

DATE OF DECISION	7 August 2018
PANEL MEMBERS	Paul Mitchell (Acting Chair), Julie Savet Ward and Stuart McDonald
APOLOGIES	Michael Edgar and Stewart Seale
DECLARATIONS OF INTEREST	Nil

REZONING REVIEW

2018SWC030 – The Hills Shire – RR_2018_THILL_002_00 AT 350 Old Northern Road, Castle Hill (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- ☒ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☐ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☐ **should not** be submitted for a Gateway determination because the proposal has
 - ☐ not demonstrated strategic merit
 - ☒ has demonstrated strategic merit but not site specific merit

The decision was unanimous.

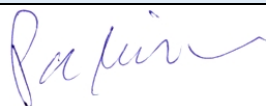


REASONS FOR THE DECISION

1. The Panel believes that the continued use of the site for Senior's Living and provision of improved housing and support facilities would be beneficial planning outcomes. Accordingly, the Panel is satisfied that the proposal has strategic merit.
2. In terms of site specific merit the Panel considers that the proposed scale envisaged by the amended planning controls is excessive for the E4 zone and not in keeping with the existing or planned future character of the locality. The Panel is also concerned about excessive tree loss and excavation needed to accommodate the substantial proposed parking areas. In addition, the proposed height of buildings map and development footprints shown in the master plan are substantially inconsistent.

The Panel sees merit in a revised planning proposal which provides:

- Heights of buildings that are generally 3 storeys along Palisander Place, 5-6 storeys in the centre of the site and 3-4 storeys along Old Northern Road;
- Less site disturbance and tree loss through substantially reduced parking areas:
- Keeping the proposed building footprints but amended if necessary to achieve greater tree retention;
- A height of buildings map that is consistent with the building footprints as shown in the master plan.

Otherwise the Panel supports inclusion of Senior's Living as a permissible use on the site and a maximum FSR included for the site.

PANEL MEMBERS	
 Paul Mitchell (Acting Chair)	 Julie Savet Ward
 Stuart McDonald	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SWC030 – The Hills Shire – RR_2018_THILL_002_00 AT 350 Old Northern Road, Castle Hill
2	LEP TO BE AMENDED	The Hills Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The planning proposal seeks to amend The Hills Local Environmental Plan 2012 to rezone land at 350 Old Northern Road, Castle Hill to introduce seniors housing as an additional permitted use for the site under Schedule 1 'Additional Permitted Uses', increase maximum height of buildings from 9 metres to a range between 14 and 27 metres for the site, and introduce a maximum floor space ratio of 1:1 for the site.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Rezoning review request documentation • Briefing report from Department of Planning and Environment
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 7 August 2018 <ul style="list-style-type: none"> ○ Panel members in attendance: Paul Mitchell (Acting Chair), Julie Savet Ward and Stuart McDonald ○ Department of Planning and Environment (DPE) staff in

attendance: Christine Gough and Angela Hynes

- **Briefing meeting with Department of Planning and Environment (DPE):** 7 August 2018, 2.45pm to 3.03pm
 - Panel members in attendance: Paul Mitchell (Acting Chair), Julie Savet Ward and Stuart McDonald
 - DPE staff in attendance: Christine Gough and Angela Hynes
- **Briefing meeting with Proponent:** 7 August 2018, 3.05pm to 3.50 pm
 - Panel members in attendance: : Paul Mitchell (Acting Chair), Julie Savet Ward and Stuart McDonald
 - DPE staff in attendance: Christine Gough and Angela Hynes
 - Proponent representatives in attendance:

Speakers on behalf of the Applicant/Proponent

- Calum Ross - Stockland
- Michael Harrison - Architectus
- Jane Freeman - Architectus

Consultants available for questions on behalf of the applicant/proponent:

- Andrew Jackaman – JK Geotechnics
- Andrew Hulse – Arup Transport
- Peter Stricker – ACS Environmental

In attendance on behalf of the applicant/proponent:

- Llew Gartrell - Stockland
- Samantha Czyz - Stockland
- Dean Hosking - Stockland
- Lucas Flecha – Stockland
- Jess Roach – Stockland
- Katrina Burley – Architectus

- **Briefing meeting with Council:** 7 August 2018, 3.55pm to 4.14pm
 - Panel members in attendance: Paul Mitchell (Acting Chair), Julie Savet Ward and Stuart McDonald
 - DPE staff in attendance: Christine Gough and Angela Hynes
 - Council representatives in attendance: Megan Munari and Janelle Atkins