
MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 28 November 2017

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Being a planning matter, the Mayor called for a division to record the votes on this matter

Mayor Dr M R Byrne
Clr R A Preston
Clr R Jethi
Clr M G Thomas
Clr F P De Masi
Clr S P Uno

Clr B L Collins OAM
 Clr E M Russo
 Clr A J Hay OAM
 Clr A N Haselden
 Clr R M Tracey

Clr Dr P J Gangemi
Clr R K Harty OAM

8.31pm Councillor Russo having previously declared a non-pecuniary and less than significant conflict of interest left the meeting for Item 8 and returned at 8.48pm at the commencement of Item 4.

8.31pm Councillor Hay OAM left the meeting and returned at 8.32pm during Item 8.

ITEM-8 PLANNING PROPOSAL - CHAPMAN AVENUE & DAWES AVENUE, CASTLE HILL (9/2017/PLP)

Proceedings in Brief

Dr Shane Geha (Applicant) addressed Council regarding this matter.

A MOTION WAS MOVED BY COUNCILLOR UNO AND SECONDED BY COUNCILLOR HASelden THAT The planning proposal applicable to land at 16-26 Chapman Avenue and 17-27 Dawes Avenue, Castle Hill not proceed on the following grounds:

1. The proposal is inconsistent with the objectives of the State Government Corridor Strategy and the exhibited Showground Priority Precinct, specifically growth projections and desired future character;
2. The proposal is inconsistent with The Hills Corridor Strategy in that it would allow for a dwelling yield and built form well in excess of the envisaged outcome for the Precinct;
3. The proposal is likely to result in unacceptable impacts in terms of streetscape and residential amenity by way of a dominating built form, loss of privacy/overlooking and overshadowing;

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4. The proposal fails to adequately address the demand for additional local infrastructure or provide a significant community benefit to justify the increased yield on the site;
5. The impacts on the local road network have not been adequately addressed;
6. The proposal cannot provide sufficient amenity for future residents of the development by way of common open space at ground level; and
7. Permitting high density residential development on the site prior to the completion of the Hills Showground Station Precinct would be premature and could undermine the outcome of the State Government's Priority Precincts process.

THE MOTION WAS PUT AND CARRIED.

623 RESOLUTION

The planning proposal applicable to land at 16-26 Chapman Avenue and 17-27 Dawes Avenue, Castle Hill not proceed on the following grounds:

1. The proposal is inconsistent with the objectives of the State Government Corridor Strategy and the exhibited Showground Priority Precinct, specifically growth projections and desired future character;
2. The proposal is inconsistent with The Hills Corridor Strategy in that it would allow for a dwelling yield and built form well in excess of the envisaged outcome for the Precinct;
3. The proposal is likely to result in unacceptable impacts in terms of streetscape and residential amenity by way of a dominating built form, loss of privacy/overlooking and overshadowing;
4. The proposal fails to adequately address the demand for additional local infrastructure or provide a significant community benefit to justify the increased yield on the site;
5. The impacts on the local road network have not been adequately addressed;
6. The proposal cannot provide sufficient amenity for future residents of the development by way of common open space at ground level; and
7. Permitting high density residential development on the site prior to the completion of the Hills Showground Station Precinct would be premature and could undermine the outcome of the State Government's Priority Precincts process.

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VOTING FOR THE MOTION

Mayor Dr M R Byrne
Clr R Jethi
Clr M G Thomas
Clr F P De Masi
Clr A N Haselden
Clr S P Uno

VOTING AGAINST THE MOTION

Clr R A Preston
Clr B L Collins OAM
Clr A J Hay OAM
Clr R M Tracey

ABSENT

Clr Dr P J Gangemi
Clr R K Harty OAM

ABSENT FROM THE ROOM

Clr E M Russo

ITEM-4

DA 1492/2017/HC - HOTEL ACCOMMODATION & ADDITIONS TO A PUB - LOT 101 DP 1058862, NO. 2 COMMERCIAL ROAD, ROUSE HILL

A MOTION WAS MOVED BY COUNCILLOR HASELDEN AND SECONDED BY COUNCILLOR PRESTON THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY.

624 RESOLUTION

The Development Application be approved subject to the following conditions of consent.

GENERAL MATTERS

1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	REVISION	DATE
00	Cover Sheet	F	07/08/2017
03	Existing Demolition Plan	G	18/10/2017
04	Proposed Ground Floor Plan	M	06/11/2017
05	Proposed Level 1 Plan	K	06/11/2017

