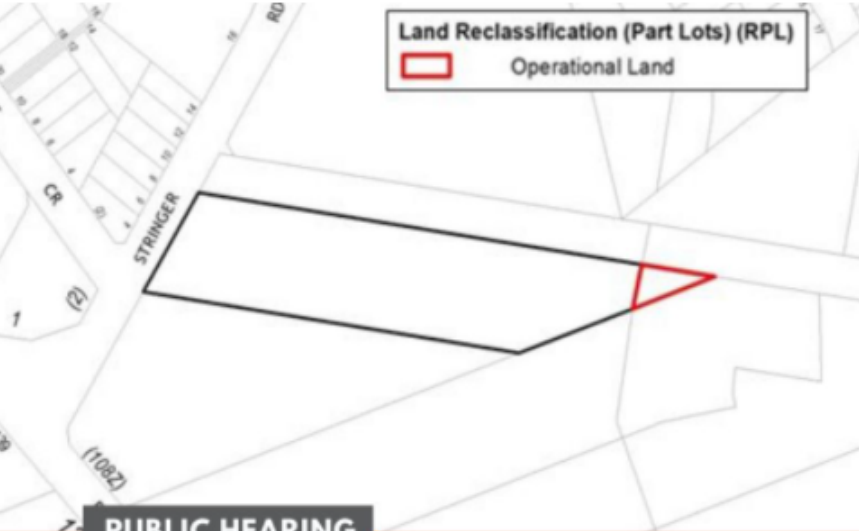
 Public hearing for land reclassification:


Members of the public are invited to attend a public hearing with respect to the planning proposal to reclassify Council-owned residential land adjoining the Stringer Road Sports Complex, North Kellyville from "Community" to "Operational".

Reclassification of the land would enable its potential sale and incorporation into the subdivision of the adjoining development site at 106 Barry Road. This would facilitate orderly development outcomes, including the construction of a new local road.

The public hearing will be held at 7.30pm on Tuesday, December 14, at the Vinegar Hill Memorial Library and Community Centre (Rouse Hill Town Centre) – Rex Money Room, 29 Main Street, Rouse Hill.

If you wish to attend or find out more:
<https://lnkd.in/gahgxcw8>



Land Reclassification (Part Lots) (RPL)
 Operational Land

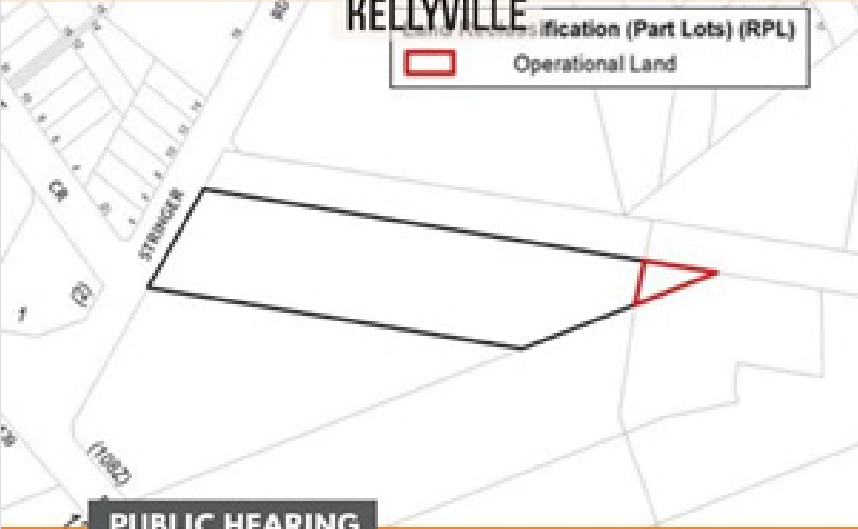
PUBLIC HEARING

Reclassification of residential land from "community" to "operational"

Tuesday, December 14, at 7.30pm

INSTAGRAM STORIES

**MEMBERS OF THE PUBLIC ARE
INVITED TO ATTEND A PUBLIC
HEARING IN REGARDS TO
RECLASSIFYING LAND
ADJOINING THE STRINGER ROAD
SPORTS COMPLEX, NORTH
KELLYVILLE**



PUBLIC HEARING

**Reclassification of residential
land from "community" to
"operational"**

Tuesday, December 14, at 7.30pm

**CLICK ON THE LINK IN OUR BIO
TO FIND OUT MORE.**

