

8TH SEPTEMBER 2017

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The Hills Shire Council

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**LETTER OF OFFER: VOLUNTARY PLANNING AGREEMENT FOR
'CHAPMAN GARDENS' - 16-26 DAWES AVENUE AND 17-27
CHAPMAN AVENUE, CASTLE HILL**

EG has prepared this letter on behalf of CG Group Projects in relation to the Planning Proposal (9/2017/PLP) for the site at 16-26 Dawes Avenue and 17-27 Chapman Avenue, Castle Hill (the site). This letter is intended to be considered in conjunction with the Draft Development Control Plan prepared by Ethos Urban and Design Scheme prepared by PTW that is attached separately. The rationale for the amended planning controls have been set out in Appendix A.

This is a letter of offer to enter into a Planning Agreement (VPA) under Section 93F of the Environmental Planning and Assessment Act (the Act). The VPA for Council's consideration is outlined below:

- Land dedication of 2,879 sqm of public open space – land value approximately \$13 million, refer to Savills Valuation Report;
- Transfer of freehold title land from CG Group to Hills Shire Council;
- Design and delivery of the embellishment of the land dedication to Council and the existing Chapman Avenue Reserve. The capital works value amount to \$1,880,941 (refer to Mitchell Brandtman Construction Cost Estimate); and
- Design and delivery of two through-site links in the form of a right of carriageway upon the Applicant's land with a total area of 720 sqm. The capital works value \$485,217 (refer to Mitchell Brandtman Construction Cost Estimate).

Planning Proposal: Chapman Gardens

The Proposal delivers an integrated landscape concept that will activate Chapman Avenue Reserve and provide much needed community space within the Showground Precinct, including delivery of:

- i. Residential apartments;
- ii. Childcare centre on the ground floor (1,024 sqm);
- iii. Café (250 sqm); and
- iv. Two through site-links located at key pedestrian links. One located between Building A and Building B and the second located between Building D and Chapman Avenue Reserve.

Table 1 (below) sets out the proposed planning controls for the site that is currently being assessed by Council.

	HILLS SHIRE LEP CONTROLS	SHOWGROUND PRECINCT	PROPOSED CHAPMAN GARDENS
Zoning	R2 Low Density Residential	R4 High Density Residential	R4 High Density Residential
FSR	N/A	2.3:1	3.5:1
Height	9 metres	Up to 8 storey	Up to 19 storey
Land Dedication	0 sqm	0 sqm	2,897 sqm (estimated land value is \$13 Million)
Land Uses	Residential	Residential	Residential, childcare and café uses
Site Area	N/A	N/A	11,322 sqm (amalgamated site)

Table 1. Proposed Planning Controls for Site.

Proposal Benefit

The intention is to unite Council's vision for the Precinct with the site's strategic significance to deliver a landmark development, Chapman Gardens, that sets a precedent for Design Excellence and the provision of community amenity in The Hills Shire Local Government Area (LGA). The proposed scheme will:

- Integrate high quality urban design with a singular landscape expression within an enhanced, north-facing neighbourhood park situated in a new residential precinct;
- Enable slender built form and reduce building footprints to maximise opportunities for the provision of open space and improved site permeability;
- Deliver a modulated skyline with a variety of building heights including 8, 15 and 19 storeys with taller elements creating visual interest;
- Extend and enhance the only neighbourhood park within 800 m of Showground Station, Chapman Avenue Reserve, through dedication and embellishment of 2,879 m² of public open space at no cost to Council;
- Provide important private surveillance for a key neighbourhood park in the centre of an evolving residential precinct;
- Improve amenity for residents through realignment of building forms to increase solar access and enhance view corridors;
- Increase connectivity and permeability within the local walking catchment, capitalising on the potential for new linkages to and from Showground Station;
- Design clear and appropriate delineation of public and private open space through innovative landscape design;
- Facilitate provision of complimentary land uses that are accessible and relevant to the diverse and growing population of the Showground Precinct;
- Accommodate a range of active and passive recreational spaces to cater for the needs of an increased number of local residents, including children's play spaces, open lawn areas for informal games and communal barbecue areas with shade structures;
- Treat local drainage through water sensitive urban design, including stormwater harvest, accessible water play area and community wetlands; and
- Deliver appropriate landscaping, including a number of existing and proposed trees, both evergreen and deciduous species, to provide year-round shade, colour and visual interest.

This letter of offer can be formalised into a Planning Agreement as the Planning Proposal may proceed to gazettal.

Please feel free to contact me on 9220 7070 should you have any queries in relation to this letter.

Kind Regards,



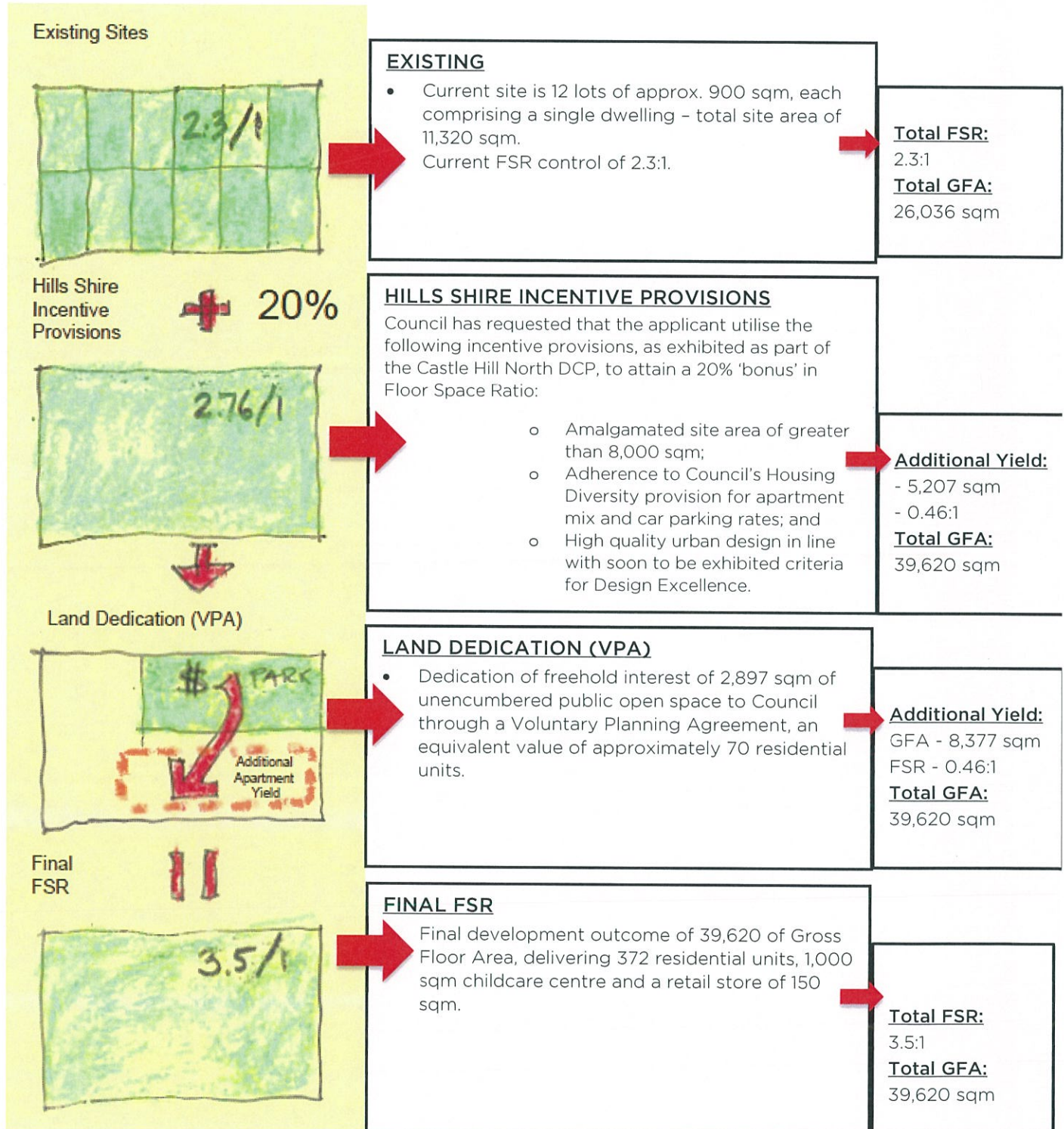
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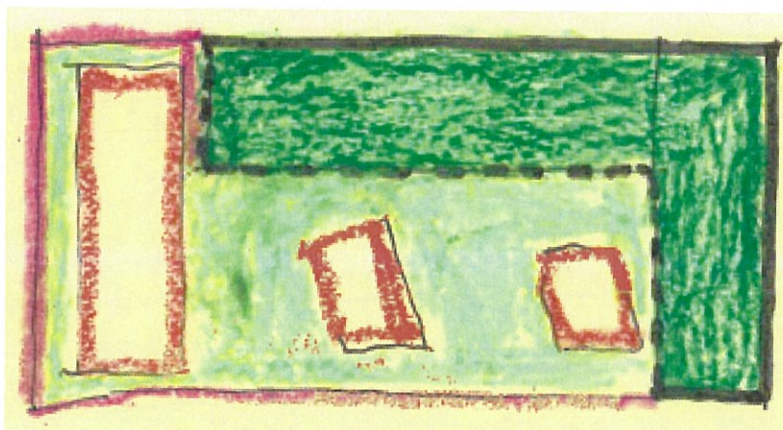
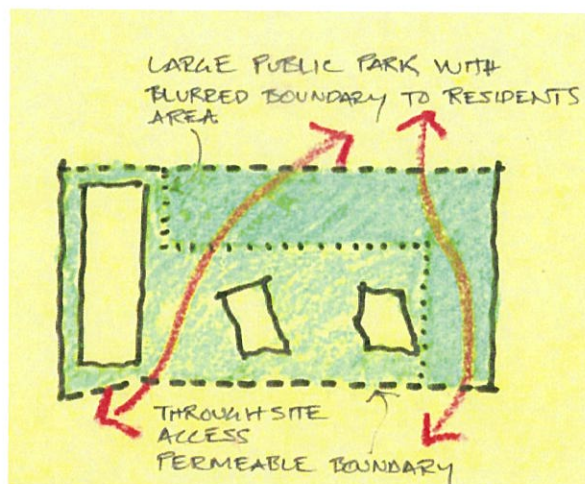
Appendix A. Rationale for Amended Density Controls



Should the offer to enter into a Voluntary Planning Agreement not be accepted by Council, the Applicant would proceed with a modified concept scheme based on the controls exhibited in the Showground Station Precinct Structure Plan. The amended design would achieve an overall FSR of 2.76:1, subject to its ability to meet Council's Incentive Provisions set out in the Castle Hill North DCP. Key components of the two of schemes are set out below:

1. CURRENT SCHEME (including land dedication) – Proposed FSR: 3.5:1

- Integrated urban design concept with a singular landscape expression;
- Significant north-facing public park, constituting approx. 25% of total site area;
- Private surveillance of open space;
- Permeable site, facilitating key pedestrian connections east-west as well as north-south;
- Significant public amenity;
- Complimentary, community-focused land uses, including neighbourhood shop and childcare centre;
- Active and passive recreational spaces; and
- Utilising topography of the site to introduce water sensitive urban design, including stormwater harvest, accessible water play area and community wetlands.



2. Amended Scheme (no dedication) – Incentivised FSR: 2.76:1

- High quality urban design delivering unparalleled amenity for residents;
- Inadequate public park to the site's east which lacks important private surveillance;
- Reduced public park and community experience;
- Private open space and visual amenity for residents;
- Restricted opportunity to create pedestrian links;
- Compromised solar access for residents and neighbouring properties;
- Monotonous built form;
- Private recreational facilities; and
- Lack of site permeability and connectivity to the station and local area.

