

THE HILLS SHIRE COUNCIL

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ABN No. 25 034 494 656

8 December 2017

Ethos Urban
173 Sussex St
SYDNEY NSW 2000

Our Ref: 9/2017/PLP

Dear Sir/ Madam

**PLANNING PROPOSAL – CHAPMAN AVENUE AND DAWES AVENUE, CASTLE HILL
(9/2017/PLP)**

At its Ordinary Meeting of 28 November 2017, Council considered a report on the outcomes of the exhibition of the above planning proposal and resolved as follows:

"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."*

Please refer to Council's Business Paper for the Ordinary Meeting of 28 November 2017 for a copy of the report (Item No. 8) available at Council's website – www.thehills.nsw.gov.au. Any further correspondence in relation to this matter should quote the relevant reference number 9/2017/PLP. Should you require further information please contact Ashley Cook, Senior Town Planner on 9843 0382.

Yours faithfully



Stewart Seale
MANAGER FORWARD PLANNING