

THE HILLS SHIRE COUNCIL

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09 August 2017

JBA Urban Planning Consultants
7/77 Berry Street
NORTH SYDNEY NSW 2060

Our Ref: 9/2017/PLP

Dear Sir/ Madam

Planning Proposal Chapman Avenue and Dawes Avenue, Castle Hill (9/2017/PLP)

Reference is made to your planning proposal to amend land zoning, floor space ratio and height of building controls applicable to land at 16-26 Chapman Avenue and 17-27 Dawes Avenue, Castle Hill to facilitate a high density housing outcome and dedication of open space.

Thank you for presenting your vision for the subject site to Councillors at a Workshop on 1 August 2017. Your presentation was well received by the Councillors present at the workshop recognising the opportunity to increase the amount of accessible open space and contribute to an urban landscape with a high level of amenity. Additionally, the proposed development concept was considered to be of good urban design and would be a benchmark for surrounding developments.

While it is noted that the master planned approach for the site is supported, Councillors raised questions regarding the detail of proposed planning controls and proposed Voluntary Planning Agreement offer. Given the significant strategic work that has been undertaken within the Hills Showground Railway Precinct, further consideration is required to determine an appropriate height and density for the site, prior to reporting the matter to Council.

Additional consideration is required of appropriate controls for:

- Proposed setbacks and building separation;
- The provision of communal open space at ground level;
- Solar access requirements;
- Overshadowing on adjoining development sites;
- Operation of the child care centre;
- Availability of parking; and
- Waste management provisions.

Further work is required to be undertaken in regards to the Voluntary Planning Agreement offer to secure the dedication and embellishment of open space and embellishment of the existing Chapman Avenue Reserve. It is uncertain whether the proposed through site links will be secured through the Voluntary Planning Agreement or through the provision of an easement on the site. More information and discussion is needed to evaluate the appropriateness and value of the Voluntary Planning Agreement offer.

I note that a meeting has been scheduled for Wednesday 23 August 2017 to discuss the planning proposal, development concept and Voluntary Planning Agreement. Should you

require any additional information prior to this meeting, please contact Ashley Cook, Town Planner on 9843 0382.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J. Atkins', written in a cursive style.

Janelle Atkins
ACTING MANAGER FORWARD PLANNING